



Planning Commission Agenda Item

Date: April 10, 2024

Item No: 13

TO: Planning Commission

FROM: Alfredo Melesio, Jr., AICP, EDFP, Director of Land Development & Community Services
Prepared By: Bryan Saylor, Planner

SUBJECT: **ZN-07-2023 LOSEE/ELKHORN PROJECT (Public Hearing).** Applicant: Losee Elkhorn Properties, LLC. Request: A Property Reclassification of 53.96 Acres from R-E (Ranch Estates District) to R-3 (Multi-Family Residential District). Location: Approximately 670 Feet East of the Northeast Corner of Losee Road and Clark County 215. (APN's 124-13-401-001, 124-13-401-002, 124-13-401-005 through 124-13-401-008). Ward 4. (For Possible Action)

RECOMMENDATION: APPROVE WITH CONDITIONS

PROJECT DESCRIPTION:

The applicant is requesting Planning Commission consideration to reclassify 53.96 acres of undeveloped land north of the CC-215 Beltway from R-E (Ranch Estates District) to R-3 (Multi-Family Residential District). The subject site is generally located northeast of the CC-215 and Losee Road.

BACKGROUND INFORMATION:

Previous Action
N/A

RELATED APPLICATIONS:

Application #	Application Request
AMP-06-2023	On November 1, 2023 the City Council approved an Amendment to the Comprehensive Master Plan to change the land use designation from Mixed-Use Neighborhood to Multi-Family Residential on approximately 53.96 acres of undeveloped land.

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Mixed Use Neighborhood	R-E, Ranch Estates	Undeveloped Land
North	Mixed-Use Neighborhood	R-E, Ranch Estates; O-L Open Land	Undeveloped Land
South	Mixed-Use Neighborhood	O-L Open Land	Undeveloped Land
East	Mixed-Use Commercial	O-L Open Land	Undeveloped Land
West	Mixed-Use Neighborhood	R-E, Ranch Estates; O-L Open Land	Undeveloped Land

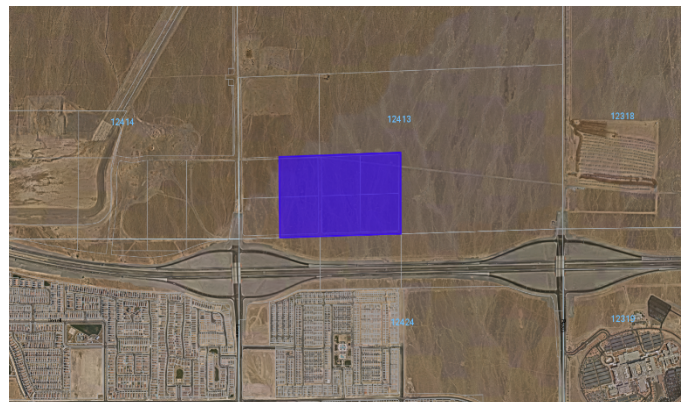
DEPARTMENT COMMENTS:

Department	Comments
Public Works:	No Comment.
Police:	No Comment.
Fire:	No Comment.
Clark County School District:	No Comment.
Clark County Department of Aviation:	No Comment.

Overview:

The subject site consists of six (6) parcels totaling 53.96 acres and is generally located approximately 677 feet east of the northeast corner of Losee Road and Elkhorn Road alignment. The subject site is currently open land and currently has not been developed.

The neighboring uses to the west of the subject site are generally being developed as part of the Villages at Tule Springs Master Planned Community, which is adjacent to the Tule Springs Fossil Beds National Monument. A future casino has been approved on 67 acres at the northwest corner of



Losee Road and the CC-215 Beltway. There are currently no plans for a transit station or an activity center in the vicinity of the subject site.

Approval Criteria: (Zoning Map Amendments)

The City Council may approve zoning map amendments, and the Planning Commission may recommend approval, if the zoning map amendment meets all of the following criteria:

(1) The rezoning will promote the public health, safety, and general welfare;

- Residential development in this area will help to support the future growth of the UNLV campus, the planned casino and other business in the area.

(2) The rezoning is consistent with the comprehensive master plan and the purposes of this Code;

- The proposed property reclassification to R-3, Multi-Family Residential District is consistent with the proposed land use designation of Mixed-Use Neighborhood and allowing up to twenty-five (25) dwelling units per acre.

(3) The rezoning is consistent with the stated purpose of the proposed zoning district(s);

- The proposed property reclassification is in line with the stated purpose which is to promote a balanced supply of commercial, industrial, institutional, and transportation land uses that is compatible with adjacent land uses;

(4) Facilities and services (including roads and transportation, water, gas, electricity, police and fire protection, and sewage and waste disposal, as applicable) will be available to serve the subject property while maintaining adequate levels of service to existing development;

- The proposed property reclassification to R-3, Multi-Family Residential District should not have a negative impact on the proposed facilities and services in the area.

(5) The rezoning is not likely to result in significant adverse impacts upon the natural environment, including air, water, noise, storm water management, wildlife, and vegetation, or such impacts will be substantially mitigated;

- The proposed property reclassification to R-3, Multi-Family Residential District should not have a greater negative impact than any other form of development upon the natural environment, including air, water, noise, storm water management, wildlife, and vegetation.

(6) The rezoning is not likely to result in significant adverse impacts upon other property in the vicinity of the subject tract; and

- Staff does not anticipate any adverse impacts on the existing properties or neighboring land uses surrounding the subject site.

(7) Future uses on the subject tract will be compatible in scale with uses on other properties in the vicinity of the subject tract.

- The proposed property reclassification to R-3, Multi-Family Residential District is to support future development in the area and staff feels that it is compatible with the future uses currently listed or proposed for the vicinity.

ANALYSIS:

The applicant is requesting consideration of a property reclassification (rezoning) request from R-E (Ranch Estates District) to a R-3 (Multi-Family Residential District). The R-3 Multi-Family Residential zoning designation is intended to provide for multi-family developments such as condominiums and apartments. These are typically developed along major roadways and near higher intensity uses. Multi-Family developments should seek a strong connection to nearby uses including employment, commercial developments, parks and other services and amenities. Connectivity should be emphasized in site design to promote pedestrian usability.

According to the Comprehensive Master Plan, the characteristics and location for the Multi-Family Landuse should be predominately residential areas that may also contain any of the secondary uses as a component of the development. Secondary uses include neighborhood common open space areas, parks, schools, churches and other public or semi-public uses as appropriate. The multi-family designation is intended to promote affordable housing in a residentially dense environment with access to nearby amenities.

Multi-Family developments should be developed in a pedestrian-friendly manner, with connectivity to surrounding areas. Where appropriate, these developments should be oriented to support mass transit options. The subject site is located near the northeast corner of Losee Road (100-foot right-of-way) and the CC-215 beltway in an area that has been comprehensively planned as mixed-use neighborhood and commercial.

The Comprehensive Master Plan established Specific Planning Areas recognizing that there are geographic differences in both uses and conditions. These areas all have specific policies to address the various needs for each neighborhood. The subject site is located within a Specific Planning Area, referred to as the Northern Development Area. The Northern Development Area has yet to be developed and will be one of the future development areas of the city. As an area of future development, anything approved to amend the Master Plan of this area will have long reaching effects on the overall development and cohesiveness of the planned area.

The Comprehensive Master Plan includes development policies for the Northern Development Area. Specifically “Policy AC-NDA-2: Promote Live-Work”, which provides for a truly mixed-use development of higher-density, mixed-use developments that will offer a range of housing options and support amenities for the growing area. The Northern Development Area primarily encompasses two (2) large, future development influences: the existing Veteran’s Administration Hospital and the proposed UNLV Campus. These mutually supportive uses have been grouped together in a vision to promote a research and technology business cluster. This cluster will require supportive areas of higher density housing and the businesses and services to support those choosing to call this area home. This ties in to “Policy AC-NDA-3: Placement of Uses” which is to locate supportive commercial, office & research facilities while providing convenient access to them for the employees and residents of the area. Providing higher density housing is only part of the vision for this area. Supportive, walkable, neighborhood amenities are at the core of the vision for the Northern Development Area.

Since the Comprehensive Master Plan was adopted, numerous local and regional plans have been created to encourage flexibility of residential densities within mixed-use developments. The Southern Nevada Strong (SNS) Regional Plan for Sustainable Development envisions a community with a diversified economy; high quality education; diverse housing options; multi-modal transportation system; strong social service network; high-quality health care; and vibrant neighborhoods. SNS recommends aligning land uses with our existing and planned transportation network, to encourage a wider range of housing opportunities and prices. The proposed development will bring new employment opportunities as well as new housing options to an emerging area.

This general area, currently undeveloped, is a blank canvas and part of the future for the City of North Las Vegas. It has been planned to be an education, research and medical center for the city. Residences are only part of the equation in providing a quality of life for the students, specialists, medical professionals & families that hope to reside here. The proposed Zone Change will assist in creating that future, staff has no objections and recommends approval with the listed conditions.

CONDITIONS:

Planning and Zoning:

1. Unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.

ATTACHMENTS:

Letter of Intent

Boundary Map

Neighborhood Meeting Summary Letter

Clark County Assessor's Map
Location and Zoning Map