



AGENDA MEMO - COMMUNITY DEVELOPMENT

PLANNING COMMISSION MEETING DATE: NOVEMBER 12, 2024
DEPARTMENT: COMMUNITY DEVELOPMENT
ITEM DESCRIPTION: APPLICANT: MADISON CAPITAL GROUP HOLDINGS, LLC -
OWNER: OSO BLANCA PLACE, LLC

**** STAFF RECOMMENDATION(S) ****

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
24-0430-VAC1	Staff recommends APPROVAL, subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 32

NOTICES MAILED 2

PROTESTS

APPROVALS

**** CONDITIONS ****

24-0430-VAC1 CONDITIONS

1. The limits of this Petition of Vacation shall be the unused east half of Doe Brook Trail bounded by Oso Blanca Road to the north, the City's Mountain Ridge (Baseball) Park to the west, and the north edge of the Montecito 60 subdivision to the south.
2. The Order of Vacation shall record prior to or concurrently with the issuance of a permit for this site.
3. Reserve a minimum 20-foot wide Public Sewer Easement over the existing Public Sewer Main, or provide a sewer relocation/abandonment plan acceptable to the Sanitary Sewer Planning section of the Department of Public Works prior to recordation of the Order of the Vacation. If relocation is required, this vacation shall not record until civil improvement plans are approved by the City of Las Vegas and new Public Sewer Easements are granted.
4. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. Alternatively, a Public Drainage Easement to be privately maintained must be reserved over the entire area requested to be vacated.
5. The Order of Vacation shall reserve easements for the facilities of all City of Las Vegas Franchise Holders unless written verifiable letters of consent without reservation are received prior to recordation.
6. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.
7. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress there from shall be provided if required.
8. All development shall be in conformance with code requirements and design standards of all City Departments.

Conditions Page Two**November 12, 2024 - Planning Commission Meeting**

9. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Title 19. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.
10. Comply with all applicable conditions of approval for 22-0528-SDR1 prior to recordation of the Order of Vacation.
11. If the Order of Vacation is not recorded within one (1) year after approval by the City of Las Vegas or an Extension of Time is not granted by the Director of Community Development, then approval will terminate and a new petition must be submitted.

Staff Report Page One
November 12, 2024 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a petition to vacate a portion of Right-of-Way (Doe Brook Trail) generally located on the west side of Oso Blanca Road, approximately 1,106 feet south of Elkhorn Road

ISSUES

- This request was previously approved by the City Council via Vacation (22-0528-VAC1) but has since expired.

ANALYSIS

On March 15, 2023, the City Council approved the following entitlements for the subject site:

- 22-0528-MOD1 - Major Modification request from UC-TC (Urban Center Mixed Use) and PF-TC (Public Facilities) to UC-TC (Urban Center Mixed Use) Town Center Special Land Use Designation
- 22-0528-SUP1 - Special Use Permit for a proposed Mini-Storage Facility Use
- 22-0528-VAC1 - Vacation petition to vacate public right-of-way generally located on the west side of Oso Blanca Road, approximately 1,106 feet south of Elkhorn Road
- 22-0528-SDR1 - Site Development Plan Review for a proposed 45-foot tall, three-story, 858-unit mini-storage development with waivers of the Town Center Development Standards

The Vacation was approved with a one-year expiration date. As it was never exercised, the entitlement expired as of March 15, 2024. The applicant now requests the same Vacation in order to accommodate the future Mini-Storage development onsite. Staff supports the request and recommends approval.

FINDINGS

Staff presents the following findings concerning this request to vacate certain public street right-of-way:

Staff Report Page Two

November 12, 2024 - Planning Commission Meeting

- A. Does this vacation request result in uniform or non-uniform right-of-way widths? *Uniform, eliminating unused excess right-of-way.*
- B. From a traffic handling viewpoint will this vacation request result in a reduced traffic handling capability? *No*
- C. Does it appear that the vacation request involves only excess right-of-way? *Yes*
- D. Does this vacation request coincide with development plans of the adjacent parcels? *Yes, Site development Plan Review (22-0528-SDR1).*
- E. Does this vacation request eliminate public street access to any abutting parcel? *No*
- F. Does this vacation request result in a conflict with any existing City requirements? *No*
- G. Does the Department of Public Works have an objection to this vacation request? *No*

The request to vacate right-of-way will result in uniform right-of-way as the portion to be vacated is excess right-of-way; therefore, staff is recommending approval of the request with conditions.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
12/07/98	The City Council approved a request for a Rezoning (Z-0076-98) on property located within the area designated Town Center on the Northwest Amendment to the General Plan from U (Undeveloped), R-E (Residence Estates), R-PD7 (Residential Planned Development – 7 Units Per Acre), R-PD11 (Residential Planned Development – 11 Units Per Acre), R-PD13 (Residential Planned Development – 13 Units Per Acre), R-PD18 (Residential Planned Development – 18 Units Per Acre), R-CL (Single Family Compact-Lot), C-1 (Limited Commercial), C-2 (General Commercial), C-V (Civic), and PD (Planned Development) zones, to T-C (Town Center), size 1,468 acres.

Staff Report Page Three

November 12, 2024 - Planning Commission Meeting

<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
03/15/23	<p>The City Council approved the following entitlements for the subject site:</p> <ul style="list-style-type: none"> • 22-0528-MOD1 - Major Modification request from UC-TC (Urban Center Mixed Use) and PF-TC (Public Facilities) to UC-TC (Urban Center Mixed Use) Town Center Special Land Use Designation • 22-0528-SUP1 - Special Use Permit for a proposed Mini-Storage Facility Use • 22-0528-VAC1 - Vacation petition to vacate public right-of-way generally located on the west side of Oso Blanca Road, approximately 1,106 feet south of Elkhorn Road • 22-0528-SDR1 - Site Development Plan Review for a proposed 45-foot tall, three-story, 858-unit mini-storage development with waivers of the Town Center Development Standards

<i>Most Recent Change of Ownership</i>	
01/14/14	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
There are no related building permits/business licenses of note.	

<i>Pre-Application Meeting</i>	
09/07/22	Staff conducted a pre-application meeting with the applicant where the submittal requirements and deadlines were reviewed for a proposed Vacation.

<i>Neighborhood Meeting</i>	
A neighborhood meeting was not required, nor was one held.	

<i>Field Check</i>	
10/03/24	Staff conducted a routine field check. No issues were noted.

Staff Report Page Four

November 12, 2024 - Planning Commission Meeting

Details of Application Request	
Site Area	
Net Acres	0.28

Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Undeveloped	UC-TC (Urban Center Mixed Use)	T-C (Town Center)
South	Multi-Family Residential	UC-TC (Urban Center Mixed-Use)	T-C (Town Center)
East	US 95 - Freeway	US 95 - Freeway	US 95 - Freeway
West	City Park	PF-TC (Public Facilities)	T-C (Town Center)

Master and Neighborhood Plan Areas	Compliance
Las Vegas 2050 Master Plan Area: Centennial Hills	Y
Special Area and Overlay Districts	Compliance
T-C (Town Center) District	Y
Other Plans or Special Requirements	Compliance
Trails (Town Center)	Y
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A