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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.

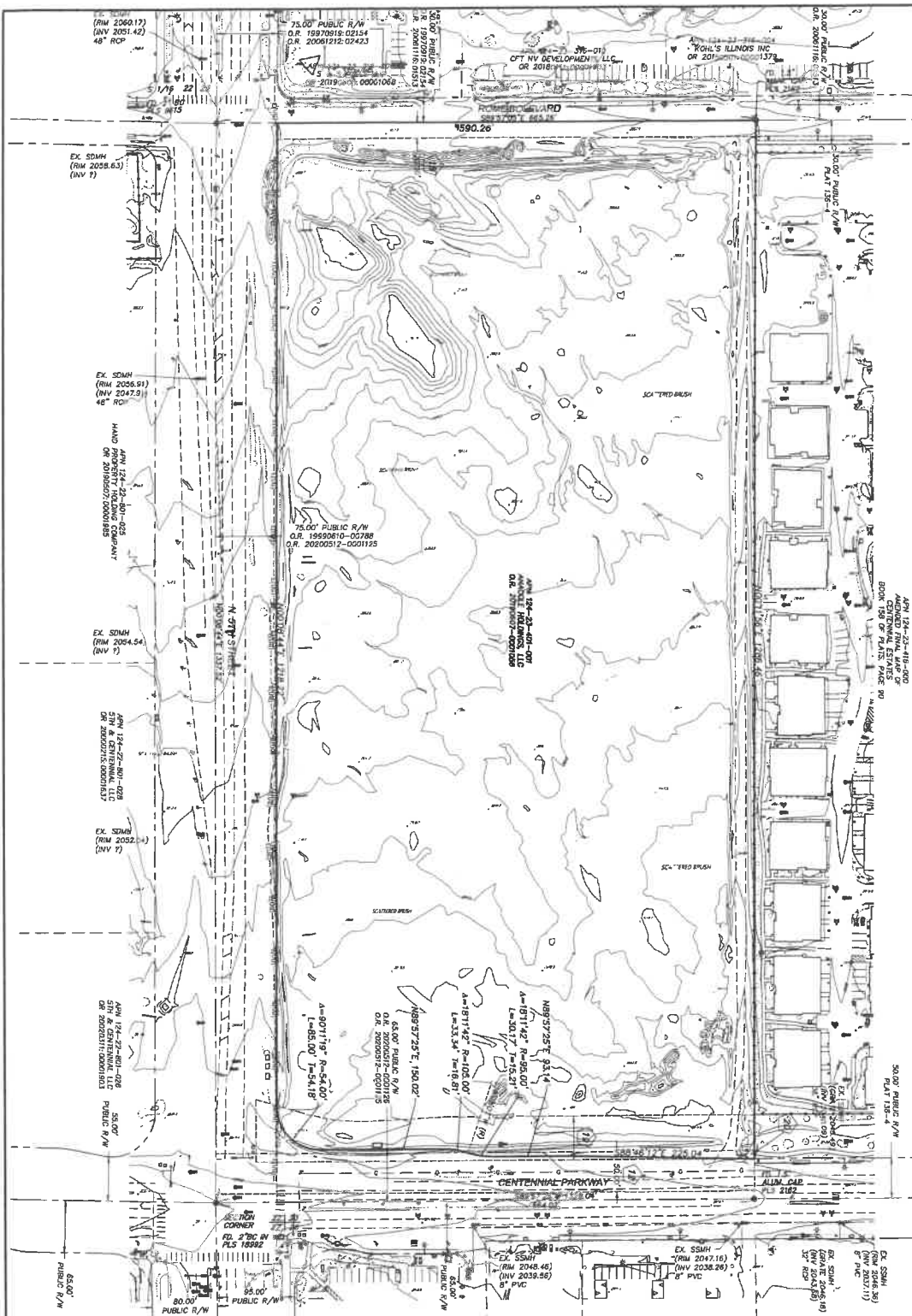
Sincerely,

KAEMPFER CROWELL



Anthony J. Ecclesie

AJC



ALTA/NPS LAND TITLE SURVEY OF
APN 124-23-401-001
LYING WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 23, TOWNSHIP 19 SOUTH
RANGE 61 EAST, M.D.M., CITY OF NORTH LAS VEGAS, CLARK COUNTY, NEVADA

APRIL 2021

CONCRETE CURB	
SUBJECT PROPERTY	
RIGHT-OF-WAY LINE	
SECTION LINE	
ONE QUARTER SECTION LINE	
1/4 SECTION LINE	
ADJOINING PROPERTY	
BOUNDARY SURVEY LINE	
CONCRETE DRIVEWAY	
CONCRETE DRAIN & GUTTER	
PAVING STRIPING	
OPEN LANE DRIVE	
SPECIAL MARK	
POLE	
POLE OF ASPHALT	
UNDERGROUND ELECTRICAL	
HIGH PRESSURE GAS LINE	
FIBER OPTIC LINE	
WATER LINE	
STORM DRAIN LINE	
SANITARY SEWER LINE	
UTILITY POLE	
OUT WIRE ANCHOR	
PVC ROSE, NUMBER/SIZE	
ELECTRICAL METER	
ELECTRICAL VALVE	
ELECTRICAL MANHOLE	
ELECTRICAL PULLBOX	
ELECTRICAL BOX	
ELECTRICAL TRANSFORMER	
CABLE TELEVISION FIBERVAL	
CABLE TELEVISION PULLBOX	
CABLE TELEVISION VALVE	
INFINITE SIGNAL LIGHT	
TRAFFIC SIGNAL FLASHER	
TRAFFIC SIGNAL	
TRAFFIC SIGNAL CABINET	
HYDRAIC SIGNAL PULLBOX	
STREET LIGHT PULLBOX	
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TELEPHONE PULLBOX	
TELEPHONE VALVE	
TELEPHONE MANHOLE	
FIBER OPTIC PULLBOX	
FIBER OPTIC MANHOLE	
WATER VALVE	
WATER VALVE WITH ASSEMBLY	
NATURAL GAS VALVE	
NATURAL GAS MANHOLE	
TELEPHONE PULLBOX	
TELEPHONE VALVE	
TELEPHONE MANHOLE	
FIBER OPTIC PULLBOX	
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TELEPHONE MANHOLE	
FIBER OPTIC PULLBOX	
FIBER OPTIC MANHOLE	
WATER VALVE	

DATE: 4/4/2008	ALTA/NSPS LAND TITLE SURVEY OF
DRAWN BY: JED	APN 124-23-401-001
DESIGNED BY:	CENTENNIAL PARKWAY / N 5TH STREET
JOB NO. 27194	

REV	DATE



6140 BRENT THURMAN WAY,
SUITE 230
LAS VEGAS, NEVADA 89148
(a) 702.823.0815 (f) 702.933.9030
www.diamondbacklandsurveying.com

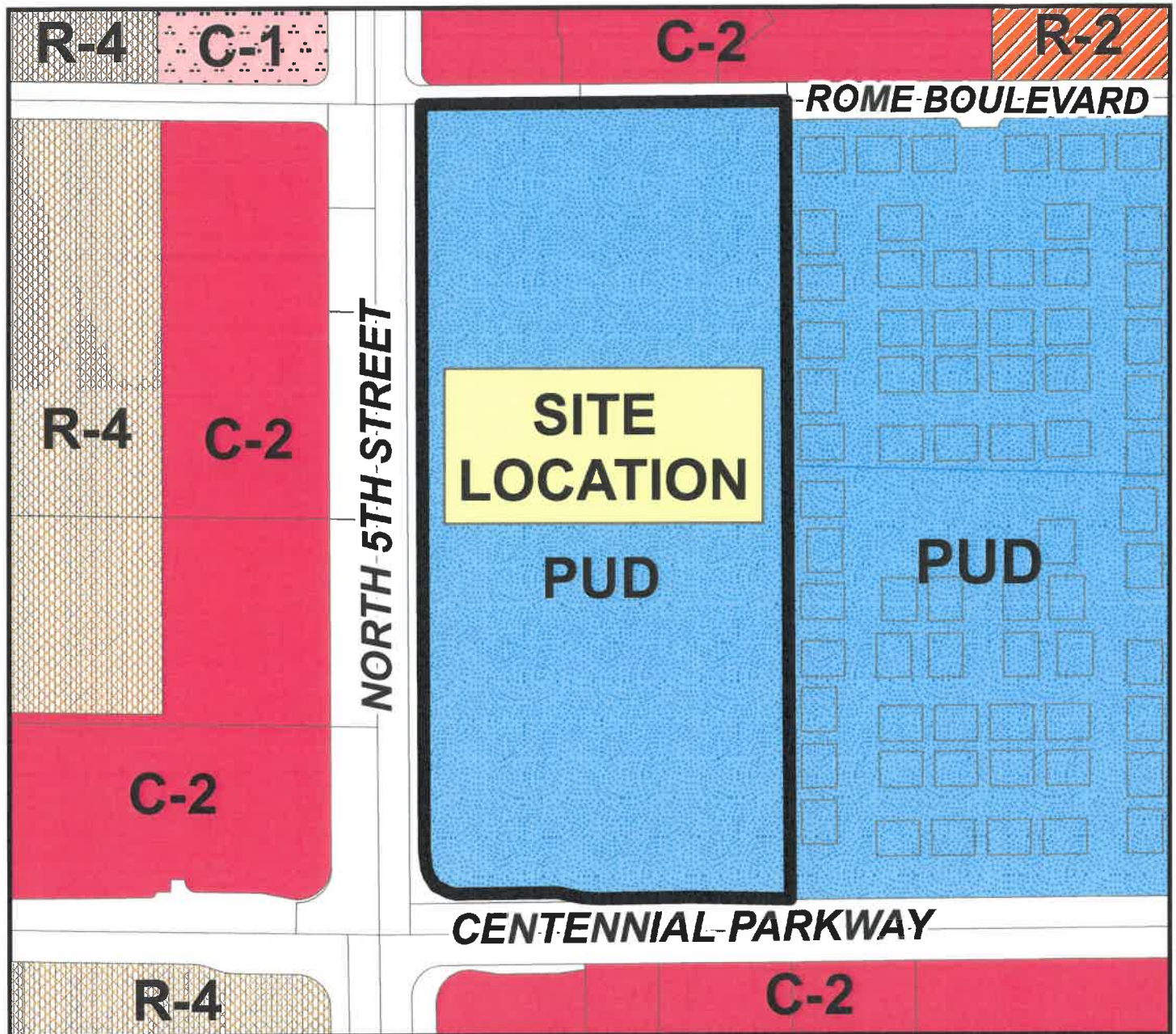
Centennial and N. 5th Apartments Neighborhood Meeting Summary

On 7-27-21 Joseph Dagher from Kaempfer Crowell conducted a neighborhood meeting for the proposed comprehensive plan amendment, zone change, site plan review and waivers at Centennial and North 5th. Approximately 8 neighbors attended. The neighbors expressed concerns with the density, some wanted to keep the commercial component, landscaping, security, views and the design of the project.



THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: Quarry 3, LLC
Application Type: Property Reclassification
Request: From a PUD (Planned Unit Development District) to R-3
(Multi-Family Development District)
Project Info: Northeast corner of North 5th Street and Centennial Parkway
Case Number: ZN-19-2021

8/25/2021

