



Planning Commission Agenda Item

Date: January 8, 2025
Item No: 8

TO: Planning Commission

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

SUBJECT: **ZN-20-2024 CENTENNIAL LOSEE (Public Hearing).** Applicant: Greystone Nevada, LLC. Request: A Property Reclassification of 17.97 Acres from a PUD, Planned Unit Development District to a PUD, Planned Unit Development District, Consisting of 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: APPROVAL WITH CONDITIONS

PROJECT DESCRIPTION:

The applicant is requesting consideration to reclassify (rezone) the subject property from a PUD, Planned Unit Development District to a PUD, Planned Unit Development District, consisting of a 288 multi-family dwelling units. The site is located at the northwest corner of Losee Road and Azure Avenue. The Comprehensive Master Plan Land Use is Neighborhood Commercial, proposed amendment to Multi-Family.

BACKGROUND INFORMATION:

Previous Action
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
AMP-09-2024	Applicant is requesting an amendment to the Comprehensive Master Plan to change the land use from Single-Family Medium to Multi-Family.

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Single-Family Medium	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

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 consideration to reclassify (rezone) the site from a PUD, Planned Unit Development District to a new PUD, Planned Unit Development District, consisting of a 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 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 Single Family Medium with a proposed land use change to Multi-Family.

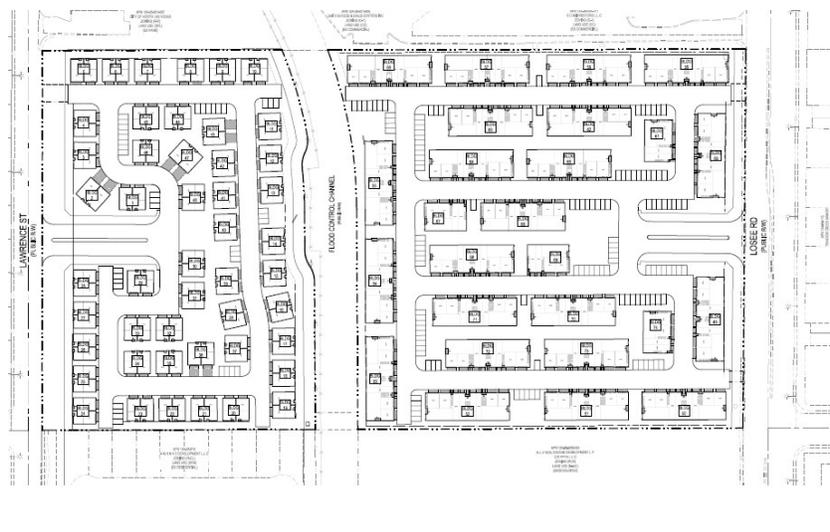
The current PUD, is a multi-family (4-plex) development that included detached units and a limited number of carriage units located above the garages. The current PUD, consist of two (2) developments connected with a pedestrian bridge with golf cart access. The proposed PUD, should incorporate the same pedestrian bridge connection for the two (2) proposed developments. The existing PUD is providing 288 dwelling units with an overall density of 16.03 du/ac.

The proposed PUD, Planned Unit Development District for residential is compatible with the *proposed* Multi-Family land use designation. The Multi-Family land use allows condominiums and apartments; furthermore, it promotes a strong connection between residential and commercial areas as well as parks. The surrounding land uses currently consists 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 proposed land use amendment is consistent with the surrounding neighborhood. Staff has no objections to the proposed request.

The purpose of the PUD, Planned Unit Development District is to serve as an alternative to conventional zoning and development approaches and processes in a manner consistent with the purpose of the Comprehensive Master Plan. The use of a PUD is to encourage innovations in residential, commercial and industrial development and to encourage a more creative approach in the utilization of land. It is not intended to circumvent open space or other design requirements.

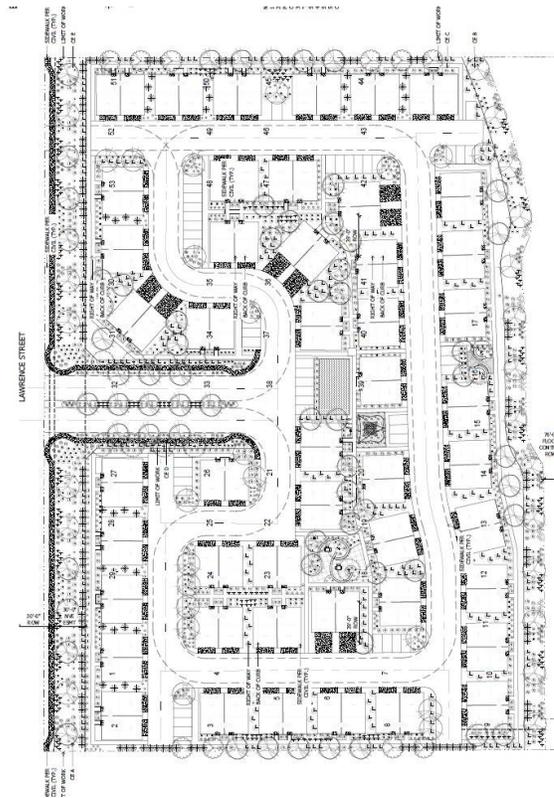
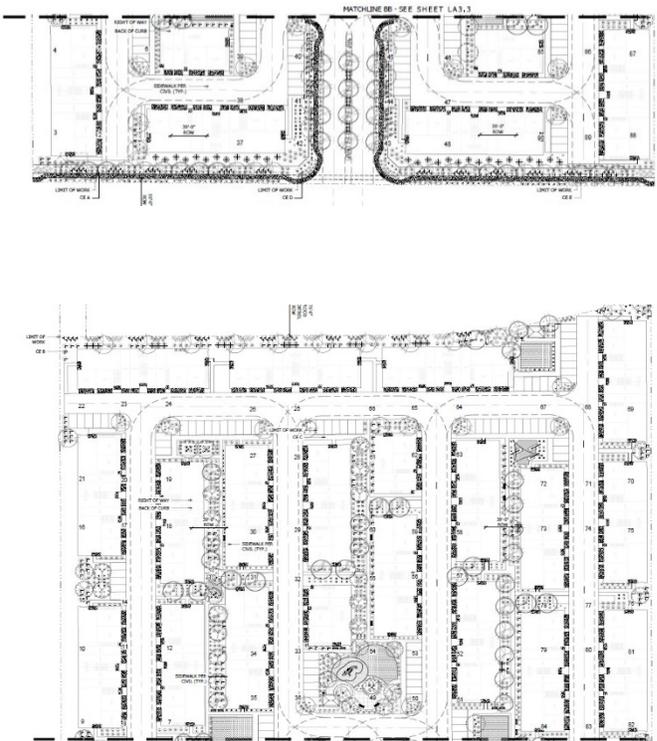
The applicant is proposing the new PUD, Planned Unit Development District for two (2) separate developments intersected by the Las Vegas Wash Trail and flood channel.

There will be a west and an east development consisting of 288 units mixed between single-family duplex and multi-family (4-plex and 8-plex) homes with an overall density of 16.03 dwelling units per acre for the development. The West parcel is 7.24 and will contain 96 Condominium units situated within (48) duplex buildings that are three stories in height with attached 2-car garages. The East parcel is 10.73 acres and 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. Typically, tandem parking is not allowed within mixed-use development and not a multi-family development. The applicant is requesting this option as part of the PUD.



The proposed preliminary development plan 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 west development area will contain duplexes 41 feet long and 46.83 feet wide 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 seven (7) 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 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 sidewalks should be increased to seven (7) 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 proposed PUD. The proposed park amenities for the west development have been identified as; turf area, tot lot with EPDM surfacing, shade sail, picnic table, ramada, benches, game table, trash receptacles and dog waste stations. The amenities should 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 73,219 square feet of useable open space within the development including landscaped pathways. The pathway sidewalks will need to be increased to seven (7) feet wide for residents comfort. Only private open space with a width of 20 feet or more can be counted towards the required open space amount, therefore this portion of the development is short by approximately 3,581 square feet of required open space.

The two (2) developments do not provide enough individual open space however, by providing a pedestrian bridge the east development would have access to the Centennial-Lawrence Trailhead immediately to the north of the west portion. This improved 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 to allow reduced open space areas within the project.

This is the case with this project the Centennial-Lawrence Trailhead is adjacent to the north of the development using Lawrence Street, within five hundred (500) feet and connected with a sidewalk. The applicant should provide a pedestrian access bridge to the west development which would provide access to the existing trail. In addition, the park amenities for the east development have been identified as; turf area, tot lot with EPDM surfacing, shade sail, picnic table. Ramada, benches, game table, trash receptacles and dog waste stations. The amenities should be confirmed with the Final Development Plan.

Architecturally, the applicant submitted elevations for the west portion of the development for three-story attached two-family duplex units with a two (2)-car garage. The evaluations appear to be stucco finish with 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 of 1,879 square feet up to 2,120 square feet. The final elevations will be reviewed with the Final Development Plan. In addition, the west development will be required to provide three (3) separate models.



Architecturally, the applicant submitted elevations for the east 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 and a minimum 40 square foot balcony. The evaluations appear to be stucco finish with 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 a unit size of 1,544 square feet up to 2,423 square feet. The final elevations will be reviewed with the Final Development Plan.



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 38 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, which is not normally permitted within the code. In this instance, the applicant is meeting the required parking by requesting tandem within this proposed PUD; however, staff still has concerns with the parking for this development. 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 PUD, Planned Unit Development District is compatible with the surrounding neighborhood and staff has no objections to the proposed request.

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;
- (2) The rezoning is consistent with the comprehensive master plan and the purposes of this Code;
- (3) The rezoning is consistent with the stated purpose of the proposed zoning district(s);
- (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;
- (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;
- (6) The rezoning is not likely to result in significant adverse impacts upon other property in the vicinity of the subject tract; and
- (7) Future uses on the subject tract will be compatible in scale with uses on other properties in the vicinity of the subject tract.

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. A Final Development Plan is required for both the west and east portions.

3. All driveways within the west portion single-family duplex shall have brick driveways.
4. All pathways within both developments shall be 7 feet wide.
5. The following amenities shall be provided within the open space areas: turf area, age appropriate playground equipment with EPDM surfacing, shade sail, picnic table. Ramada, benches, game table, trash receptacles and dog waste stations.

Public Works:

6. All known geologic hazards shall be shown on any preliminary development plans and civil improvement plans submitted to the City. Subsequent identification of additional hazards may substantially alter development plans. The footprint of proposed structures shall be plotted on the subject civil improvement plans and a minimum width of five (5) feet shall be provided from the edge of any proposed structure to the nearest fault and/or fissure.
7. Approval of a drainage study is required prior to submittal of the civil improvement plans.
8. Approval of a traffic study is required prior to submittal of the civil improvement plans. Please contact Traffic Engineering at 633-2676 to request a scope.
9. Dedication and construction of the following streets and/or half streets is required per the *Master Plan of Streets and Highways* and/or *City of North Las Vegas Municipal Code* section 16.24.100:
 - a. Losee Road (sidewalk and streetlights)
 - b. Lawrence Street
10. The property owner is required to grant roadway easements where public and private streets intersect.
11. The size and number of access points and their locations are subject to review and approval by the City Traffic Engineer and must meet the standards set forth in *North Las Vegas Municipal Code* section 17.24.040 and *Clark County Area Uniform Standard Drawing* number (CCAUSD) 222.1, including throat depths. Conformance may require modifications to the site plan.
12. Security gates shall be provided at the Lawrence Street and Losee Road accesses in accordance with CCAUSD 222.1 including adequate storage lengths, callboxes, and turnarounds.
13. A lighting study is required to demonstrate illuminance meets or exceeds the prescribed levels in the CCAUSD where standard street lighting is not being

proposed.

14. The property owner is required to grant a public pedestrian access easement for sidewalk located within a common element when that sidewalk is providing public access adjacent to the right-of-way.
15. Adjacent to all perimeter and internal streets, a five foot wide public utility easement shall be granted to accommodate dry utility appurtenances and fire hydrants.
16. A revocable encroachment permit for landscaping within the public right of way is required.
17. The street names shall be in accordance with the North Las Vegas Street Naming and Address Assignment Standards, and must be approved by the City of Las Vegas Central Fire Alarm Office.
18. Prior to the installation of any subgrade street improvements, all required underground utilities (i.e., telephone, power, water, etc.) located within public rights-of-way, shall be extended a minimum of ten (10) feet beyond the project boundary.
19. Proposed residential driveway slopes shall not exceed twelve percent (12%).
20. All off-site improvements must be completed prior to final inspection of the first building.
21. All common elements shall be labeled and are to be maintained by the Home Owners Association.
22. A public Utility easement and public Drainage easement will be required over all private streets.
23. Appropriate subdivision and/or parcel mapping is required to complete this project. All mapping shall be in compliance with NRS Chapter 278 and the *City of North Las Vegas Municipal Code* and associated Master Plans in effect at the time of subdivision and/or parcel map approval. Conformance may require modifications to the site.
24. A Revocable Encroachment Permit and Maintenance Agreement is required for the required pedestrian bridge over the existing flood control channel, and is to be privately maintained.
25. All Nevada Energy easements, appurtenances, lines and poles must be shown and shall be located entirely within the perimeter landscape area of this development. Distribution lines, existing or proposed, shall be placed

underground if impacted by the proposed development of the parcel or if the pole impedes upon the proper ADA clearances for sidewalk. Under no circumstances will new down guy wires be permitted.

26. Should the Applicant desire to change the internal drive aisles to private streets, this project would then be required to comply with the CNLV Private Street Policy.

ATTACHMENTS:

Public Works Memorandum

Letter of Intent

Preliminary Development Plan

Elevations

Floor Plans

Landscape Plans

Neighborhood Meeting Summary

Clark County School District Memorandum

Clark County Assessor's Map

Location and Zoning Map