

4. 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. (APN 124-23-401-001) (WARD 4) (FOR POSSIBLE ACTION)

Planning and Zoning Manager Eastman presented Item Nos. 4 (AMP-13-2021), 5 (ZN-19-2021), 6 (WAV-04-2021) and 7 (SPR-05-2021) together but they would be voted on separately. He stated that item no. 4, AMP-13-2021 is a request by the applicant for consideration to amend the Comprehensive Land Use Map from Mixed-Use Neighborhood to Multi-Family Residential. He stated that 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 Multi-Family residential designation is located throughout the city, typically along a major street and near higher intensity uses such as commercial and employment. He continued by stating that 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. He stated that these shopping centers include major anchors such as Kohl's, Home Depot, Michaels, Pet Smart, Ross, Target and many others. 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. Staff recommended approval.

Planning and Zoning Manager Eastman stated that item no. 5, ZN-19-2021 is a request from the applicant for consideration to reclassify (rezone) the subject site from PUD (Planned Unit Development District) to R-3 (Multi-Family District) on approximately 16.89 acres. He stated that 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. He continued by stating that 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.

Planning and Zoning Manager Eastman continued by stating that item no. 6, WAV-04-2021 is a request by the applicant for 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. He continued by stating that 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. He stated that the City's parking requirements (17.24.040.1.2) 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.

Planning and Zoning Manager Eastman stated that 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. He stated that 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). He continued by stating that 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. He stated that 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 13 garage buildings set five feet back from the east property line. The applicant is proposing to maintain the required ten foot landscape buffer along the east property line where the garage buildings are not located and request a reduced five landscape buffer where adjacent to the proposed garage buildings.

Planning and Zoning Manager Eastman continued by stating that the adjacent property is also a multi-family development. The adjacent property has a 20 foot landscape buffer along the property line. The Public Works Department has reviewed the waiver request and is recommending approval based on the waiver provisions allowed in the parking requirements. Staff recommended approval.

Planning and Zoning Manager Eastman stated that item no. 7, SPR-05-2021 is a request by the applicant for 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. He continued by stating that the submitted elevations contain four-sided architecture and appear to be in compliance with the Multi-Family Design Standards. The applicant is proposing three story buildings that are 35-feet in height. The applicant has provided 75 percent of the required open space within one useable area and is in compliance with the open space standards. He stated that 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. Staff

recommended approval.

Joseph Dagher, 1980 Festival Plaza Drive, Suite 650, Las Vegas, represented the applicant and provided clarification to the proposed development. He continued by stating that a neighborhood meeting was held on July 27, 2021 and eight residents attended. The residents in attendance raised concerns regarding affected views, and business operations of the apartment complex. He continued by stating that a line of sight analysis was conducted and the residents were advised that views are not a protected legal right in Nevada. Additionally, he stated that in comparison to the previously approved project in 2005, this project offers less visual restrictions for surrounding residents. He stated that a concern was raised by a resident in attendance regarding the Regional Transportation Commission of Southern Nevada (RTC) roundabout on North 5th Street, which would require the RTC's consideration.

Chairman Warner opened the public hearing and having no requests to speak, closed the public hearing.

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

MOTION: Commissioner Greer

AYES: Chairman Warner, Vice Chairman Berrett, Commissioners Calhoun, Greer, Guymon, Kraft, Riley

NAYS: None

ABSTAIN: None

ABSENT: None