



# Planning Commission Agenda Item

Date: January 8, 2025

Item No: 7

**TO:** Planning Commission

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

**SUBJECT:** **AMP-09-2024 CENTENNIAL LOSEE (Public Hearing).** Applicant: Greystone Nevada, LLC. Request: An Amendment to the Comprehensive Master Plan to Change the Land Use from Single-Family Medium to Multi-Family. 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**

### **PROJECT DESCRIPTION:**

The applicant is requesting consideration to amend the Comprehensive Master Plan Land Use Element from Single-Family Medium to Multi-Family. The proposed site for the amendment is two (2) parcels totaling 17.97 acres located at the northwest corner of Losee Road and Azure Avenue.

### **BACKGROUND INFORMATION:**

<b>Previous Action</b>
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
<b>ZN-20-2024</b>	A property reclassification of 17.97 acres from a PUD, Planned Unit Development District to a PUD, Planned Unit Development District consisting of a 288 multi-family dwelling units.

**GENERAL INFORMATION:**

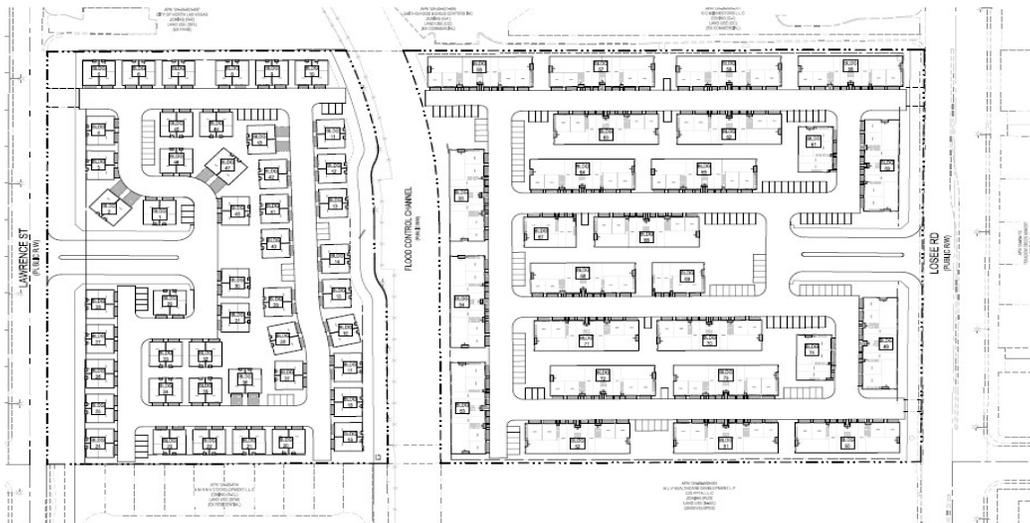
	Land Use	Zoning	Existing Use
<b>Subject Property</b>	Single-Family Medium	PUD, Planned Unit Development District	Undeveloped
<b>North</b>	Single Family Low, Open Space and Community Commercial	R-E, Ranch Estates District and C-1, Neighborhood Commercial District	Commercial Center (Shadow Creek Market 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:**

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.
Economic Development:	No Comment.

**ANALYSIS**

The applicant is requesting consideration to amend the Comprehensive Master Plan Land Use Element from Single-Family Medium to Multi-Family. The proposed site comprises of two (2) parcels, totaling 17.97 acres located at the northwest corner of Losee Road and Azure Avenue. Currently, the subject site is zoned PUD, Planned Unit Development District. However, the applicant has submitted a zoning reclassification application (ZN-20-2024) to rezone the site to a new PUD, Planned Unit Development District. The new PUD would allow 288 Condominium (multi-family) units, each with a two (2) car garage, within duplex, 4-plex and 8-plex buildings with an overall density of 16.03 dwelling units per acre. The existing land use designation of single-family medium allows a density of 13 du/ac. The applicants request to amend the Comprehensive Master Plan is to achieve the requested density of 16.3 du/ac. The Multi-family Land Use category allows up to 25 dwelling units an acre and should be allowed.



According to the Comprehensive Master Plan, the characteristics and location for Multi-Family land uses are along major roadways and near higher intensity uses such as commercial and employment. The primary uses are residential developments with condominiums and apartments with secondary uses such as common open space areas, parks, school, churches and other public or semi-public uses. The area surrounding the

site contains existing residential and commercial uses. The applicant is required to amend the Comprehensive Master Plan to achieve the requested density of 16.3. The Multi-family Land Use category allows up to 25 dwelling units an acre.

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 consist of Community Commercial, open space (trailhead to the Las Vegas Wash Trail), Single-Family Low, Single-Family Medium and Employment. The proposed land use amendment is consistent with the surrounding neighborhood. Staff has no objections to the proposed request.

### **Approval Criteria: (Comprehensive Plan Amendments)**

Recommendations and decisions on comprehensive master plan amendments may be approved if the City Council finds the proposed amendment will not diminish the supply of essential land uses in the City, including industrial zones that provide a critical employment base for the City, and that the proposed amendment meets at least one of the following:

- (1) The proposed amendment is based on a change in projections or assumptions from those on which the comprehensive master plan is based;
- (2) The proposed amendment is based on identification of new issues, needs, or opportunities that are not adequately addressed in the comprehensive master plan;
- (3) The proposed amendment is based on a change in the policies, objectives, principles, or standards governing the physical development of the City;
- (4) The proposed amendment may result in unique development opportunities that will offer substantial benefits to the City; or
- (5) The proposed amendment is based on an identification of errors or omissions in the comprehensive master plan.

### **ATTACHMENTS:**

Letter of Intent  
Boundary Map  
Neighborhood Meeting Summary  
Clark County Assessor's Map  
Location and Comprehensive Master Plan Map