



Planning Commission Agenda Item

Date: September 08,
2021

Item No: 4.

TO: Planning Commission

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

SUBJECT: AMP-13-2021 CENTENNIAL & NORTH 5TH APARTMENTS (Public Hearing). Applicant: Quarry 3, LLC. Request: An amendment to the Comprehensive Master Plan to change the land use designation from Mixed-Use Neighborhood to Multi-Family. 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 amend the Comprehensive Master Plan Land Use Element from Mixed-Use Neighborhood to Multi-Family Residential. The proposed amendment is for approximately 16.89 net acres located at the northeast corner of Centennial Parkway and North 5th Street.

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
ZN-19-2021	A property reclassification from a PUD, Planned Unit Development District to R-3, Multifamily Residential District.
WAV-04-21	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.
SPR-05-21	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:	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 amend the Comprehensive Land Use Map from Mixed-Use Neighborhood to Multi-Family Residential. The proposed amendment is for approximately 16.89 net acres at the northeast corner of Centennial Parkway and North 5th Street. The applicant's letter of intent states the land use amendment will allow a 422-unit multi-family residential development with a density of 25 dwelling units per acre.

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. This 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 5th Street, in addition to being a 150-foot street, is a planned transit corridor. Located north of this subject site is the Deer Springs Crossing and Deer Springs Town Center shopping centers. These shopping centers include major anchors such as Kohl's, Home Depot, Michaels, Pet Smart, Ross, Target and many others.

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. 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. In addition, the applicant filed a waiver request (WAV-04-21) and a site plan review (SPR-05-21).

The Comprehensive Master Plan Map designates the surrounding land uses as Mixed Use Neighborhood and Mixed Use Commercial. This area includes retail plazas, a major shopping district, multi-family complexes and undeveloped land. The proposed Multi-Family land use is compatible with the surrounding neighborhood and staff has no objections to the proposed request.

Approval Criteria: (Comprehensive Plan Amendments)

Recommendations and decisions on comprehensive master plan amendments may be approved if the City Council finds the proposed amendment will not diminish the supply of essential land uses in the City, including industrial zones that provide a critical employment base for the City, and that the proposed amendment meets at least one of the following:

(1) The proposed amendment is based on a change in projections or assumptions from those on which the comprehensive master plan is based;

(2) The proposed amendment is based on identification of new issues, needs, or opportunities that are not adequately addressed in the comprehensive master plan;

(3) The proposed amendment is based on a change in the policies, objectives, principles, or standards governing the physical development of the City;

(4) The proposed amendment may result in unique development opportunities that will offer substantial benefits to the City; or

(5) The proposed amendment is based on an identification of errors or omissions in the comprehensive master plan.

ATTACHMENTS:

Letter of Intent

Boundary Map

Neighborhood Meeting Summary Letter

Clark County Assessor's Map

Location and Comprehensive Plan Map