

Creekwalk Apartments

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

City Council
Public Hearing

July 25, 2023

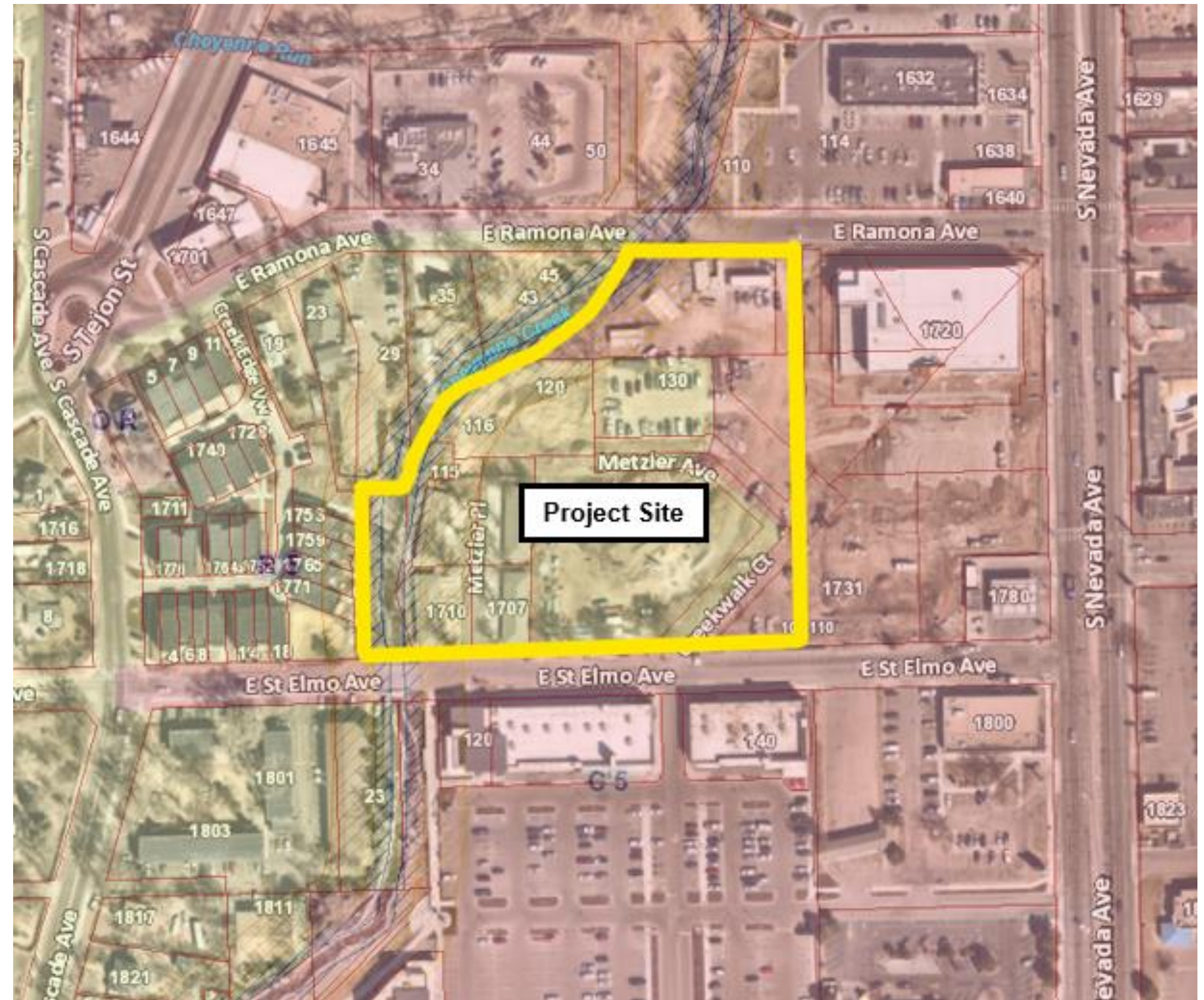
Ryan Tefertiller, Planning Manager



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

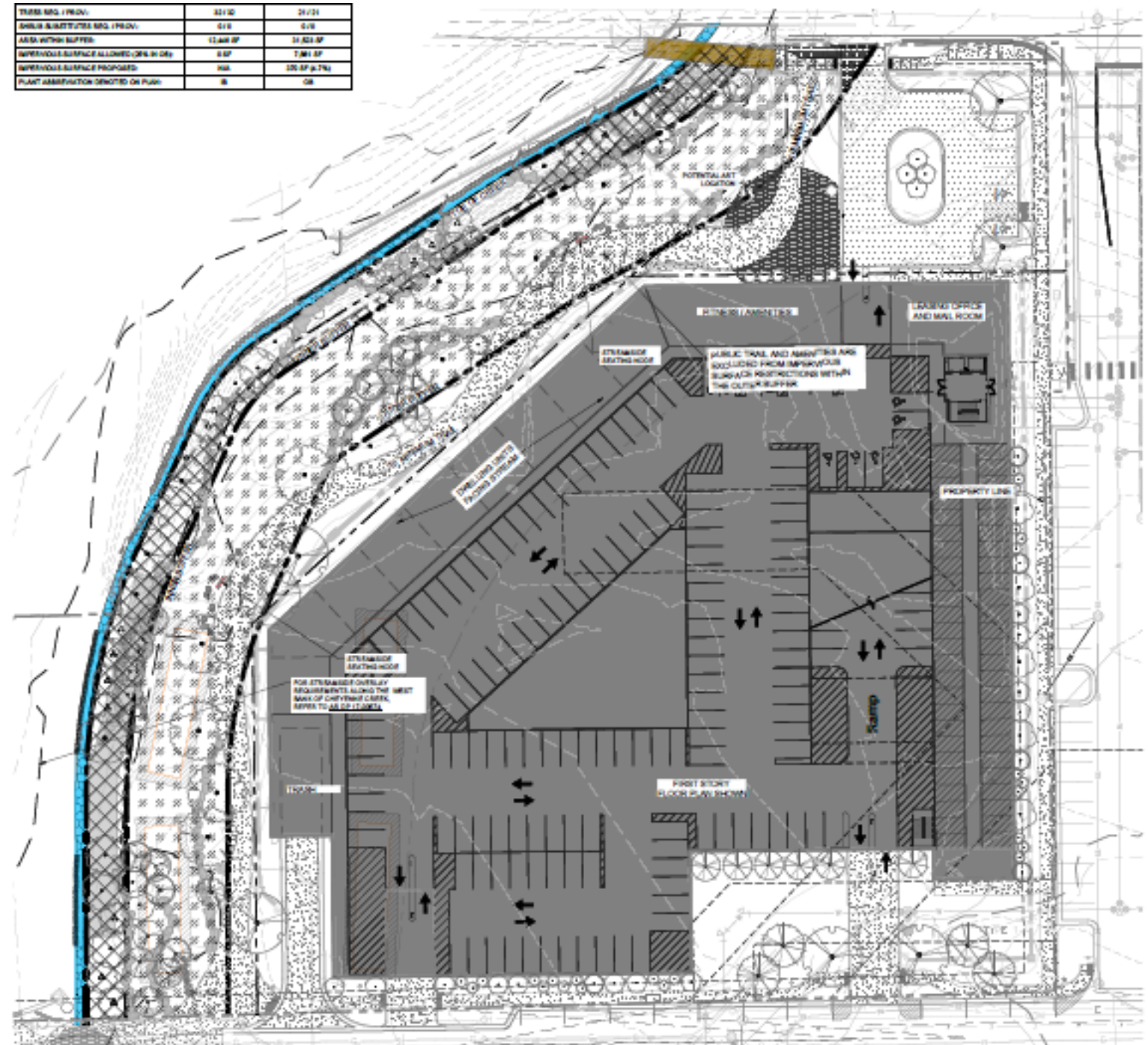


TABLE NO. / PROJ.	22/10	21/21
SUBS. SUBMITTER NO. / PROJ.	010	010
AREA WITHIN SUPPER	11,448 SF	11,448 SF
IMPROVEMENT SURFACE ALLOWED (SQ. FT.)	0 SF	7,861 SF
IMPROVEMENT SURFACE PROPOSED	0 SF	10,000 SF (A.7.1)
PLANT AMOUNTS SPECIFIED ON PLAN	0	0

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

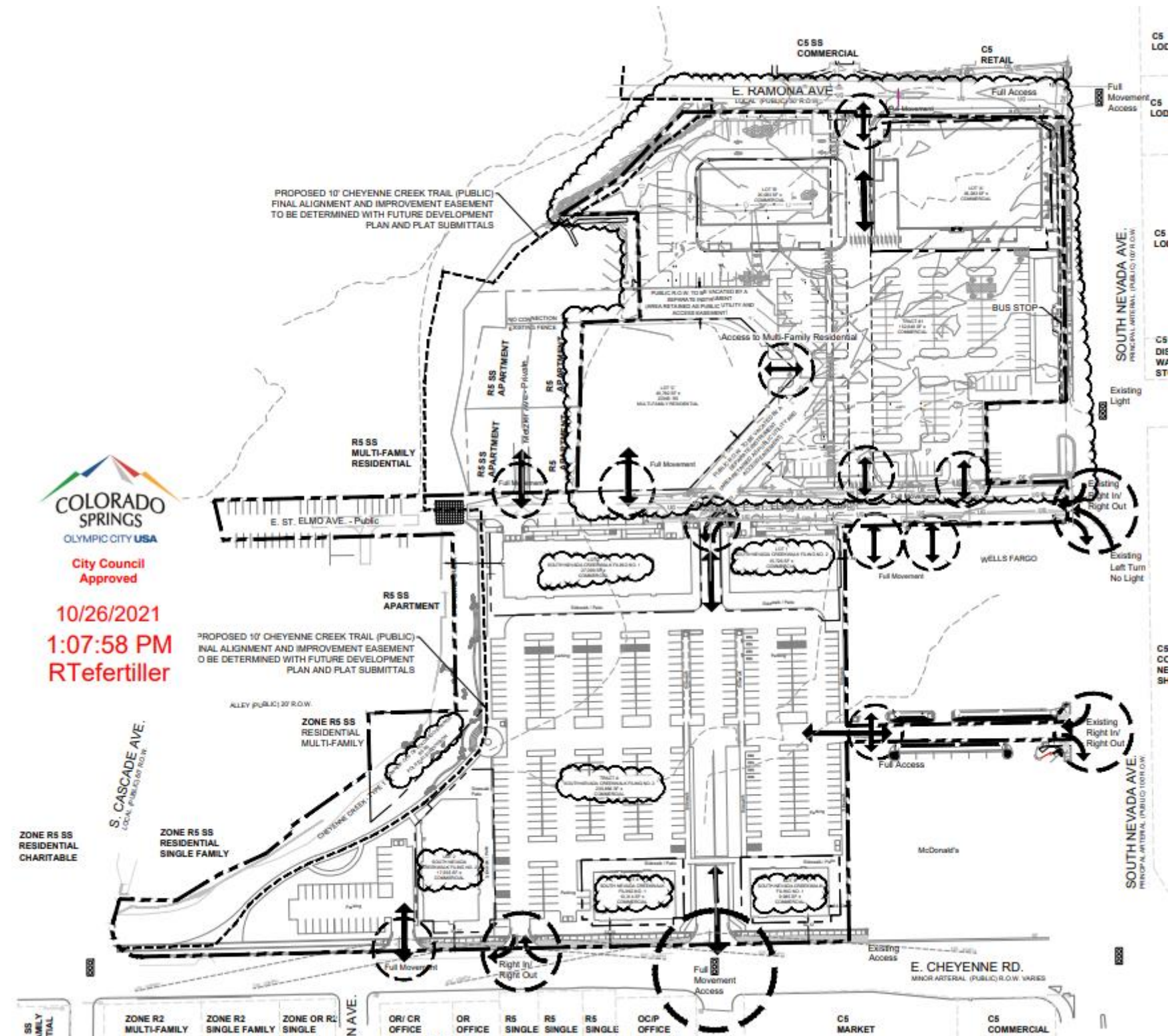


- The proposed use:
 - Well aligned with PlanCOS
 - Take advantage of high density in destinations
 - On multiple transit routes
- Density:
 - Needed in part due to URA affects on property values
 - Offset necessary public improvement costs (creek)
 - Provide customers/employees of businesses in the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

Concept Plan COPN-22-0025



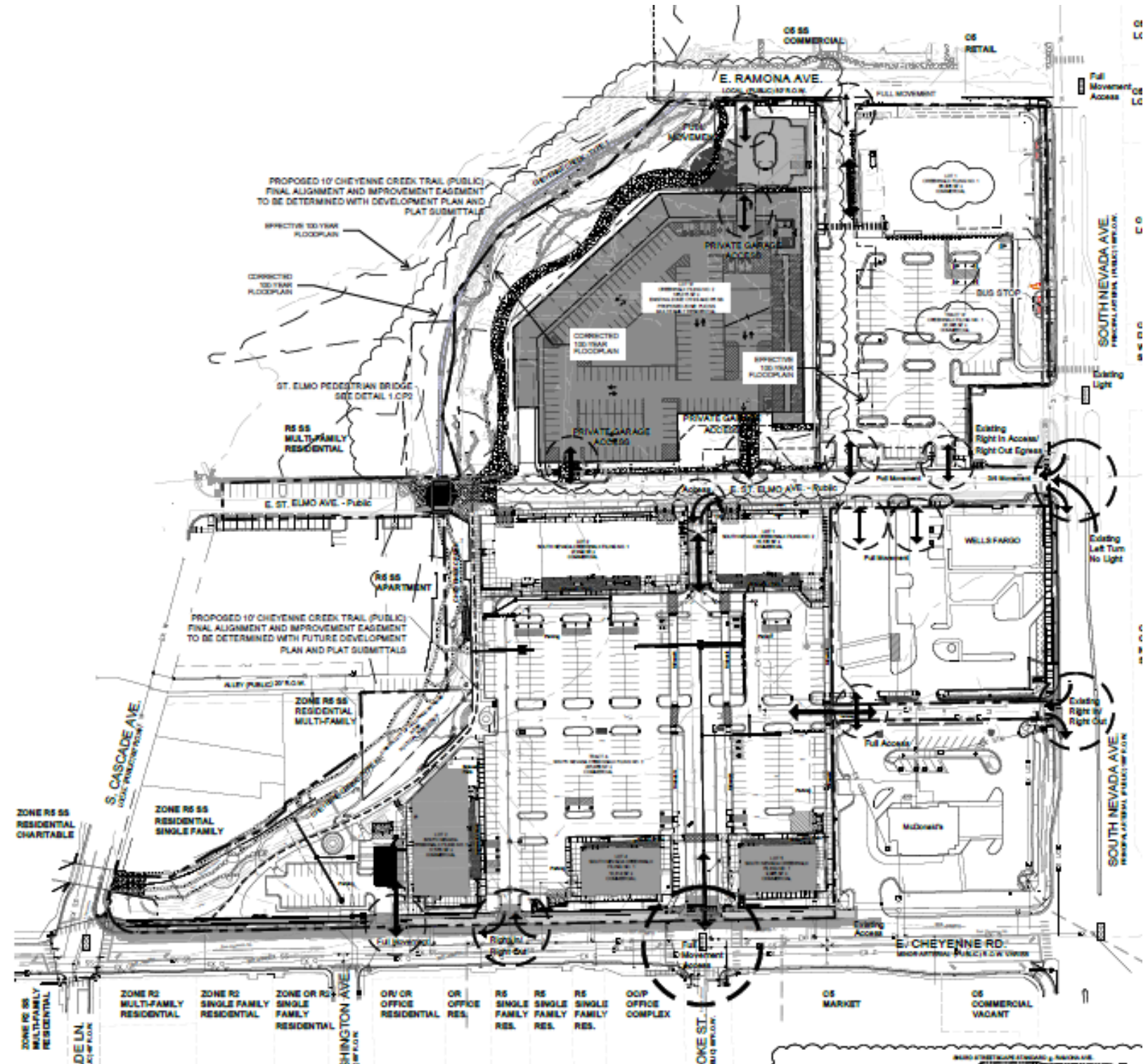
- Original CP adopted in 2018
- Updated and expanded numerous times since
- Current version showed mix of commercial and residential uses



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

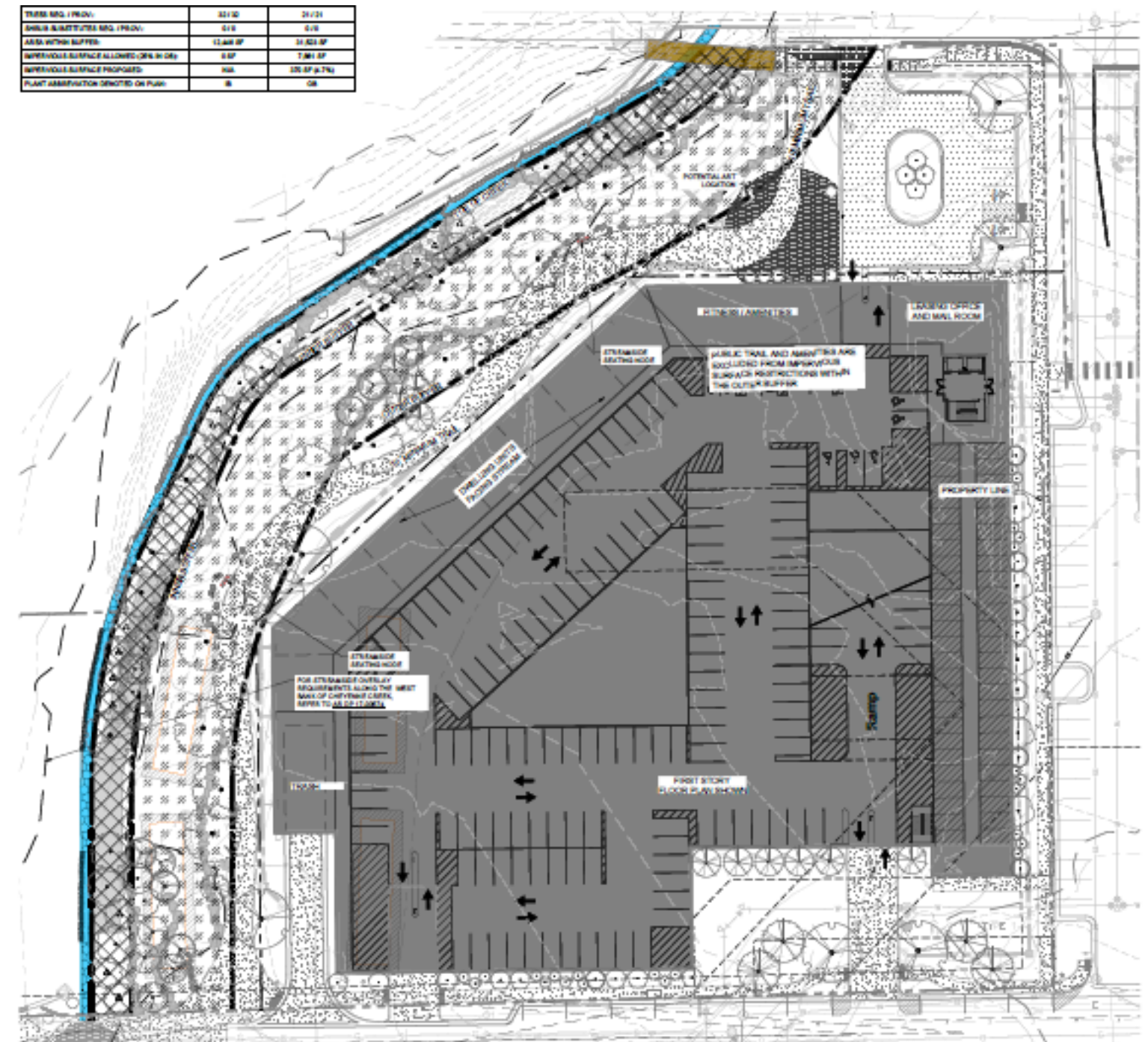


Devt. Plan PUDD-22-0038



- 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.	22/02	21/21
AREA SUBJECT TO REG. / PROJ.	0.18	0.18
AREA WITHIN BUFFER	12,448 SF	31,822 SF
IMPROVEMENT SURFACE ALLOWED OVER IN DIST.	0.07	7,261 SF
IMPROVEMENT SURFACE PROPOSED	104	22,574.774
PLANT ASSOCIATION SPECIFIED ON PLAN	0	00

Devt. Plan PUDD-22-0038



CREEKWALK PUD



MATERIAL KEYNOTES

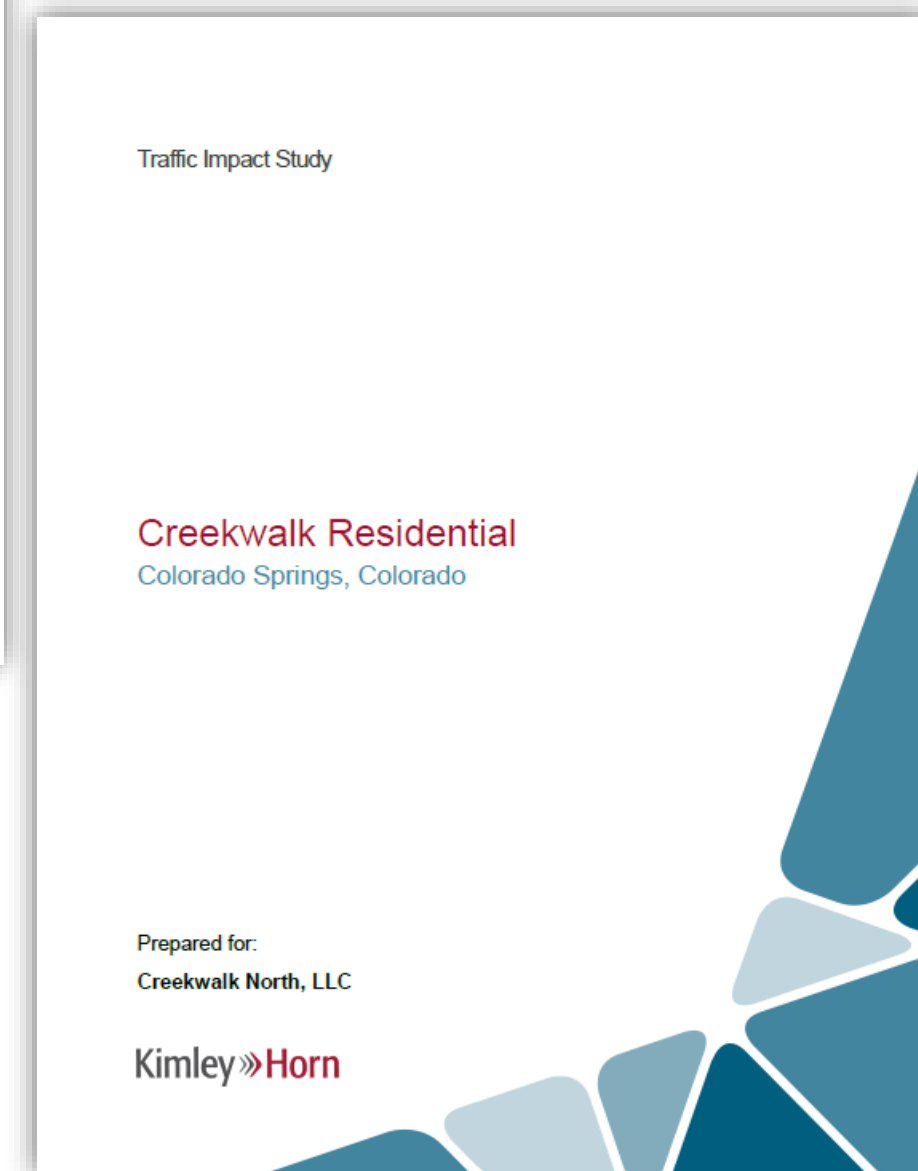
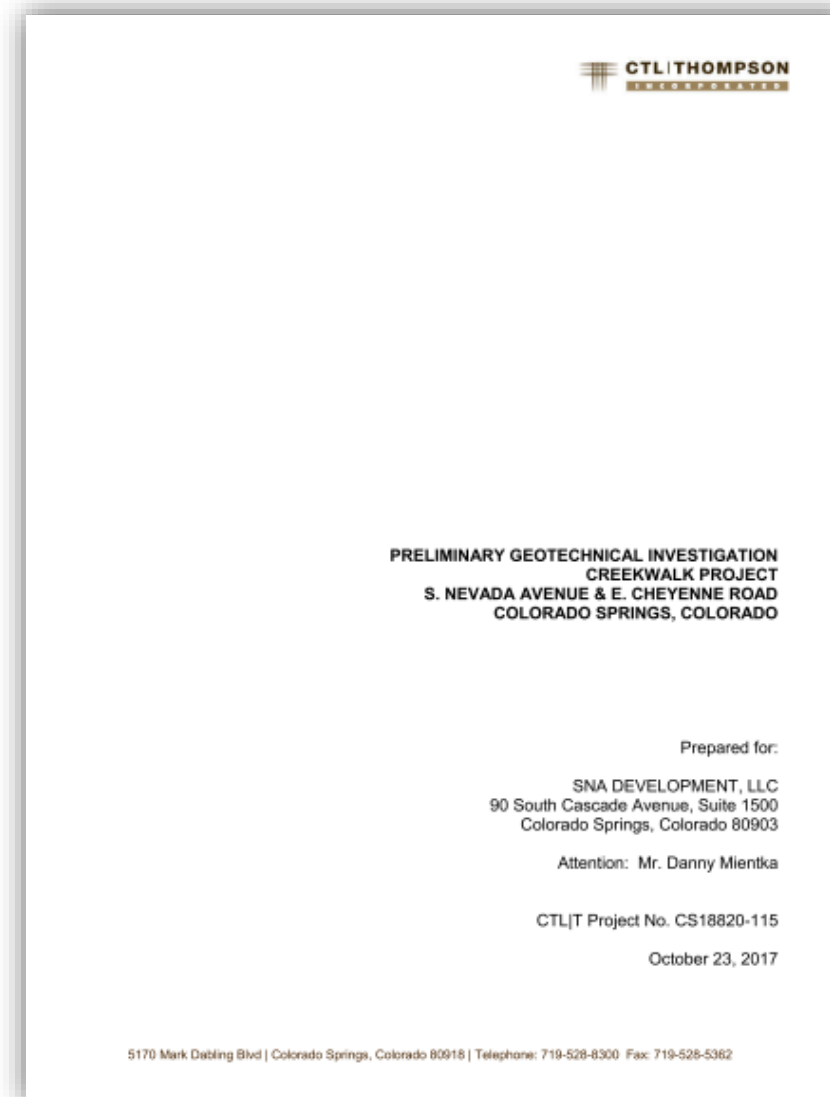
- 01. LARGE COURSE BRICK DARK
- 02. FAUX WOOD PANEL LIGHT
- 03. FAUX WOOD PANEL DARK
- 04. BRICK LIGHT
- 05. MURAL
- 06. METAL PANEL
- 07. CONCRETE OR FAUX CONCRETE



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?