



# Planning Commission Agenda Item

Date: March 12, 2025

Item No: 9

**TO:** Planning Commission

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

**SUBJECT: T-MAP-24-2024 CENTENNIAL LOSEE.** Applicant: Greystone Nevada, LLC. Request: A Tentative Map in a PUD, Planned Unit Development District, (Proposed Property Reclassification to a New PUD, Planned Unit Development District), to Allow 288 Multi-Family Dwelling Units. 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 approval for a Tentative Map containing 288 multi-family dwelling units with an overall density of overall density of 16.03 dwelling units an acre. The applicant's subject site consists of two (2) parcels separated by a flood channel. Parcel one (1) is approximately 7.24 acres and parcel (2) is approximately 10.72 acres. 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.

### **BACKGROUND INFORMATION: .**

<b>Previous Action</b>
At the City Council Meeting on February 19, 2025, the amendment to the Comprehensive Master Plan Map to change the Land Use from Single-Family Medium to Multi-Family was approved.
At the Planning Commission Meeting on February 12, 2025, the property reclassification from a PUD, Planned Unit Development District to a new PUD, Planned Unit Development District was approved with amended conditions. This approval recommendation is pending City Council final action on March 19, 2025.
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 was 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
<b>Subject Property</b>	Multi Family	PUD, Planned Unit Development District	Undeveloped
<b>North</b>	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
<b>South</b>	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

<b>East</b>	Single Family Low	R-1, Single-Family Low Density District	Existing Single-Family Residential
<b>West</b>	Single Family Low	R-1, Single-Family Low Density District	Existing Single-Family Residential

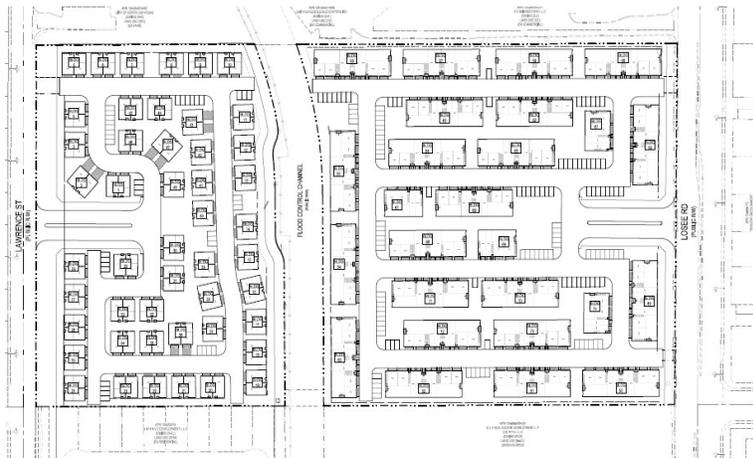
**DEPARTMENT COMMENTS:**

<b>Department</b>	<b>Comments</b>
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 consideration for a tentative map in a PUD, Planned Unit Development District to allow 288 multi-family dwelling units with an overall density of 16.03 du/ac. The applicant's subject site consists of two (2) parcels separated by a flood channel. Parcel one (1) is approximately 7.24 acres and parcel (2) is approximately 10.72 acres. 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.

The proposed tentative map is for two (2) separate developments intersected by the Las Vegas Wash Trail and flood channel. There will be a west and an east development totaling 288 units mixed between single-family duplex and multi-family (4-plex and 8-plex) homes. The West parcel will contain 96 Condominium units situated within (48) duplex buildings that are three stories in height with attached 2-car garages. The East parcel will contain 192 Condominium units situated within (22) 8-plex and (4) 4-plex buildings that are three stories in height with attached 2-car garages for each unit. The two (2) car parking spaces within the east development consist of a combination of traditional side-by-side garage parking and tandem garage parking.



The proposed tentative map indicates the west development's main access and the required secondary fire access from Lawrence Street and the east development will have primary access and secondary fire access from Losee Road.

The proposed landscaping plan indicates the perimeter landscaping of 35 feet along North Lawrence Street including a five (5) foot sidewalk. There is an existing City water line along Lawrence Street, which creates 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 is twenty (20) feet including a five (5) foot sidewalk. The proposed landscape plan complies with this requirement. The perimeter landscaping appears to be in compliance with code requirements. 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 proposed tentative map indicates the east development will contain duplexes with a five (5) foot rear driveway to access the two (2)-car garage. The driveways will be required to be a decorative brick to distinguish the difference between the drive aisle and the driveway and to enhance 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 should enhance 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 proposed PUD development is required to provide 57,600 square feet of useable open space within the development as well as sidewalk pathways. The applicant has provided three (3) small park areas for a total of 4,511 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 amenities will be confirmed with the Final Development Plan.

The east portion of the proposed PUD 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 76,800 square feet of useable open space within the development including landscaped pathways. The pathway sidewalks will need to be increased to six (6) feet wide for the 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 site 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. The required parking spaces will be reviewed with the Final Development Plan.

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 proposed tentative map is consistent with the pending property reclassification (ZN-20-2024) to the PUD, Planned Unit Development and the approved Comprehensive Master Plan Land Use Plan to Multi Family. The development is compatible with the surrounding neighborhood. Staff has no objections to the proposed tentative map request and recommends approval 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 tentative map shall comply with the amended conditions approved for ZN-20-2024.
3. Should the associated zoning application (ZN-20-2024) be denied this application shall become null and void.

**ATTACHMENTS:**

Public Works Memorandum  
Letter of Intent  
Tentative Map  
Revised Open Space Plans  
Clark County School District Memorandum  
Clark County Assessor's Map  
Location and Zoning Map