

CITY OF NORTH LAS VEGAS
INTEROFFICE MEMORANDUM

To: Robert Eastman, Planning Manager
From: Tim Reesman, City Traffic Engineer
Subject: WAV-000004-2021
Centennial Blvd and North 5th Apartments Parking Requirements
Date: August 10, 2021

The department of Public Works has no objection to the requested waiver for the amount of proposed parking by the proposed site located at the intersection of Centennial Blvd and North 5th St.



Tim Reesman P.E., PTOE

**KAEMPFER
CROWELL**

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July 13, 2021

VIA UPLOAD

NORTH LAS VEGAS COMPREHENSIVE PLANNING DEPARTMENT
2250 Las Vegas Blvd. North
North Las Vegas, Nevada 89106

**Re: *Justification Letter – Amendment to Master Plan; Zone Change;
Site Plan Review for Multi-Family Development; and Waiver of
Development Standards to (1) Reduce Parking and (2) Reduce Rear
Landscaping Width
N 5th Street and Centennial Parkway
APNs: 124-23-401-001***

To Whom It May Concern:

This firm represents the Applicant in the above referenced matter. The Applicant is proposing to develop a 422 unit multi-family development on 20.4 gross acres of property located at the northeast corner of N 5th and Centennial Parkway (the "Site"). The Site is more particularly described as Assessor's Parcel Number's 124-23-401-001. On or about October 19, 2005, the City of North Las Vegas City Council approved ZN-65-05 by adopting Ordinance No. 2190 (the "PUD"). The approved PUD contemplates a minimum of 74,800 square feet of commercial development and a maximum of 400 multi-family units on the Site. Due to the commercial development in the area including large scale commercial developments along N 5th Street between the 215 and Rome Boulevard, the need for additional commercial development has dissipated. With the existing commercial development, the demand for residential development is greater. Therefore, the Applicant is seeking to develop a multi-family development over the entire Site.

AMENDMENT TO MASTER PLAN AND ZONE CHANGE

The current master plan for the Site is Commercial Mixed Use. The Applicant is requesting to amend the master plan to Multi-Family ("MF"). The current zoning is PUD. The Applicant is requesting a zone change to R-3, which is the zoning district consistent with an MF master plan designation. An amendment to the master plan to MF and a zone change to R-3 are appropriate for the following reasons:

- (1) N 5th Street is designed to accommodate commercial and higher density residential traffic,
- (2) Due to the developing and existing large scale commercial developments along N 5th Street, a multi-family development is compatible,

- (3) The proposed amendment to the master plan and zone change are less dense and intense than the approved PUD which permits 74,000 square feet of commercial development and 400 multi-family units. Therefore, the proposed project is less impactful on the area than the currently approved PUD project.

As such, a change to the master plan to MF and a zone change to R-3 are compatible to the existing developments in the area.

SITE PLAN REVIEW FOR A MULTI-FAMILY RESIDENTIAL DEVELOPMENT

With the removal of the commercial aspect of the development, the Applicant is requesting to slightly increase the unit count from 400 units to 422 units. The proposed new site plan layout allows the Applicant to better disperse the apartment buildings footprint and, in actuality, make the proposed development less intense over the entire 20.4 gross acres. Access to the Site is from N 5th Street. The proposed development is gated with residential gates located to the north and south of the entrance to the Site. There is an emergency crash gate proposed at the southeast corner of the Site to Centennial Parkway. The office, clubhouse, and pool area are located in the middle of the Site. There will be additional programmable open space areas for the northern third of the Site and southern third of the Site. The clubhouse will offer additional amenities such as a gym, yoga room, and conference and business center rooms. The Applicant is proposing three-story, approximately 40' tall multi-family buildings. The unit mixture is as follows: 150 one-bedroom units, 254 two-bedroom units, and 18 three-bedroom units. There will also be eight (8) five (5) car garage units along the east property line.

WAIVERS OF DEVELOPMENT STANDARDS

- **Reduce Parking**

For 422 multi-family units, the required parking is 884 parking. Here, the Applicant is requesting a 10% reduction or to provide a minimum of 796 parking spaces. Concurrent with the submittal of this application, the Applicant performed and submitted to the City of North Las Vegas Public Works Department a Parking Demand Analysis. Pursuant to the parking analysis, the conclusion is that even at 10% reduction (providing 796 parking spaces), the Site is still 20% over parked. Agreeing with the analysis, the Public Works Department issued an approval letter, dated June 16, 2021, approving the 10% parking reduction. Additionally, a reduction in parking is appropriate for the following reasons: (1) the Site is located within walking distance numerous commercial uses, (2) with the advent of Uber, Lyft and other ridesharing options tenants are less reliant owning their mode of transportation, and (3) the Site is on N 5th Street where public transportation is available.

With respect to the compensating benefit, the Applicant, in accordance with Table 17.12-2, (1) has increased the number of street trees by 25% and (2) has increased the number of bicycle spaces by 100% by providing 212 spaces where 106 spaces are required, in accordance with 17.24.040(3).

Therefore, a 10% parking reduction will not have a negative impact on the Site because (1) the parking study confirms that the number of parking spaces required makes the Site viable and (2) the Applicant has provided two (2) compensating benefits.

- **Reduce Rear Landscaping Width (East Property Line)**

Along the east property line, the Applicant is proposing to develop 8 garage building units. The garage buildings are setback approximately 5' from the east property line in conformance with the building setback requirement. The required landscape width along the east property line is 10'. The landscape width is 10' except where the garage buildings are located. The Applicant is requesting to reduce the landscape width to 5' only between the garage buildings locations and the east property line.

With respect to the compensating benefit, the Applicant, in accordance with Table 17.12-2, (1) has increased the required ground cover along the east property line by 25% and (2) has increased the on-site pedestrian amenities by providing three (3) separate large, programmable open space areas and has exceeded the amount of open space by nearly 32,000 square feet.

We thank you in advance for your time and consideration of this matter. Should you have any questions or concerns, please feel free to contact me.

Sincerely,

KAEMPFER CROWELL



Anthony L. Celeste

AJC

ZONING: C-2
GENERAL COMERCIAL

PROPERTY LINE - 590'

PROPERTY LINE - 1256

ZONING: PUD
PLANNED UNIT DEVELOPMENT

NORTH 5TH STREET

ZONING: C-2
GENERAL COMMERCIAL

SITE PLAN CONCEPT - 422 UNITS

2010

2-41-C 2-10-2021

SITE PLAN

CENTENNIAL SITE CONCEPT
NORTH LAS VEGAS, NEVADA
GREENE TINDALL

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[illegible]

PENDING REQUIREMENTS		
1 small area 1.50 per	(150 each)	
2 small area 1.50 per	(250 each)	
3 small area 2.00 per	(10 each)	
4 small area 2.50 per		
5 small area 2.50 per		
6 small area 2.50 per		
7 small area 2.50 per		
8 small area 2.50 per		
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LANDSCAPING NOTES:

Except for simple family residential development, all required plants shall be of material selected from the plant list in the Southern Nevada Regional Planning Council's regional plant list, except that all cactus, annual and perennial flowers are permitted. Any plant listed on the Nevada State Department of Agriculture's Noxious weed list as shown in WAC Section 555.010 is expressly prohibited.

All planting areas to be provided with decomposed granite ground cover - Adobe Red and/or Mojave Gold in color - 2" deep and size to be 3/4" screened over 6 mill Visqueen for weed protection.

Desert landscape areas to be provided with rock ground cover - 6" deep and size to be varying from 1" river rocks - over 6 mill Visqueen for weed protection.

Landscape plan shown is purely conceptual, final plans will be prepared by a licensed design/build contractor to satisfy Las Vegas requirements for landscape and irrigation.

Landscape irrigation drip system to be provided. Landscape irrigation details to be designed by others.

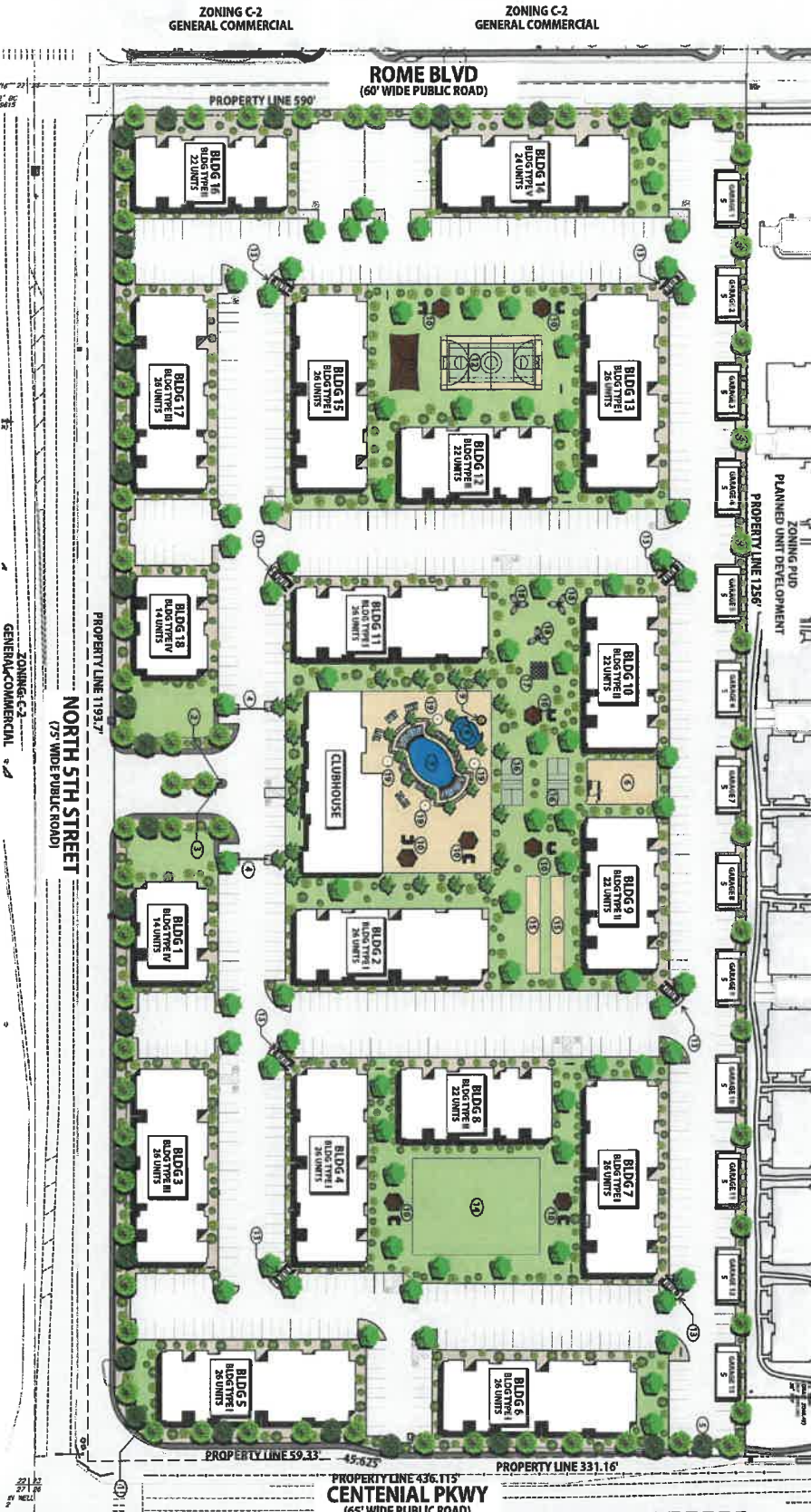
Increase of 25% in number of street trees per Section 17.64.060.E.4

TREE/PLANT SCHEDULE

SYMBOL	QTY.	SIZE	SCIENTIFIC NAME	COMMON NAME
		24" BOX	LEGISTMUM TEJANUM	WAXLEAF PRIVET (STANDARD)
		36" BOX	ABUTILON UNIVERT	STRAWBERRY TREE
		5 GAL.	AGAVE NINTHUS AFRICANUS	LEAF OF THE FILE
		5 GAL.	LEGISTMUM SP.	WAXLEAF PRIVET
		5 GAL.	NANDINA DOMESTICA	HEAVENLY BAMBOO
		24" BOX	WASHINGTON ROBUSTA	MEXICAN FAN PALM

KEY NOTES

1. PROJECT IDENTIFICATION SIGN BY 'r'
2. DIRECTORY
3. CALL BOX
4. 24" WIDE ROLLING GATE
5. EMERGENCY FIRE ACCESS ONLY GATE AND
6. PEDESTRIAN GATE ACCESS
7. DOG PARK
8. SOUL
9. FREIGHT
10. CABANAS AND BRQ
11. PAVILLION
12. OPTIONAL BASKETBALL COURT AND 4 MAN
13. SOCCER FIELD
14. 5 VS 5 SOCCER FIELD
15. BOCCIE BALL COURT
16. PICKLEBALL COURT
17. 12' x 12' TABLE TENNIS
18. TABLE TENNIS
19. DAYBED



GREENE TINDALL DESIGN

3047 WARM SPRINGS ROAD, SUITE 500

CENTENNIAL AND 5TH APARTMENTS

LANDSCAPE PLAN



NOTES

This map is for assessment use only and does NOT represent a survey.

No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.

This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

USE THIS DOCUMENT WHEN ANY REDUCED FROM TEXT OR ORIGINAL.



ASSESSOR'S PARCELS - CLARK COUNTY, NV.
Briana Johnson - Assessor

MAP LEGEND

Parcel Boundary
 Sub Boundary
 Paved Boundary
 Right of Way PCL
 Road Easement
 Match/Leasur Line
 Historic Sub Boundary
 Historic Paved Boundary
 Section Line

001 ROAD PARCEL NUMBER
 001 PARCEL NUMBER
 001 ACRES
 001 RIGHT OF WAY PCL
 001 SUB-SURFACE PCL
 001 PAVEMENT RECORDING NUMBER
 001 BLOCK NUMBER
 001 LOT NUMBER
 001 GROUND LOT NUMBER

Scale: 1" = 200'

REV: 6/17/2020

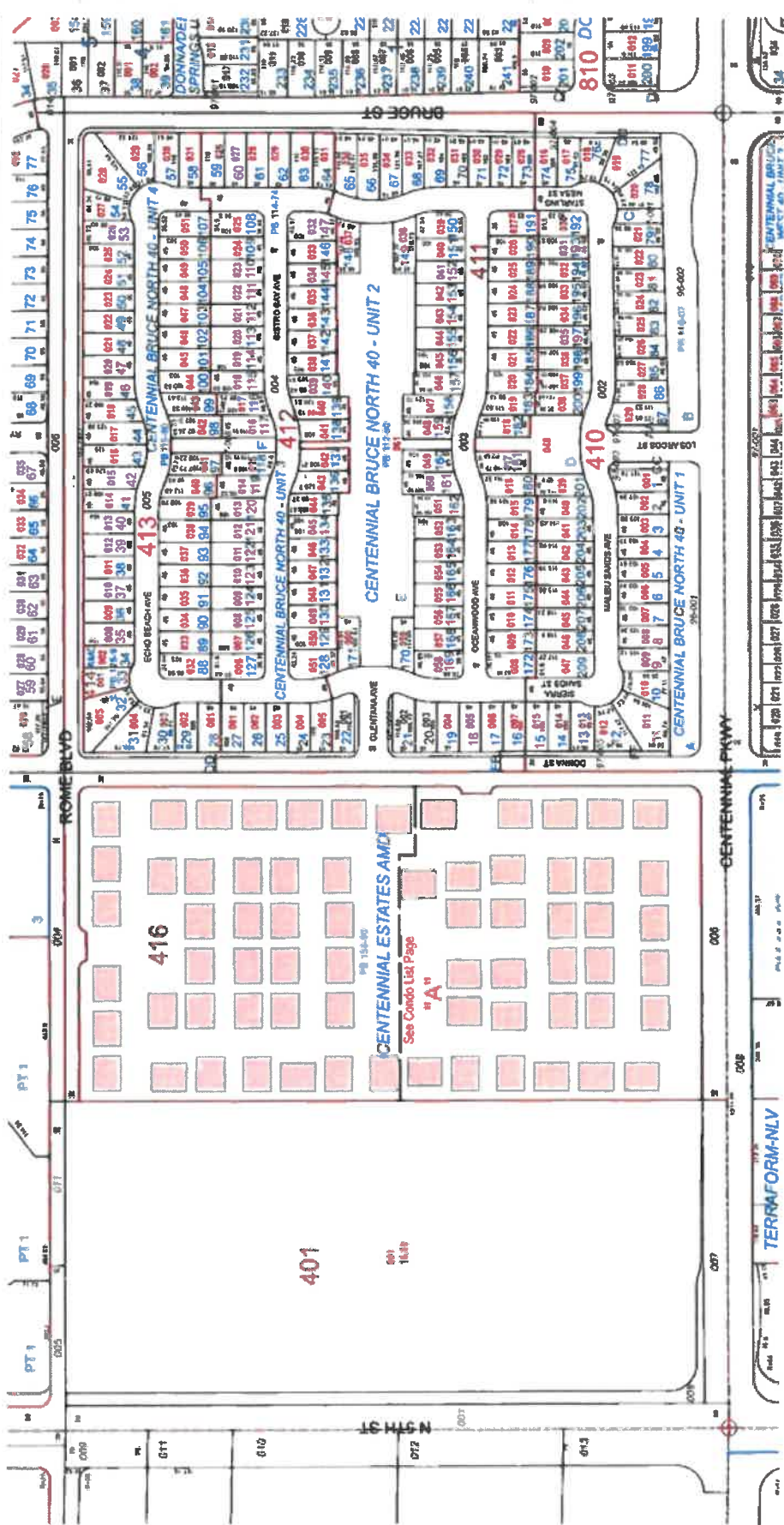
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121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141

CLARK COUNTY

124-23-4

S 2 SW 4

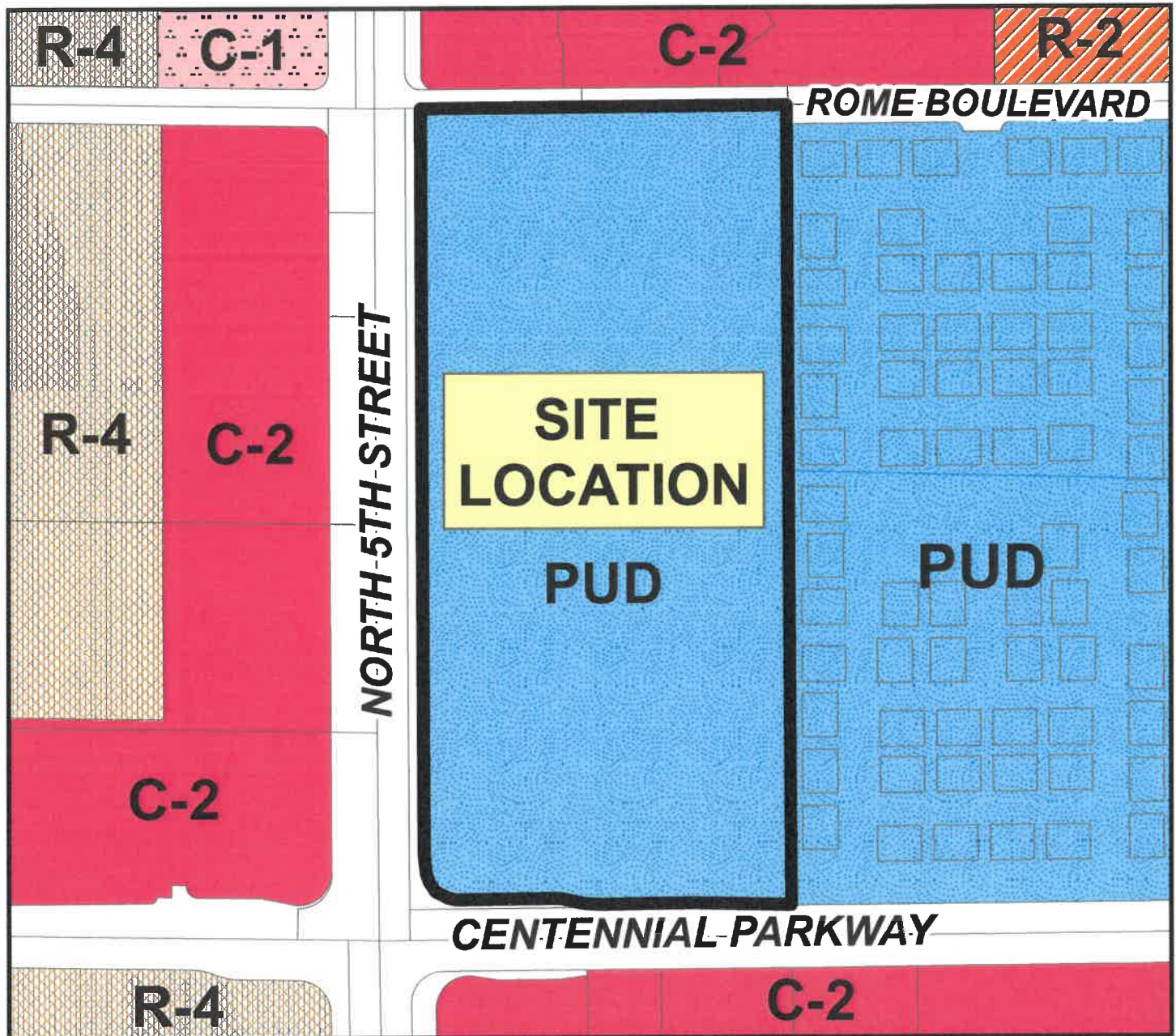
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THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: Quarry 3, LLC
Application Type: Waiver
Request: To allow 796 parking spaces where 884 parking spaces are required, and to allow a five (5) foot wide landscaping buffer along the east property line where ten (10) feet is required
Project Info: Northeast corner of North 5th Street and Centennial Parkway
Case Number: WAV-04-2021

8/25/2021

