



Planning Commission Agenda Item

Date: April 9, 2025

Item No: 15

TO: Planning Commission

FROM: Alfredo Melesio, Jr., AICP, EDFP, Director of Land Development
Prepared By: Sharianne Dotson, Principal Planner

SUBJECT: FDP-17-2024 CENTENNIAL LOSEE. Applicant: Greystone Nevada, LLC. Request: A Final Development Plan in a PUD, Planned Unit Development District, to Develop a 288-Unit, Multi-Family Subdivision. Location: Northwest Corner of Losee Road and Azure Avenue. (APNs 124-26-501-019 and 124-26-501-020). Ward 2. (For Possible Action)

RECOMMENDATION: APPROVE WITH CONDITIONS

PROJECT DESCRIPTION:

The applicant is requesting Planning Commission approval for a Final Development Plan in a PUD, Planned Unit Development District, to develop a 288-unit multi-family subdivision. The site is located at the northwest corner of Losee Road and Azure Avenue. The Comprehensive Master Plan designation is Single-Family Medium.

BACKGROUND INFORMATION:

Previous Action
At the Planning Commission meeting on March 12, 2025, the Tentative Map (T-Map-24-24) to allow 288 multi-family dwelling units was approved.
At the City Council Meeting on March 19, 2025, the property reclassification Ordinance No. 3230 (ZN-20-2024) from a PUD, Planned Unit Development District to a new PUD, Planned Unit Development District was approved.
At the City Council Meeting on February 19, 2025, the amendment to the Comprehensive Master Plan Map (AMP-09-2024) to change the Land Use from Single-Family Medium to Multi-Family was approved.
A neighborhood meeting was held on December 18, 2024 at 5:30 p.m. at the Alexander Library located at 1755 West Alexander Road, North Las Vegas, NV 89032. The meeting summary stated that the City of North Las Vegas Commissioner Vega were present with no neighbor representation.
On November 14, 2024, the applicant attended a second Task Force meeting (TF-47-2024) to rezone the property from a PUD, Planned Unit Development District to PUD, Planned Unit Development District for two (2) types of residential. Single-family attached and multi-family residential.

On October 3, 2024, the applicant attended a Task Force meeting (TF-35-2024) to rezone the property from a PUD, Planned Unit Development District to PUD, Planned Unit Development District for two (2) types of residential. Single-family attached and multi-family residential.

On March 28, 2024, the applicant attended a Task Force meeting (TF-07-2024) to rezone the property from a PUD, Planned Unit Development District to PUD, Planned Unit Development District for two (2) types of residential. Single-family attached and multi-family residential.

At the City Council Meeting on July 21, 2021, the amendment to the Comprehensive Master Plan (AMP-08-2021) to change the land use designation from Single-Family Low to Single-Family Medium was approved.

At the City Council Meeting on July 21, 2021, the property reclassification Ordinance #3083 (ZN-12-2021) from R-E, Ranch Estates District to a PUD, Planned Unit Development District to allow 214 detached multi-family dwelling units was approved.

RELATED APPLICATIONS:

Application #	Application Request
N/A	

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Multi-Family	PUD, Planned Unit Development District	Undeveloped
North	Single Family Low, Open Space and Community Commercial	R-E, Ranch Estates District and C-1, Neighborhood Commercial District	Commercial Center (Shadow Creek Market Place) and the City of North Las Vegas Centennial Lawrence Trailhead
South	Single-Family Medium and Employment	R-CL, Single-Family Compact Lot Residential District and PUD, Planned Unit Development District	Vacant Land and Existing Single-Family Residential
East	Single Family Low	R-1, Single-Family Low Density District	Existing Single-Family Residential

West	Single Family Low	R-1, Single-Family Low Density District	Existing Single-Family Residential
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DEPARTMENT COMMENTS:

Department	Comments
Public Works:	See attached memorandum.
Police:	No comment.
Fire:	No comment.
Clark County Department of Aviation:	No comment.
Clark County School District:	See attached memorandum.

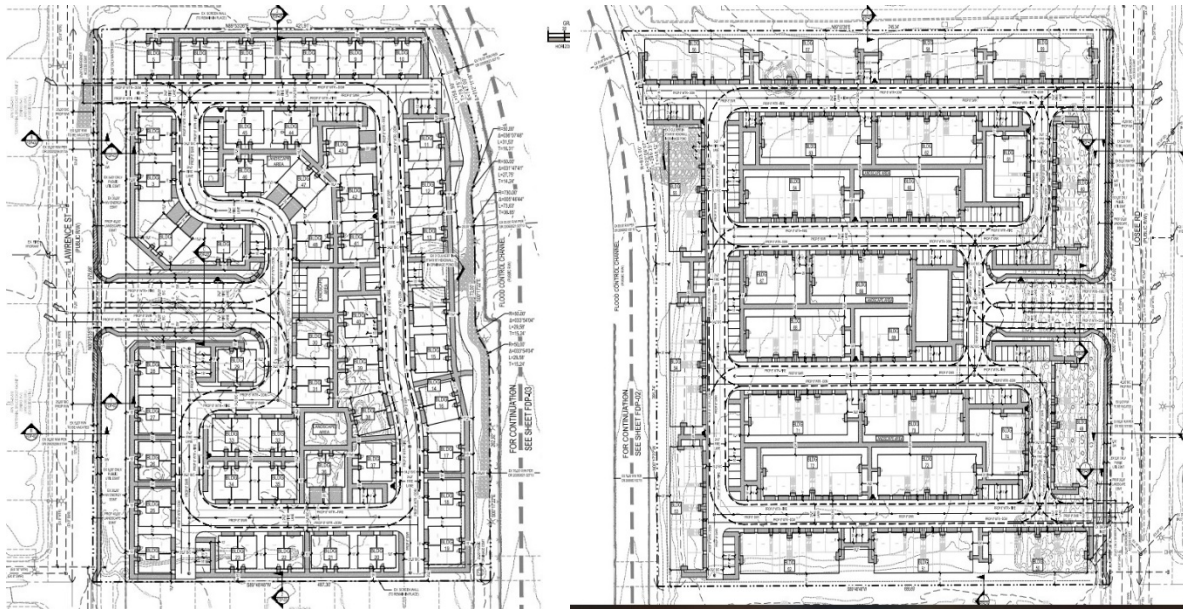
ANALYSIS:

The applicant is requesting Planning Commission approval for a final development plan consisting of 288 multi-family dwelling units. The applicant's subject site consists of two (2) parcels separated by a flood channel. Parcel one (1) parcel is approximately 7.24 acres, where parcel (2) is approximately 10.72 acres. The final development plan is proposing 288 dwelling units with an overall density of 16.03 du/ac. The site is located at the northwest corner of Losee Road and Azure Avenue. The Comprehensive Plan Land Use designation for the subject site is Multi-Family. On March 19, 2025, City Council approved Ordinance No. 3230 (ZN-20-24) for the reclassification (rezoning) of the site to a PUD, Planned Unit Development District.

The final development plan comprises two distinct developments, the West and East parcels, situated along the Las Vegas Wash Trail and flood channel. The West parcel, spanning 7.24 acres, will house 96 condominium units within 48 three-story duplex buildings with attached two-car garages. The East parcel, encompassing 10.73 acres, will accommodate 192 condominium units in 22 eight-plex and four four-plex buildings with attached two-car garages. The proposed final development plan have been revised with some buildings shifting for onsite grading and drainage, however, the overall site layout is the same.

The final development plan includes two designated car parking spaces for each unit in the East development, utilizing a combination of traditional side-by-side and tandem garage parking.

The final development plan outlines the primary access points for each development. The West parcel will primarily access Lawrence Street, while the East parcel will have primary access from Losee Road. Additionally, the East parcel will have secondary fire access from Lawrence Street.



The proposed landscaping plan indicates the perimeter landscaping required along North Lawrence Street, which is 35 feet, including a five (5) foot sidewalk. An existing City water line along Lawrence Street, creating the need for the wider landscaping where the required perimeter landscaping along North Lawrence Street is fifteen (15) feet including a five (5) foot sidewalk. The required perimeter landscaping along Losee Road will be twenty (20) feet including a five (5) foot sidewalk. The proposed landscape plan complies with this requirement and is in compliance with code. The proposed landscape plan indicates a view fence is provided along the trail/wash area for both the west and east portions of the development.



The submitted Final Development Plan indicates the east development will contain duplexes with a five (5) foot rear driveway to access the two (2)-car garage. These

driveways will be required to be constructed using decorative brick to distinguish the difference between the drive aisle and the driveway, enhancing the alleyway with a decorative element. The drive aisles will be 34 feet wide with five (5) feet of sidewalk on each side. In addition, there is a walking path throughout this portion of the development. The sidewalk should be widened to six (6) feet, which is consistent with similar PUD developments. This enhancement will improve the comfort for residents when using the pathway.

The applicant is proposing the following setbacks for the lots:

- Building setback of 10 feet
- Rear setback – garage – 5 feet (driveway)

The west portion of the development is required to provide 57,600. The applicant has provided multiple small park areas for approximately 22,288 square feet of useable open space within the development as well as sidewalk pathways. The sidewalk pathways will be six (6) feet wide for residents comfort. Only private open space with a width of 20 feet or more can be counted towards this requirement. The proposed site is located near the Centennial-Lawrence Trailhead immediately to the north. This public park can be considered an amenity to the development. The code allows developments within five hundred (500) feet of an improved public park, plaza, or other open space and connected by a continuous sidewalk meeting the Americans with Disabilities Act may be approved with reduced open space areas within the project. This project is adjacent to the park north of the development using Lawrence Street. The applicant should also provide pedestrian access to the existing trail from the eastern portion of the PUD. The proposed park amenities for the west development have been identified as; turf area, age appropriate playground equipment with EPDM surfacing, shade sail, picnic table, ramada, benches, game table, trash receptacles and dog waste stations.

The east portion of the development is required to provide 76,800 square feet of open space based on the calculation for a multi-family dwelling unit is required to provide 400 square feet of open space for each unit. The applicant has provided 77,500 square feet of useable open space within the development including landscaped pathways. The pathway sidewalks will be six (6) feet wide for residents comfort.

The required parking for the west portion of the development is 192 covered parking spaces (2.0 p.s. per unit), provided by the attached two (2) car garages with an additional 44 parking spaces throughout the development for a total of 230 parking spaces provided.

The required parking for the east portion of the development is 517 parking spaces whereas the site provides 514 parking spaces. The proposed multi-family buildings are proposing half of the required parking within each building as tandem garage spaces. The Final Development Plan is providing 288 covered parking space for the residents where 192 is required in addition to the required 48 guest parking spaces. The required guest parking should have a ratio of 25% shall be provided within 300 feet walking distance of

the units to be served by the parking.

Architecturally, the applicant submitted elevations for the west portion of the development, which includes a three-story attached two-family duplex unit with a two (2)-car garage. The evaluations appear to have a stucco finish, concrete tile pitched roofs and an accent trim of stone veneer. The dwelling, trim and roof tile colors all appear to meet the requirement of beige, tans and earth tones. The elevations may need to be enhanced with additional architectural details to meet the intent of varied wall planes for every unit. The submitted floor plans indicates a unit size ranging from 1,879 square feet up to 2,120 square feet. Additionally, the west development will be required to provide three (3) separate models.



Architecturally, the applicant submitted elevations for the eastern portion of the development for three-story attached 4-plex and 8-plex residential condominiums. Each dwelling unit contains two-car parking in the form of a side-by-side garage or tandem garage, along with a minimum 40 square foot balcony. The evaluations indicates a stucco finish, concrete tile pitched roofs and an accent trim of stone veneer. The dwelling, trim and roof tile colors all appear to meet the requirement of beige, tans and earth tones. The submitted floor plans indicates unit sizes ranging from 1,544 square feet up to 2,423 square feet.



The western portion of the development requires 192 covered parking spaces (2.0 per unit), provided by attached two-car garages, with an additional 38 parking spaces throughout the development, totaling 230 parking spaces.

The surrounding land uses currently consist of Community Commercial (Smith's shopping center), open space (trailhead to the Las Vegas Wash Trail), Single-Family Low (R-1, Single-Family Low), Single-Family Medium (R-CL, Single-Family Compact Lot), and Employment (approved hospital PUD).

The surrounding area is prominently existing single-family residents to the north, south, east and west. The Shadow Creek Marketplace commercial center is located to the north and vacant land (approved for a hospital) to the south.

The final development plan appears to comply with the approved PUD, Planned Unit Development District Ordinance #3230 (ZN-20-2024). Staff recommends approval of the final development plan subject to 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.
2. The west development will be required to provide three (3) separate models.
3. The Final Development Plan shall comply with the amended conditions approved for Ordinance #3230 (ZN-20-2024).
4. The required guest parking should have a ratio of 25% shall be provided within 300 feet walking distance of the units to be served by the parking.

Public Works:

5. A revocable encroachment permit for landscaping within the public right-of-way is required.
6. The property owner is required to grant a public pedestrian access easement for sidewalk within a common element when that sidewalk is providing public access adjacent to the right-of-way.
7. The Developer is required to grant any easements needed to construct the project.

ATTACHMENTS:

Public Works Memorandum

Letter of Intent

Revised Preliminary Development Plan

Elevations

Revised Landscape Plans

Revised Open Space Plan

Clark County School District Memorandum

Clark County Assessor's Map

Location and Zoning Map