



Planning Commission Agenda Item

Date: September 08,
2021

Item No: 7.

TO: Planning Commission

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

SUBJECT: SPR-05-2021 CENTENNIAL & NORTH 5TH APARTMENTS (Public Hearing). Applicant: Quarry 3, LLC. Request: A site plan review in a PUD (Planned Unit Development District), proposed property reclassification to R-3 (Multi-Family Residential District), to allow a 422-unit, multi-family development. Location: Northeast 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 allow a major site plan review for an apartment complex at the northeast corner of North 5th Street and Centennial Parkway on approximately 20.4 gross acres (16.89 acres). The applicant is proposing 422 multi-family units with an overall density of the proposed site plan is approximately 20.5 dwelling units per acre.

BACKGROUND INFORMATION:

Previous Actions

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.

RELATED APPLICATIONS:

Application #	Application Request
AMP-13-2021	An amendment to the Comprehensive Master Plan Map from Mixed-Use Neighborhood to Multi-Family Residential.
ZN-19-2021	A property reclassification requesting consideration to reclassify (rezone) the subject site from PUD (Planned Unit Development District) to R-3 (Multifamily District)
WAV-04-2021	A waiver in an R-3 (Multi-Family District) to allow 796 parking spaces where 884 parking spaces are required and a reduction in the perimeter landscaping along the east property line from ten feet to five feet in width.

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 attached memorandum.
Police:	No comments.
Fire:	No comments.
Clark County School District:	No comments.
Clark County Department of Aviation:	No comments.

ANALYSIS:

The applicant is requesting approval of a major site plan with the intent to develop a 422-unit multi-family apartment complex on approximately 20.4 gross acres (16.89 net acres) at a density of approximately 20.7 dwelling units per net acre. The subject site consists of one (1) parcel that is located at the northeast corner of North 5th Street and Centennial Parkway.

According to the site plan, eighteen (18) three story multi-family buildings, thirteen (13) garages and a club house building are proposed. According to the letter of intent the proposed buildings will contain a combination of one; two and three bedroom units; the following unit mix is proposed: 44 two small bedroom flat; 44 one large bedroom flat; 62 one bedroom lofts; 64 two small bedroom townhome; 64 two large bedroom townhome; 64 two bedroom flat; 62 two bedroom loft; and 18 three bedroom flat.

Architecturally, the submitted elevations contain four-sided architecture and appear to be in compliance with the Multi-Family Design Standards. The applicant is proposing three (3) story buildings that are 35-feet in height. However, on most of the buildings the parapet extends 2-5 feet above the roof. The parapet provides a highly varied roofline. The elevations provided contains articulation such as pop-outs and stone veneer. The applicant provided colors and elevations for the buildings. The applicant is proposing a stucco building with painted stucco control joint panels with stone veneer columns. The elevations show the colors for the buildings as a light tan color with a darker tan panel; light gray stucco painted pop-outs; steel railings painted black as the accent color. Floor plans for the buildings were provided, it appears that there is a minimum of 40 square foot balcony or an 80 square foot patio for every unit. The final colors will be reviewed at the time of building permits.

The main access to the site is from North 5th Street with secondary emergency access located from Centennial Parkway. Perimeter landscaping along North 5th Street is required to be twenty (20) feet and includes a ten (10) foot off set sidewalk; 20 feet (including a five (5) foot sidewalk) adjacent to Centennial Parkway and 15 feet adjacent to Rome Boulevard. The landscape buffer area adjacent to the residential to the east is required to be ten (10) feet. The applicant is requesting a waiver (WAV-04-2021) to reduce the buffer to five (5) feet. This will allow the site plan to be developed with the proposed thirteen (13) garage buildings along the west property line.

Along North 5th Street the applicant is providing the required twenty (20) feet of landscaping. Along Centennial Parkway and Rome Boulevard some of the perimeter landscaping is deficient because of the off-street parking areas. This must be corrected, but can be reviewed with the building permit submittal.

The applicant is proposing 422 units and the site has 796 parking spaces where 884 parking spaces are required. The applicant has requested a waiver for parking (WAV-04-2021). The applicant is requesting a less than ten (10) percent reduction in parking and a parking study has been approved by the Traffic Division. The site is located within the high transit corridor along North 5th Street. The applicant is providing an increase in

bicycle parking and additional street trees as compensating benefit. Code requires that each unit has one covered parking space, the site plan contains 422 covered carport spaces; sixty-five (65) garage spaces and 309 surface parking spaces on site. The carports and garages are required to use the same color and materials as the main buildings and will be reviewed at the time of building permits.

The required open space for the development is 168,800 square feet (400 square feet per dwelling unit). Perimeter landscaping, parking areas, ornamental landscaped areas that are less than 20 feet in width and required balconies and patios cannot be counted toward the required open space. According to the site plan, the applicant is proposing approximately 179,800 square feet of open space, including a pool; clubhouse; bocce ball courts; basketball courts; open turf area; soccer field; picnic and barbeque areas; and a dog park area. The applicant has provided seventy-five (75) percent of the required open space within one useable area and is in compliance with the open space standards.

The proposed request is generally consistent with the requirements of the Multi-Family Design Standards. The proposed request is compatible with the surrounding land uses and should not create a negative impact on the neighborhood, approval is warranted.

Approval Criteria:

In considering applications for site plan approval under this Code, the City staff in the case of a minor site plan, and the Planning Commission in the case of a major site plan, shall consider the following. Site plans shall only be approved if:

- (1) The site plan is consistent with the comprehensive master plan;
- (2) The site plan is consistent with any previously approved subdivision plat, planned development, or any other precedent plan or land use approval as applicable;
- (3) The site plan complies with all applicable development and design standards set forth in the Code, including but not limited to the provisions in Chapter 17.16, Zoning Districts, Chapter 17.20, Use Regulations, and Chapter 17.24, Development Standards;
- (4) Any significant adverse impacts reasonably anticipated to result from the use will be mitigated or offset to the maximum extent practicable;
- (5) The development proposed in the plan and its general location is or will be compatible with the character of surrounding land uses; and
- (6) The development can be adequately served by City services including but not limited to roads, water, and wastewater

CONDITIONS:

Planning and Zoning:

1. Unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
2. The buildings, trash enclosures and carports shall comply with the Multi-Family Design Standards.
3. Twenty (20) feet of perimeter landscaping (including an off-set five (5) foot sidewalk) shall be provided along Centennial Parkway.
4. Fifteen (15) feet of perimeter landscaping (including an off-set five (5) foot sidewalk) shall be provided along Rome Boulevard.

Public Works:

5. All known geologic hazards shall be shown on preliminary development plans and the civil improvement plans submitted to the City. Subsequent identification of additional hazards may substantially alter development plans.
6. Approval of a drainage study is required prior to submittal of the civil improvement plans. Conformance may require modifications to the site plan.
7. The size and number of access points and their locations are subject to review and approval by the City of North Las Vegas Traffic Engineer and must meet the standards set forth in *North Las Vegas Municipal Code* section 17.24.040; Conformance may require modifications to the site.
8. All driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 222.1 and 225.
9. The public street geometrics and thickness of the pavement sections will be determined by the Department of Public Works.
10. Building numbering shall be in accordance with the North Las Vegas Street Naming and Address Assignment Standards.
11. Approval of a traffic study is required prior to submittal of the civil improvement plans. Please contact Traffic Engineering at 633-2676 to request a scope. A queuing analysis may be required.
12. Dedication and construction of the following streets and/or half streets is required

per the Master Plan of Streets and/or Highways and City of North Las Vegas Municipal Code section 16.24.100:

- a. North 5th Street
 - b. Centennial Parkway
 - c. Rome Boulevard
13. North 5th Street shall be designed in accordance with the *City of North Las Vegas Uniform Standard Drawings for North 5th Street Improvements*.
 14. The city of North Las Vegas reserves the right to modify the median along North 5th Street at any time in the future thereby changing access on Rome Street to right in-right out only.
 15. Right-of-way dedication and construction of a flared intersection, including a right turn lane, is required at Centennial Pkwy and N. 5th Street per the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 201.1 and 245.1.
 16. Rome Boulevard shall be designed and constructed per the *City of North Las Vegas 60' Standard Street Section with Offset Sidewalk*.
 17. The property owner is required to grant a public pedestrian access easement for sidewalk located within a common element, or on private property, when that sidewalk is providing public access adjacent to the right-of-way.
 18. A revocable encroachment permit for landscaping within the public right of way is required.
 19. The property owner is required to grant a roadway easement for commercial driveway(s).
 20. Property owner to grant a 5' PUE along property boundary adjacent to public right of way.
 21. All Nevada Energy easements, appurtenances, lines and poles must be shown and shall be located entirely within the perimeter landscape area of this development. Distribution lines, existing or proposed, shall be placed underground if impacted by the proposed development of the parcel or if the pole impedes upon the proper ADA clearances for sidewalk. Under no circumstances will new down guy wires be permitted.

ATTACHMENTS:

Public Works Memorandum
Letter of Intent
Site Plan
Building Elevations
Floor Plans
Clark County Assessor's Map
Location and Zoning Map