



# Planning Commission Agenda Item

Date: September 08,  
2021

Item No: 5.

**TO:** Planning Commission

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

**SUBJECT: ZN-19-2021 CENTENNIAL & NORTH 5<sup>TH</sup> APARTMENTS (Public Hearing).** Applicant: Quarry 3, LLC. Request: A property reclassification from a PUD (Planned Unit Development District) to R-3 (Multi-Family Residential District). Location: Northeast corner of North 5th Street and Centennial Parkway. Ward 4.

## **RECOMMENDATION: APPROVAL**

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

The applicant is requesting consideration to reclassify (rezone) the subject site from PUD (Planned Unit Development District) to R-3 (Multi-Family District) on approximately 16.89 acres. The subject site is located at the northeast corner of North 5<sup>th</sup> Street and Centennial Parkway.

## **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:**

<b>Application #</b>	<b>Application Request</b>
<b>AMP-13-2021</b>	An amendment to the Comprehensive Master Plan Map from Mixed-Use Neighborhood to Multi-Family Residential.
<b>WAV-04-2021</b>	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.
<b>SPR-05-2021</b>	A major site plan review for 422-unit multi-family development.

**GENERAL INFORMATION:**

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

**DEPARTMENT COMMENTS:**

<b>Department</b>	<b>Comments</b>
Public Works:	No Comment.
Police:	No Comment.
Fire:	No Comment.
Clark County Department of Aviation:	No Comment.
Clark County School District:	No Comment.

## **ANALYSIS:**

The applicant is requesting consideration to reclassify (rezone) the subject site from PUD (Planned Unit Development District) to R-3 (Multi-Family District) on approximately 16.89 acres. The subject site is located at the northeast corner of Centennial Parkway and North 5<sup>th</sup> Street. The applicant's letter of intent states the property reclassification will allow a 422-unit multi-family residential development with a density of 25 dwelling units per acre.

The approved PUD is for a mixed-use development containing 400 dwelling units and 74,800 square feet of commercial retail space. The PUD was approved in 2005 and since then has not been developed. The demand for the commercial component has decreased and the approved PUD is not economically viable. Therefore, the applicant requests a multi-family land use designation and the R-3, Multi-Family Residential District.

The subject site's current land use is Mixed-Use Neighborhood. The applicant has also filed a request (AMP-13-2021) to amend the subject site's land use to Multi-Family Residential. The current land use of Mixed-Use Neighborhood limits the residential density to 18 dwelling units per acre. The proposed Multi-Family land use allows a density range up to 25 dwelling units per acre. The proposed land use category accommodates both apartment and condominium developments. The Multi-Family residential designation is located throughout the city, typically along a major street and near higher intensity uses such as commercial and employment. The subject site is located at the intersection of two major arterials. North 5<sup>th</sup> Street, in addition to being a 150-foot street, is a planned transit corridor. In addition, the applicant filed a waiver request (WAV-04-21) and a site plan review (SPR-05-21).

The purpose of the Multi-Family Residential District (R-3) is to provide for high density (approximately 25 dwelling units per acre) housing in multifamily structures. The R-3 district is designed to allow highly economical use of land while creating an attractive, functional, and safe residential environment.

The surrounding zoning classifications for the north, west and south are; C-2, General Commercial District and R-4, High Density Residential District; and PUD, Planned Unit Development District for the multi-family residential uses to the east. The proposed R-3, Multi-Family Residential District is compatible with the surrounding neighborhood and staff has no objections to the proposed request.

## **Approval Criteria: (Zoning Map Amendments)**

The City Council may approve zoning map amendments, and the Planning Commission may recommend approval, if the zoning map amendment meets all of the following

criteria:

- (1) The rezoning will promote the public health, safety, and general welfare;
- (2) The rezoning is consistent with the comprehensive master plan and the purposes of this Code;
- (3) The rezoning is consistent with the stated purpose of the proposed zoning district(s);
- (4) Facilities and services (including roads and transportation, water, gas, electricity, police and fire protection, and sewage and waste disposal, as applicable) will be available to serve the subject property while maintaining adequate levels of service to existing development;
- (5) The rezoning is not likely to result in significant adverse impacts upon the natural environment, including air, water, noise, storm water management, wildlife, and vegetation, or such impacts will be substantially mitigated;
- (6) The rezoning is not likely to result in significant adverse impacts upon other property in the vicinity of the subject tract; and
- (7) Future uses on the subject tract will be compatible in scale with uses on other properties in the vicinity of the subject tract.

**ATTACHMENTS:**

Letter of Intent  
Boundary Map  
Neighborhood Meeting Summary  
Clark County Assessor's Map  
Location and Zoning Map