



Planning Commission Agenda Item

Date: September 08,
2021

Item No: 6.

TO: Planning Commission

FROM: Marc Jordan, Director Land Development & Community Services
Prepared By: Robert Eastman

SUBJECT: WAV-04-2021 CENTENNIAL & NORTH 5TH APARTMENTS (Public Hearing). Applicant: Quarry 3, LLC. Request: A waiver in a PUD (Planned Unit Development District), proposed property reclassification to R-3 (Multi-Family Residential District), 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. Location: Northeast corner of corner of North 5th Street and Centennial Parkway. Ward 4.

RECOMMENDATION: APPROVAL WITH CONDITIONS

PROJECT DESCRIPTION: (APN 124-23-401-001).

The applicant is requesting Planning Commission consideration to grant a waiver regarding the Title 17 off-street parking requirement allowing a reduction in parking. The project requires 884 parking spaces and the applicant is proposing 796 parking spaces in the R-3, Multi-Family District. The applicant is also requesting a waiver for the reduction of the landscape buffer along the eastern property line from ten (10) feet to five (5) feet when adjacent to the thirteen (13) garage buildings.

BACKGROUND INFORMATION:

Previous Action

A neighborhood meeting was held on July 27, 2020 at 5:30 p.m. There were eight (8) residents in attendance. According to the neighborhood meeting summary, the residents expressed concerns with the density, some wanted to keep the commercial component, landscaping, security, views and the design of the project.

On October 19, 2005 City Council approved Ordinance 2190 (ZN-65-05) rezoning the property from C-1, Neighborhood Commercial District to a PUD, Planned Unit Development District to allow a mixed-use development consisting of 400 multi-family dwellings and 74,800 square feet of commercial retail space.

RELATED APPLICATIONS:

Application #	Application Request
AMP-13-2021	An amendment to the Comprehensive Master Plan Land Use Element from Mixed-Use Neighborhood to Multi-Family Residential.
ZN-19-2021	A property reclassification from a PUD, Planned Unit Development District to R-3, Multifamily Residential District.
SPR-05-2021	A major site plan review for 422-unit multi-family development.

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Mixed-Use Neighborhood	PUD, Planned Unit Development District	Undeveloped
North	Mixed-Use Commercial	C-2, General Commercial District	Deer Springs Crossing Commercial Center
South	Mixed-Use Commercial	C-2, General Commercial District	Retail Commercial Plaza
East	Mixed-Use Neighborhood	PUD, Planned Unit Development District	Multi-Family Residential
West	Mixed-Use Commercial	C-2, General Commercial District	Undeveloped

DEPARTMENT COMMENTS:

Department	Comments
Public Works:	See memorandum.
Police:	No Comment.
Fire:	No Comment.

ANALYSIS:

The applicant is requesting Planning Commission consideration to allow a reduction of the parking requirements for a multi-family development located at the northeast corner of Centennial Parkway and North Fifth Street. The applicant is requesting a reduction of 88 off-street parking spaces. The subject parcel's current zoning is PUD, Planned Unit Development District. The applicant has also filed a request (ZN-19-2021) to reclassify the subject site from PUD to R-3, Multifamily Residential District. In addition, the applicant filed an amendment to the Comprehensive Master Plan from Mixed-Use Neighborhood to Multi-Family Residential (AMP-13-21) and a site plan review (SPR-05-21).

The proposed 422-unit development requires 884 off-street parking spaces and the applicant is providing 796 off-street parking spaces. The applicant is requesting the reduction in parking of approximately 10% due to the subject site's close proximity to a proposed bus rapid transit line. The City's parking requirements (17.24.040.I.2) allow a waiver of parking up to 25% of the number of parking spaces for multi-family developments located within ¼ mile of an existing or planned bus rapid transit route. North Fifth Street is a planned high-capacity transit corridor that will include a future bus rapid transit line once fully developed. Currently, the proposed development is located along the RTC's Route 105 which provides regular bus service every 20 minutes and connects to the Bonneville Transit Center via Martin Luther King Boulevard and connects to the Deer Springs Crossing and Deer Springs Town Center regional shopping centers via North Fifth Street.

Along with the reduction of parking, the applicant is proposing an increase in bicycle parking by providing 212 spaces as a compensating benefit for the waiver request. Table 17.12-2 Compensating Public Benefits Schedule for Waivers lists an increase of 100% of the required bicycle parking as an appropriate benefit for a reduction in the number of off-street parking spaces. The bicycle parking requirement for the proposed 422-unit development would be 10 spaces. A 100% increase in the required bicycle parking would add an additional 10 spaces for a total of 20 bicycle parking spaces. The applicant is also proposing an increase of 25% in the number of street trees in accordance with Section 17.24.060.F as a compensating benefit. This increase of 25% of street trees should be incorporated in the perimeter landscaping along Rome Boulevard, North Fifth Street and Centennial Parkway. Typically, street trees are planted with a maximum spacing of 20-feet on center therefore a 25% increase should result in tree spacing with a maximum of 15-feet on center.

According to the letter of intent, the applicant states that the reduction in parking is appropriate because of the subject site's location on North Fifth Street and it is within walking distance to numerous commercial uses. However, the site plan only shows pedestrian access to North Fifth Street and Centennial Parkway. A pedestrian access

gate should be added to Rome Boulevard also. Rome Boulevard is the northern boundary the of the subject site and is directly across the street from 7-Eleven, Kohl's and several dining options. Adding the pedestrian access for the future residents of the proposed multi-family development to Rome Boulevard and the shopping/dining destinations north of the subject site further supports the request for the parking reduction.

Since the subject site is uniquely located along a planned high capacity transit corridor and within close proximity to several existing commercial developments, the applicant's proposed compensating benefits are particularly appropriate and will encourage residents to take advantage of active transportation modes (walking & bicycling). The additional street trees will increase the shade and comfort level along the three perimeter streets for the residents walking to/from the bus stops and shopping dining options in the neighborhood. The additional bicycle parking will be an asset for bicyclists that are residents of the development.

The applicant is also requesting a waiver of the landscape buffer along the eastern property line. According to the letter of intent, the applicant will construct thirteen (13) garage buildings set five (5) feet back from the east property line. The applicant is proposing to maintain the required ten (10) foot landscape buffer along the east property line where the garage buildings are not located and request a reduced five (5) landscape buffer where adjacent to the proposed garage buildings. The adjacent property is also a multi-family development. The adjacent property has a twenty (20) foot landscape buffer along the property line.

The applicant is proposing to increase the landscape ground coverage by 25% along the property line as a compensating benefit. Table 17.12-2 Compensating Public Benefits Schedule for Waivers lists an increase of 25% in the minimum ground coverage as a compensating benefit for the request to reduce the landscape buffer. However, the additional ground coverage should be applied throughout the site and not just along the area where the buffer is being reduced. The additional 25% ground coverage should apply to all landscape areas throughout the site including the perimeter as well as the open space areas. According to the letter of intent, the applicant is also proposing additional an additional 32,000 square feet of common open that has additional on-site pedestrian amenities. Neither the letter of intent nor the plans submitted specifically identify which are the additional on-site pedestrian amenities. Furthermore, the site plan submitted includes the 179,000 square feet of open space where 168,800 square feet of common open space is required. The plan actually provides an additional 10,000 square feet of open space. Since the applicant's request to reduce the landscape buffer only applies to the area behind the garage buildings and not the entire buffer along the eastern perimeter, this request is considered a minor waiver request. Minor waiver requests require a minimum of one compensating benefit,

which would be satisfied by the 25% increase in ground coverage landscaping throughout the development.

The Public Works Department has reviewed the waiver request and is recommending approval based on the waiver provisions allowed in the parking requirements. Staff recommends approval of the parking waiver request and the reduction in the landscape buffer along the eastern property line.

CONDITIONS:

1. Unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
2. Add a pedestrian access gate to connect to Rome Boulevard.
3. Street trees along Rome Boulevard, North Fifth Street and Centennial Parkway shall be planted with a maximum of 15-feet on center.
4. All landscape areas shall be planted with a minimum of 75% ground coverage.
5. A minimum of 20 bicycle parking spaces shall be provided onsite and shall comply with all design & location requirements per Title 17.24.040.G.3.

ATTACHMENTS:

Public Works Memorandum
Letter of Intent
Conceptual Site Plan
Conceptual Landscape Plan
Clark County Assessor's Map
Location and Comprehensive Plan Map