

# Creekwalk Apartments

PUDZ-22-0008, COPN-22-0025, PUDD-22-0038

City Council  
Public Hearing

July 25, 2023

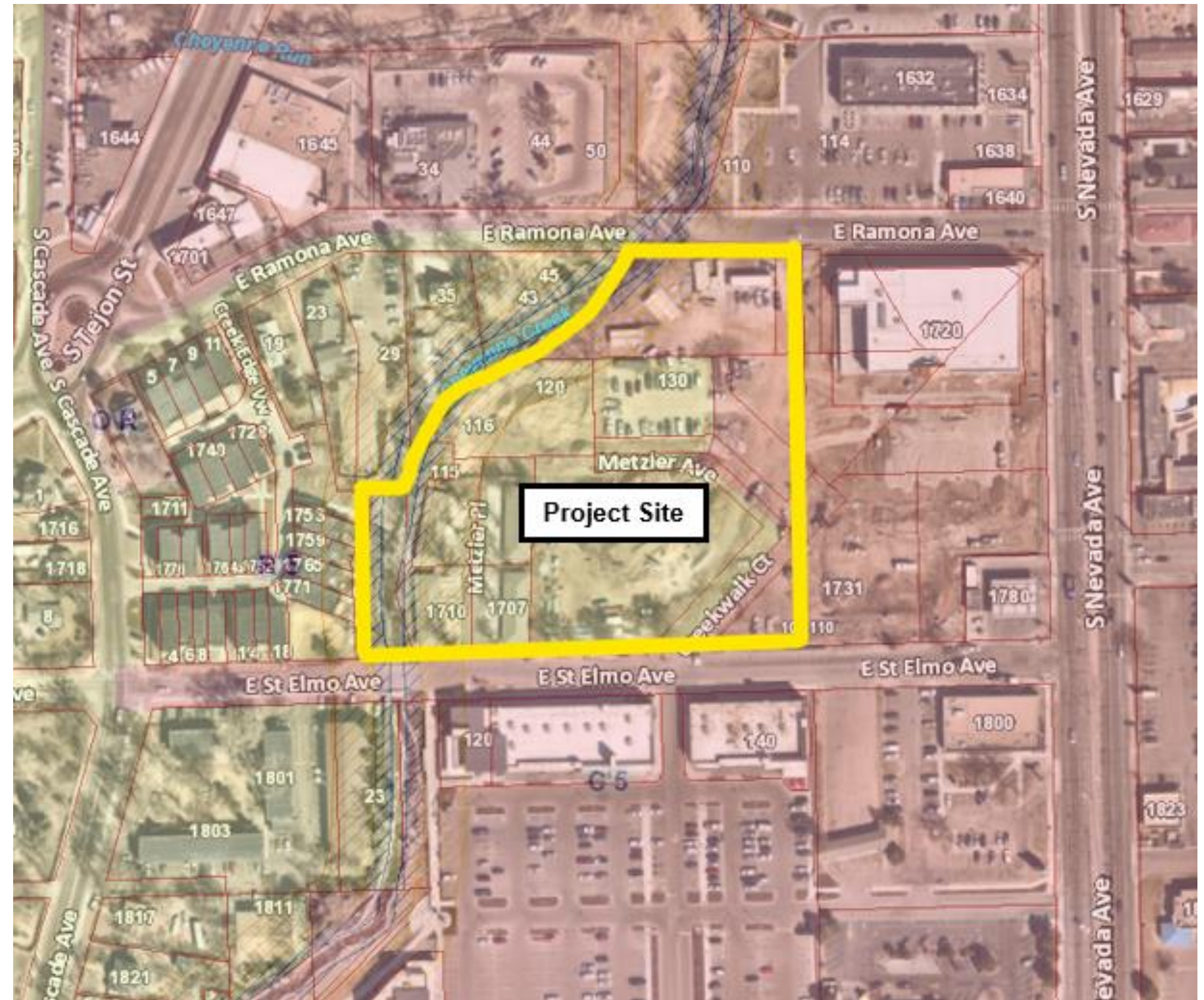
Ryan Tefertiller, Planning Manager



# Background



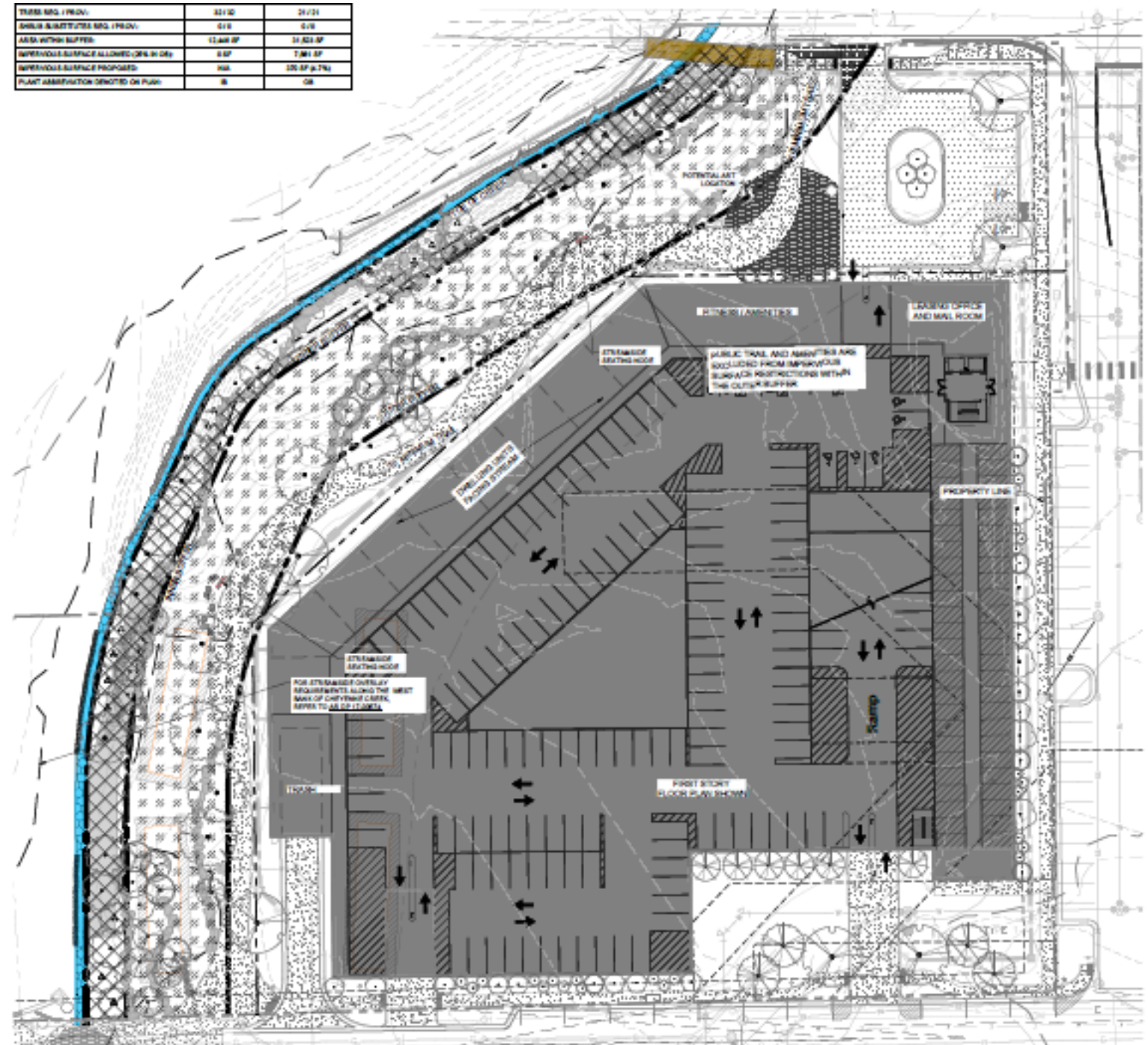
- Site located between E. Ramona and E. St. Elmo just west of S. Nevada
- Approx 4.5-acre site
- Zoned C5 & R5 w/SS
- Within the South Nevada URA
- Largely vacant site w/ Cheyenne Creek along west edge



# Proposal



- New 7-story, 400-unit apartment building
- 548 parking stalls (mostly structured)
- Creek / trail improvements
- Standard site improvements



# Applications



- PUDZ-22-0008 – zone change to PUD (aka PDZ)
- COPN-22-0025 – Amendment to the Creekwalk Concept Plan
- PUDD-22-0038 – PUD development plan



# Stakeholder Notice



- Formal Public notice at:
  - Application Submittal / Neighborhood Meeting
  - Prior to CPC
- Notices sent to roughly 200 properties
- Roughly twenty public comments received (Figure included in packet)
- All standard City Agencies have reviewed and support the applications

# Context



- S. Nevada Corridor
- Efforts for redevelopment span decades
- Urban Renewal Area established in 2015
- Significant new development on the west side of S. Nevada Ave.
- Efforts / investments continue throughout



# Context, cont.



- Developer has assembled 15 parcels spanning roughly 4.5 acres
- Largely vacant today
- Previously included a mix of commercial, office and multi-family residential uses
  - Building conditions varied



# Context, cont.



- The larger area has also seen significant change over the last 8 years

2016



2022





- Project submitted in December of 2022 and being reviewed under Chapter 7 of City Code (not using new UDC)
- However, existing/proposed zone districts utilize UDC terminology
- Three applications under review:
  - Zone change to establish PDZ
  - Amendment to Creekwalk Concept Plan
  - Development Plan
- Subdivision Plat to be submitted in the future

# Zone Change PDZ-22-0008



- Existing site Zoned C5 & R5 w/SS
- Proposed PDZ (aka PUD) including:
  - Use: multi-family residential
  - Density: max. 87.72 DUs/acre
  - Height: max. 85 feet
- Density and height exceed limits of surrounding zones
- Will serve as a transition and buffer between lower density residential and high intensity commercial corridor

# Zone Change PDZ-22-0008

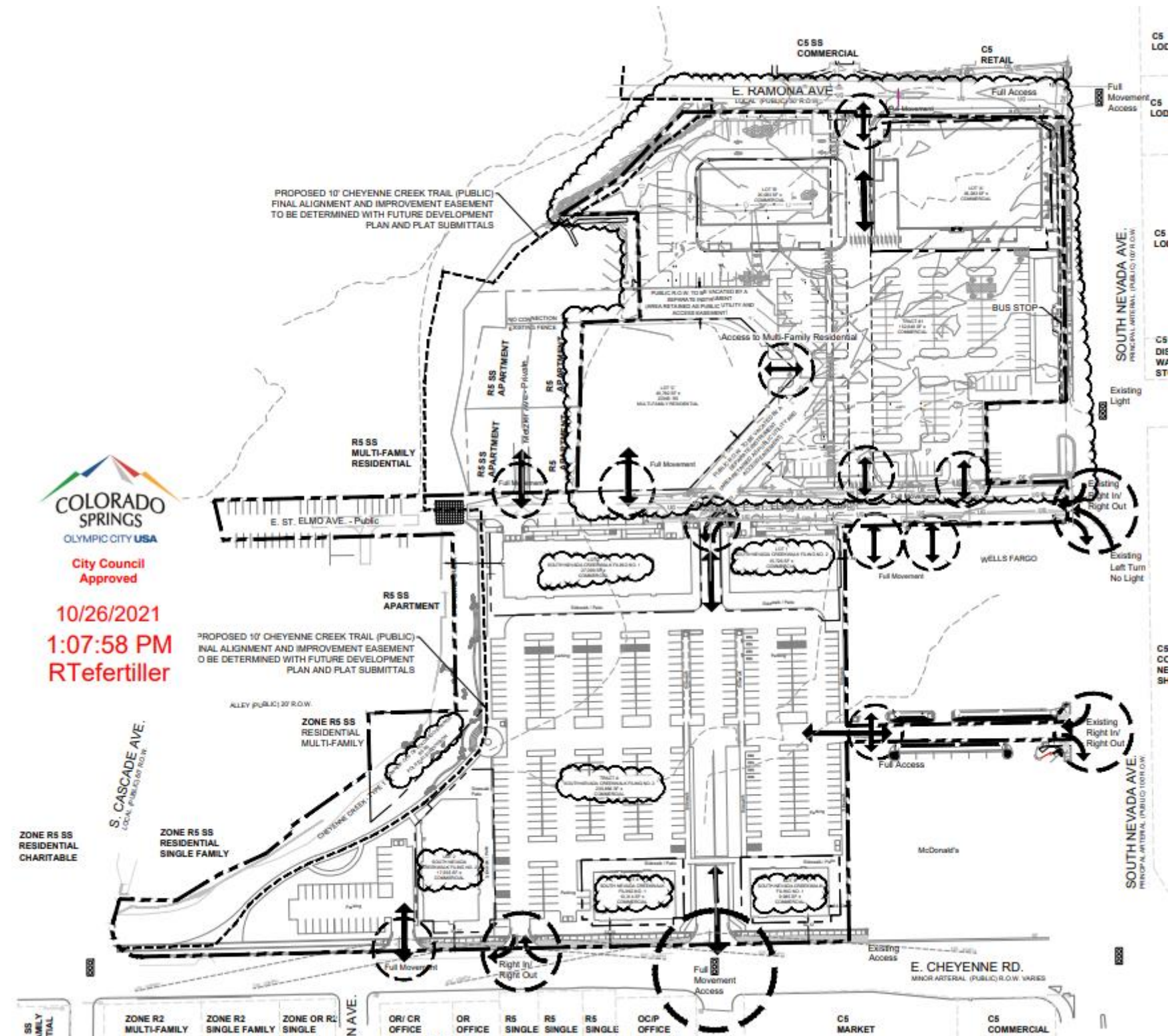


- The proposed use:
  - Well aligned with PlanCOS
  - Take advantage of high density in destinations
  - On multiple transit routes
- Density:
  - Needed in part due to URA affects on property values
  - Offset necessary public improvement costs (creek)
  - Provide customers/employees of businesses in the area
- Zone is consistent with required PUD criteria

# Concept Plan COPN-22-0025



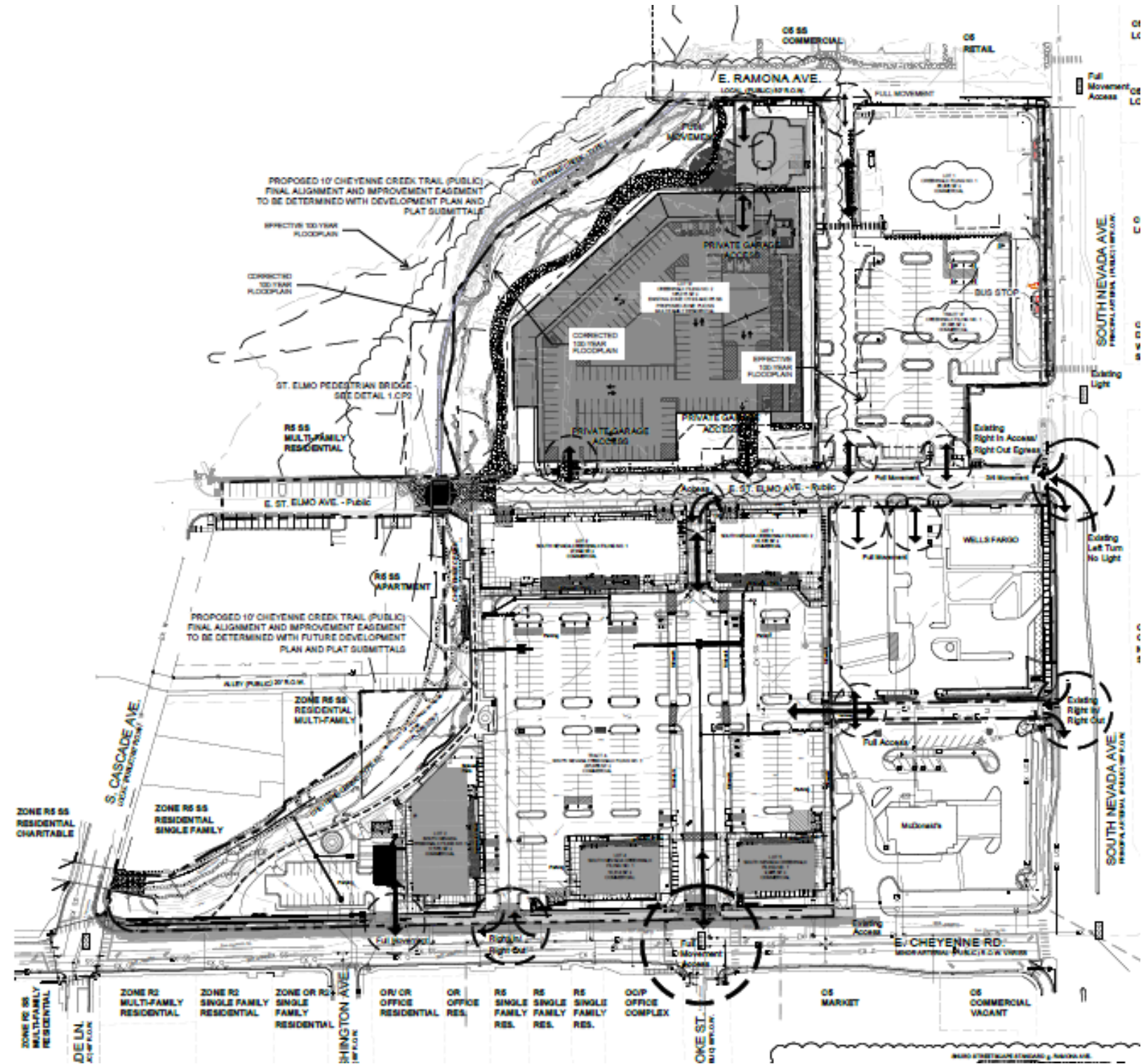
- Original CP adopted in 2018
- Updated and expanded numerous times since
- Current version showed mix of commercial and residential uses



# Concept Plan COPN-22-0025



- Proposed update:
  - expands boundary
  - Illustrates apartment building consistent with proposed DP
- The new plan is consistent with required CP criteria

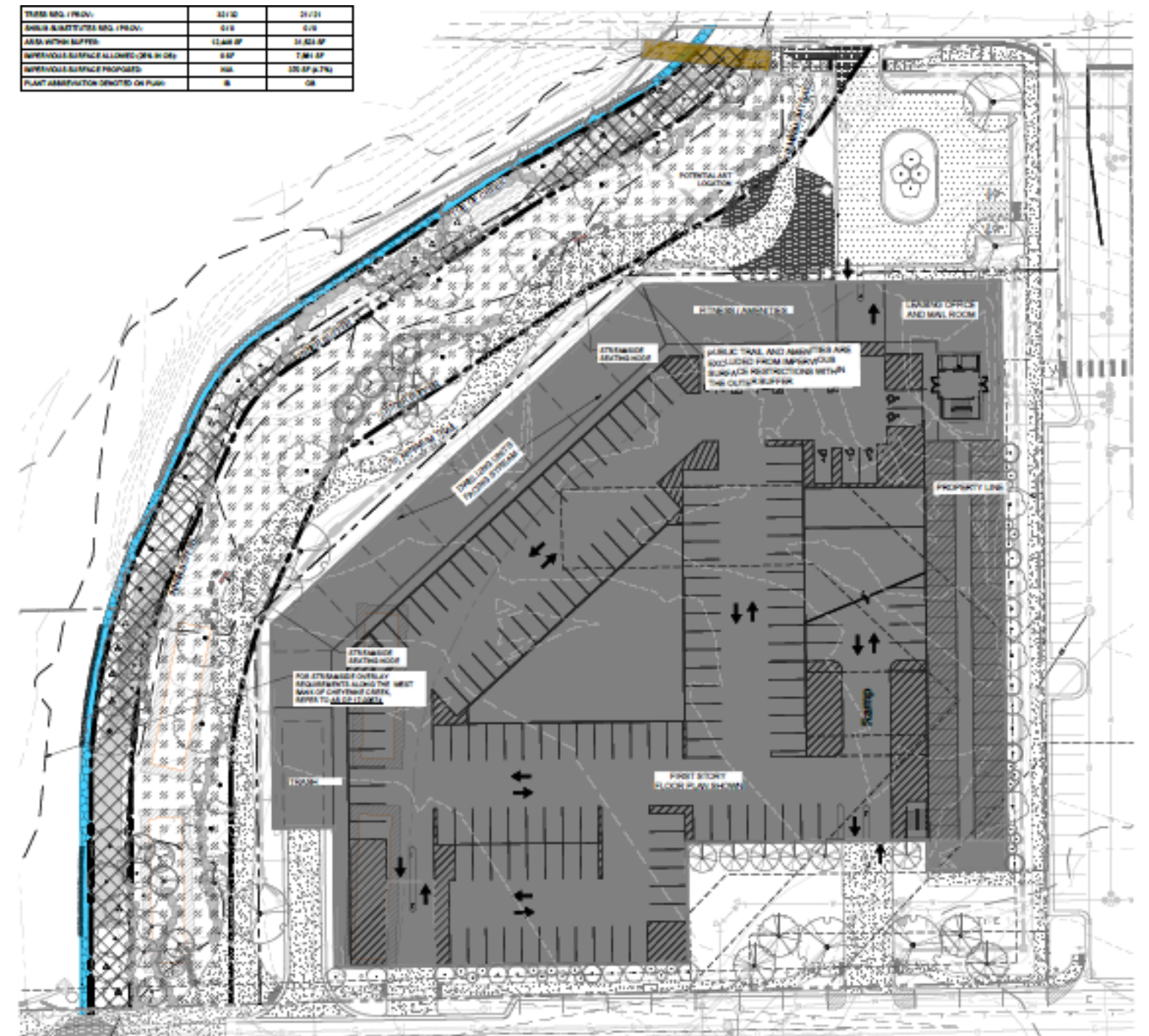


# Devt. Plan PUDD-22-0038



- Development Plan illustrates details of the proposed bldg.

- Footprint
- Access and parking
- Landscaping
- Creek and trail improvements
- Building elevations
- Facilities (grading and utilities)



ITEM NO. / PROJ.	22/20	21/21
AREA SUBJECT TO REG. / PROJ.	0.18	0.18
AREA WITHIN BUFFER	12,448 SF	11,823 SF
IMPERVIOUS SURFACE ALLOWED OVER IN DIST.	0.07	1,281 SF
IMPERVIOUS SURFACE PROPOSED	0.04	225 SF (6.7%)
PLANT ASSASSINATION SPECIFIED ON PLAN	0	0

# Devt. Plan PUDD-22-0038



## CREEKWALK PUD



### MATERIAL KEYNOTES

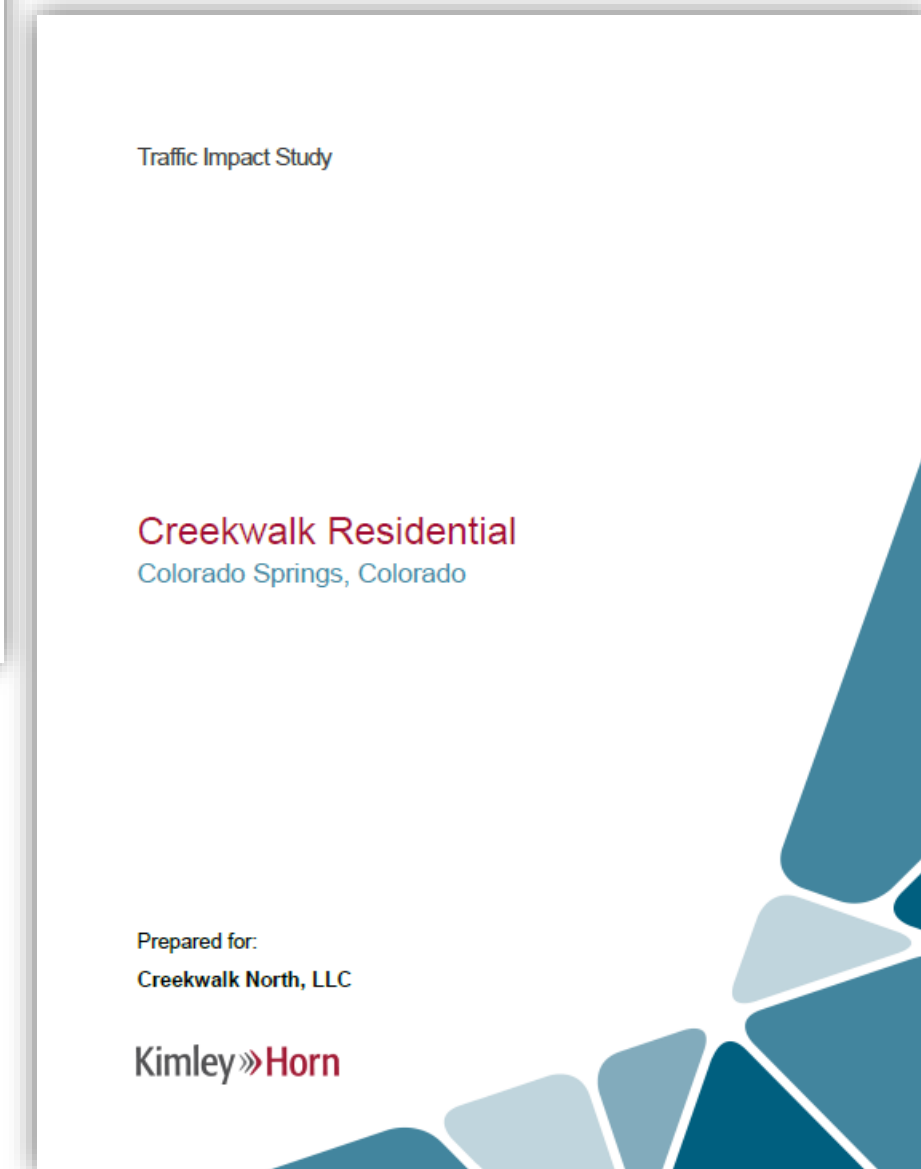
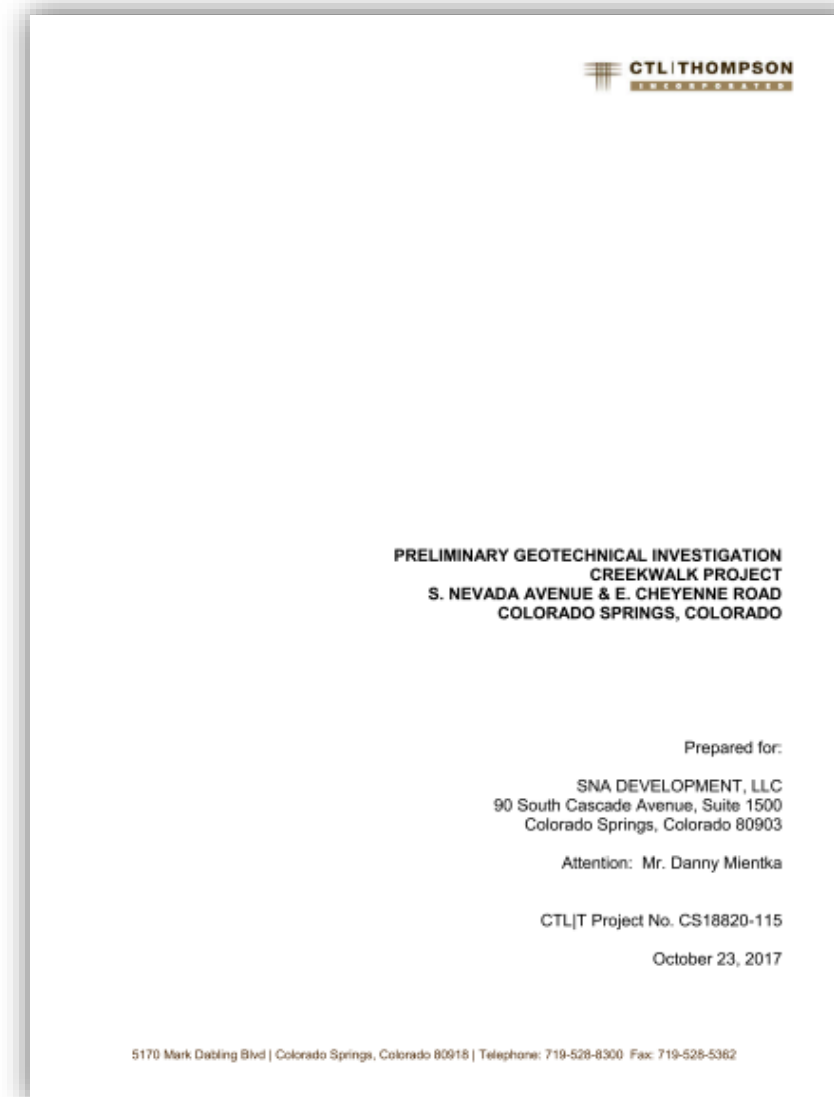
- 01. LARGE COURSE BRICK DARK
- 02. FAUX WOOD PANEL LIGHT
- 03. FAUX WOOD PANEL DARK
- 04. BRICK LIGHT
- 05. MURAL
- 06. METAL PANEL
- 07. CONCRETE OR FAUX CONCRETE



# Devt. Plan PUDD-22-0038



- Development Plan review includes:
  - Drainage report
  - Traffic Study
  - Geohazard
- All key agencies support the project
  - Technical modifications in recommendation
- Review criteria met





# Analysis



- Project is highly compliant with PlanCOS
- Consistent with Ivywild Master Plan
- Consistent with S. Nevada Urban Renewal Plan
- Consistent with required review criteria



# Planning Commission



- Project was heard at the June 14, 2023 Planning Commission meeting
- Roughly 1 hour of discussion
- 2 stakeholders testified
- Approved with a 4-2 vote



# Recommendation



- Recommend approval of all three applications based on the findings that the applications meet the required criteria.
  - Technical Modifications



**QUESTIONS?**