



# Planning Commission Agenda Item

Date: September 13,  
2023

Item No: 12

**TO:** Planning Commission

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

**SUBJECT:** **AMP-06-2023 LOSEE/ELKHORN PROJECT (Public Hearing).** Applicant: Losee Elkhorn Properties, LLC. Request: An amendment to the Comprehensive Master Plan to change the land use designation from Mixed-Use Neighborhood to Multi-Family Residential. Location: Approximately 670 feet east of the northeast corner of Losee Road and Clark County 215. (APNs 124-13-401-001, 124-13-401-002, 124-13-401-005 through 124-13-401-008) Ward 4. (For Possible Action)

**RECOMMENDATION: APPROVAL**

## PROJECT DESCRIPTION:

The applicant is requesting consideration to amend the Comprehensive Master Plan Land Use Element from Mixed-Use Neighborhood to Multi-Family Residential. The proposed amendment consists of six (6) parcels totaling 53.96 acres and is generally located at the northeast corner of Losee Road and Elkhorn Road alignments.

Previous Action
N/A

## RELATED APPLICATIONS:

Application #	Application Request
N/A	

## GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
<b>Subject Property</b>	Mixed Use Neighborhood	R-E, Ranch Estates	Undeveloped Land

<b>North</b>	Mixed-Use Neighborhood	R-E, Ranch Estates; O-L Open Land	Undeveloped Land
<b>South</b>	Mixed-Use Neighborhood	O-L Open Land	Undeveloped Land
<b>East</b>	Mixed-Use Commercial	O-L Open Land	Undeveloped Land
<b>West</b>	Mixed-Use Neighborhood	R-E, Ranch Estates; O-L Open Land	Undeveloped Land

#### **DEPARTMENT COMMENTS:**

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

#### **BACKGROUND INFORMATION:**

The subject site consists of six (6) parcels totaling 53.96 acres and is generally located approximately 670 feet east of the northeast corner of Losee Road and Elkhorn Road alignment. The subject site is currently open land and 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.

#### **ANALYSIS:**

The applicant is requesting consideration to amend the Comprehensive Master Plan Land Use Element from Mixed-Use Neighborhood to Multi-Family for the subject site. The Multi-Family land use designation is intended to provide for multi-family developments such as condominiums and apartments. These developments 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 (proposed) should be predominately higher density residential areas. 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”, that provides for the true development of higher-density, mixed-use projects that will offer a range of housing options and support amenities for the 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 multi-family 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

housing options to an emerging area.

The subject site, 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. This land use amendment will assist in creating that future, staff has no objections and recommends approval.

### **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 Maps

Clark County Assessor's Map

Location and Comprehensive Plan Map