

**KAEMPFER
CROWELL**

ATTORNEYS AT LAW

LAS VEGAS OFFICE

ANTHONY J. CELESTE
aceleste@kcnvlaw.com
702.693.4215

LAS VEGAS OFFICE
1980 Festival Plaza Drive
Suite 650
Las Vegas, NV 89135
Tel: 702.792.7000
Fax: 702.796.7181

RENO OFFICE
50 West Liberty Street
Suite 700
Reno, NV 89501
Tel: 775.852.3800
Fax: 775.327.2011

CARSON CITY OFFICE
510 West Fourth Street
Carson City, NV 89703
Tel: 775.884.8300
Fax: 775.882.0257

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

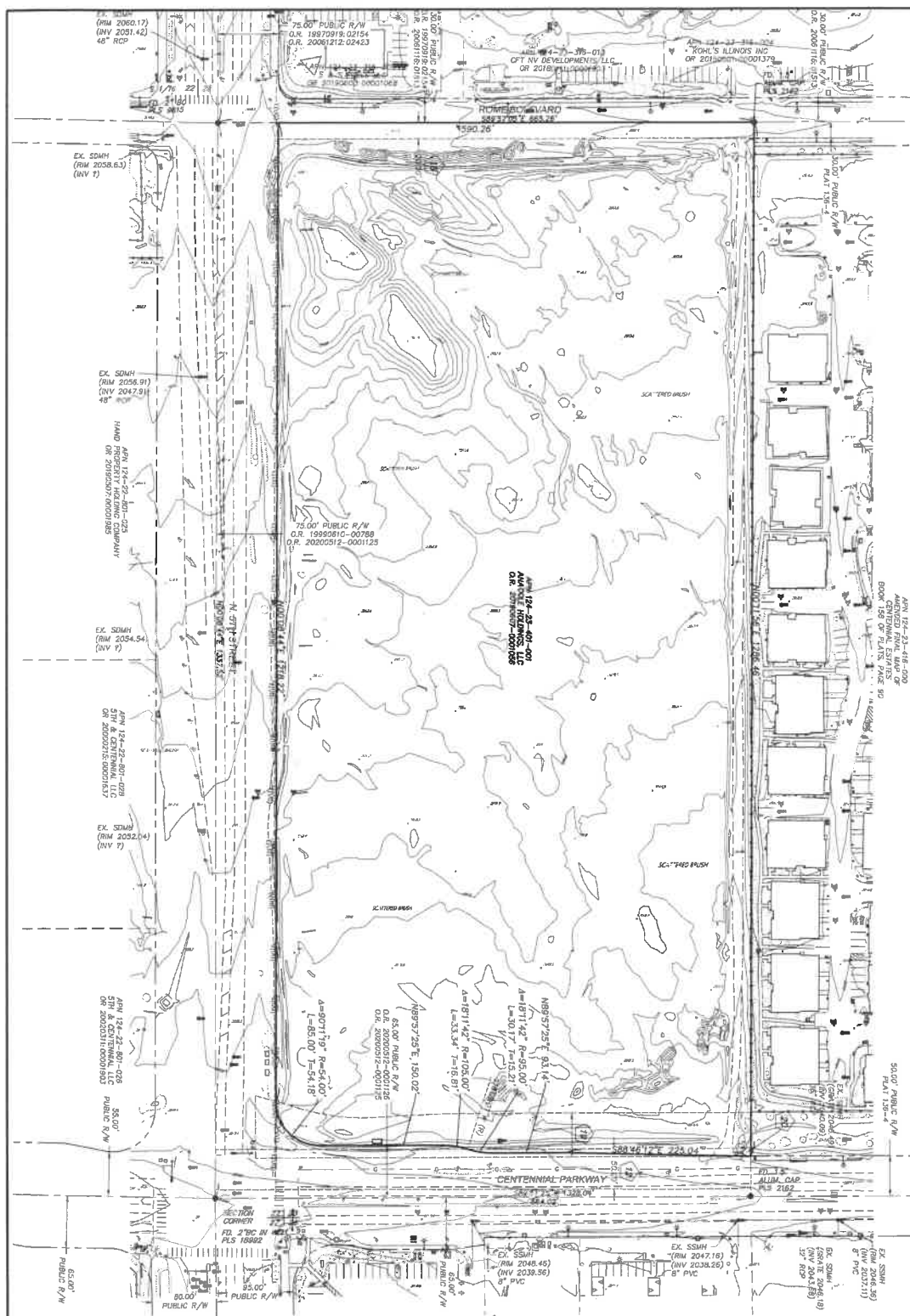


Anthony J. Celeste

AJC

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.



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No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.

09 201 400 600

Briana Johnson - Assessor

PARCEL BOUNDARY		CODD/DONALD UNIT	001	PARCEL NUMBER
SUB BOUNDARY		AW PRACE POL.	601	PARCEL NUMBER
PAID BOUNDARY		RIGHT OF WAY POL.	1,00	APPROX
ROAD EASEMENT		SUB-SURFACE POL.	202	PARCEL SURFCEO NUMBER
MATCH/LEADER LINE			70	TOTAL PLAT REGISTERED IN PLATS
HISTORIC LOT LINE			5	BLOCK NUMBER
HISTORIC SUB BOUNDARY			5	LOT NUMBER
HISTORIC PAID BOUNDARY			5	GOV. LOT NUMBER
SECTION LINE				

T19S R61E

100	101	102
125	124	123
138	139	140

Scale: 1" = 200'

23

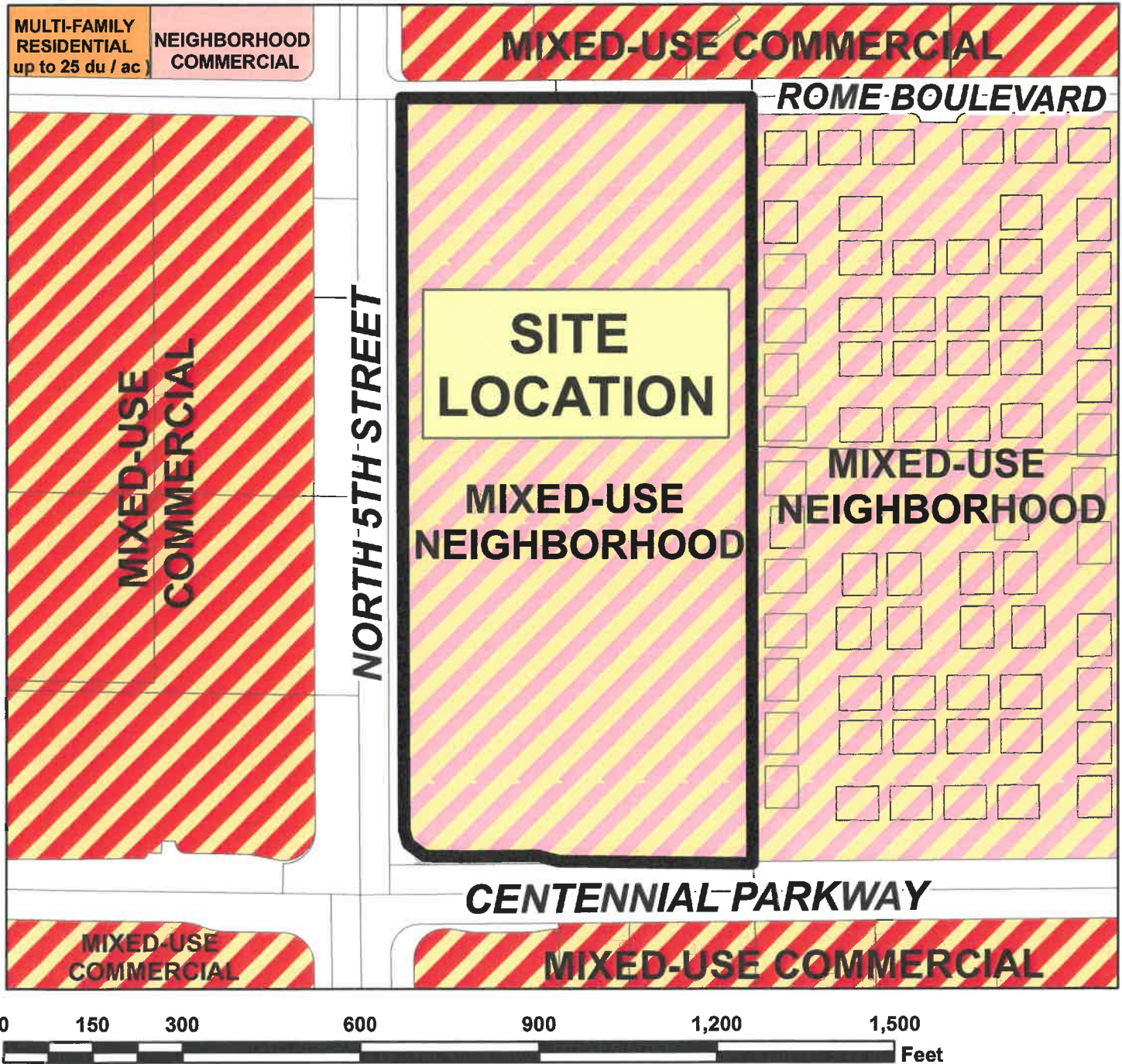
3	4	8
5	1	5
6	2	6
7	3	7
8	4	8
5	1	5





THE CITY OF NORTH LAS VEGAS

Comprehensive Plan Map



Applicant: Quarry 3, LLC
Application Type: Comprehensive Plan Amendment
Request: Change from Mixed-Use Neighborhood to Multi-Family
Project Info: Northeast corner of North 5th Street and Centennial Parkway
Case Number: AMP-13-2021

8/25/2021

