



AGENDA MEMO - COMMUNITY DEVELOPMENT

PLANNING COMMISSION MEETING DATE: NOVEMBER 12, 2024  
DEPARTMENT: COMMUNITY DEVELOPMENT  
ITEM DESCRIPTION: APPLICANT/OWNER: CITY OF LAS VEGAS

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
24-0497-SDR1	Staff recommends APPROVAL, subject to conditions:	

**\*\* NOTIFICATION \*\***

NEIGHBORHOOD ASSOCIATIONS NOTIFIED            23

NOTICES MAILED                                    226

PROTESTS

APPROVALS

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**\*\* CONDITIONS \*\***

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**24-0497-SDR1 CONDITIONS**

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**Planning**

1. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. All development shall be in conformance with the site plan and landscape plan, date stamped 09/24/24, and building elevations, date stamped 11/05/24, except as amended by conditions herein.
3. A Waiver from the Appendix F Interim Downtown Las Vegas Development Standards is hereby approved, to allow a three percent façade alignment on the corner side where 70 percent is the minimum required.
4. A Waiver from the Appendix F Interim Downtown Las Vegas Development Standards is hereby approved, to allow no landscaping on the Utah Avenue street 36-inch box trees at 20-foot intervals is otherwise required.
5. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Division.
6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
7. All utility or mechanical equipment shall comply with the provisions of the Interim Downtown Las Vegas Development Standards, unless approved by a separate Waiver.
8. Trash enclosures shall be provided in conformance with the provisions of Title 19.08.040.E.
9. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer, or Civil Engineer, must be submitted prior to or at the same time an application is made for a building permit. A permanent underground sprinkler system is required, which shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede the visibility of any traffic control device.

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10. A Comprehensive Construction Staging Plan shall be submitted to the Department of Community Development for review and approval prior to the issuance of any building permits. The Construction Staging Plan shall include the following information: Design and location of construction trailer(s); design and location of construction fencing; all proposed temporary construction signage; location of materials staging area; and the location and design of parking for all construction workers.
11. Prior to the submittal of a building permit application, the applicant shall meet with Department of Community Development staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
12. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

**Public Works**

13. In accordance with code requirements of Title 13.56 and Section 2.2 of the City's Vision Zero Action Plan, remove all substandard offsite improvements and unused driveway cuts, if any, and replace with new improvements meeting Public Right-of-Way Accessibility Guidelines (PROWAG) to the satisfaction of the City Engineer concurrent with development of this site. Grant Pedestrian Access Easement(s) if necessary to comply with this requirement. All existing paving damaged or removed by this development shall be restored at its original location, width, and depth concurrent with the development of this site.
14. Coordinate with the Environmental Compliance & Enforcement staff of the Department of Public Works to locate any required grease interceptor and sand/oil interceptors in acceptable locations prior to the submittal of sewer-related plans. Comply with the recommendations and requirements of the Environmental Compliance & Enforcement staff prior to issuance of permits. The team may be contacted at 702-229-6594 or emailed at [ece@lasvegasnevada.gov](mailto:ece@lasvegasnevada.gov).
15. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
16. A gated queuing analysis is required for both gated entries. The gated entry from the alley must be modified to provide a minimum of 18 feet from the alley right-of-way to the gate.
17. Queues for the overall garage shall not extend into the public right-of-way as a result of the gating operations on this site.

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18. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to the submittal of construction plans, the issuance of any building or grading permits whichever may occur first. Provide and improve all drainage ways as recommended.

**Fire & Rescue**

19. A fully operational fire protection system, including fire apparatus roads, fire hydrants, and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

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**\*\* STAFF REPORT \*\***

**PROJECT DESCRIPTION**

The applicant is proposing to develop a seven-story parking garage with 9,399 square feet of commercial space on 1.13 acres at the northeast corner of Utah Avenue and Casino Center Boulevard.

**ISSUES**

- The subject site is located within the confinements of the Vision 2045 Downtown Las Vegas Master Plan (Gateway District) [Area 1].
- In January 2024, the Planning Commission voted to Withdraw Without Prejudice a request for a Site Development Plan Review (23-0581-ZON1) to allow a proposed 71-foot tall parking garage with 12,879 square feet of commercial space at the northeast corner of Utah Avenue and Casino Center Boulevard.
- A Waiver of the Appendix F Interim Downtown Las Vegas Development Standards is requested to allow a three percent façade alignment on the corner side where 70 percent is the minimum required.
- The subject site is located within Redevelopment Plan Area 1.

**ANALYSIS**

Adopted by the City Council in June 2016, the *Vision 2045 Downtown Las Vegas Master Plan* (Downtown Master Plan) is the policy document that provides an overall vision, policy direction, and implementation strategy in support of the ongoing recovery and revitalization in Downtown Las Vegas. The Downtown Master Plan envisions and encourages downtown Las Vegas to achieve a compact, vibrant urban environment, with a focus on higher-density mixed-use development around transit hubs and activity nodes. The Master Plan is intended to enable an energetic, urban way of life and a high-quality physical environment for locals and visitors alike.

Adopted under the requirements of the Las Vegas Municipal Code and other applicable laws, the Title 19.09 Form-Based Code establishes the new form-based standards for the area of the City included within the Downtown Las Vegas Overlay (DTLV-O). Eventually, the Form-Based Code will be applied to each of the twelve Downtown Districts within the Downtown Las Vegas Overlay District. In the interim, the Gateway District is part of Downtown Area 1 and is currently governed by the Appendix F Interim Downtown Las

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Vegas Development Standards and Title 19. Any deviation from the development standards found in Appendix F requires a Waiver with the associate Site Development Plan Review.

The subject site is located within the Gateway District of Downtown Las Vegas. The Gateway District establishes the southern gateway to downtown, though this area is mostly blighted residential. The landmark Stratosphere Tower has become the main attraction of the area though it is surrounded by predominantly auto-centric commercial uses and vacant parcels. The 1.13-acre undeveloped subject site is located at the northeast corner of Utah Avenue and Casino Center Boulevard. Despite being geographically located in the Gateway District, the subject site is commonly misidentified as being part of the 18b Arts District, being two blocks or about 1/10th of a mile away.

The Parking Facility use is defined as “A lot or structure developed for public or private parking as a primary use of the subject site on which it is located. This use does not include any ancillary lot or structure provided in conjunction with a primary use in order to meet minimum required parking standards.” The Parking Facility use is a permitted use in the C-2 (General Commercial) zoning district. In conjunction with the Appendix F Interim Downtown Las Vegas Development Standards, parking structures must have ground-level retail, office, and/or restaurant space incorporated into the design of the structure on all frontages; these structures shall have no front or corner side setback. As such a 9,399 square-foot retail space is shown on the ground floor of the floor plan adjacent to the Utah Avenue and Casino Center Boulevard intersection.

The building elevations demonstrate a seven-story (94-foot tall) parking garage structure primarily comprised of CMU walls and stucco and accented by storefront glazing and polycarbonate panels. As required as part of the Appendix F Interim Downtown Las Vegas Development Standards, exterior walls of all parking structures shall be designed as part of the architectural form of the primary and/or the surrounding buildings. All sides of the proposed building are coherently designed and treated with a consistent level of detailing and finish in compliance with Title 19.08.

The landscape plan only depicts 36-inch red push pistache trees adjacent to the northern property line, providing a buffer to the neighboring R-4 (High Density Residential) zoned site. The landscaping plan does not depict any landscaping on either Utah Avenue or Casino Center Boulevard. Recently, Casino Center Boulevard underwent a capital improvement plan that installed the required streetscape improvements. Likewise, a forthcoming capital improvement plan (#107v9854) is in the final planning stages for Utah Avenue streetscape improvements. At that time streetscape landscaping shall be consistent with the district-specific landscaping palette listed in Title 19.09.040. Additionally, the Appendix F Interim Downtown Las Vegas Development Standards require 36-inch box trees at 20-foot intervals. Both these standards will be reviewed during the streetscape improvement review process. As such, in the interim a Waiver of the Appendix F Interim

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Downtown Las Vegas Development Standards Streetscape Standards is requested to allow no streetscape landscaping on Utah Avenue where 36-inch box trees at 20-foot intervals is otherwise required.

As the proposed development is consistent with the Appendix F Interim Downtown Las Vegas Development Standards, staff is recommending approval, subject to conditions.

**VISION 2045 DOWNTOWN LAS VEGAS MASTER PLAN**

Coincident with Downtown growth and development, the Vision 2045 Downtown Las Vegas Master Plan promotes a “park-once” centralized parking management strategy that minimizes land resources devoted toward surface parking. Through the Appendix F Interim Downtown Las Vegas Development Standards, projects located within the Downtown Las Vegas Overlay District (Area 1) are not subject to the automatic application of parking requirements. Increasing development demand in the Founders and 18b Arts Districts, has led to parking availability becoming a major concern as downtown continues to redevelop. The continual lack of new development projects failing to provide the required number of parking places further demand on the surrounding area and ultimately, the need for public subsidy, where otherwise is the developer’s responsibility for development. A parking garage such as the proposed development will help create a centralized parking location for customers and employees to utilize will visiting these downtown districts. The proposed development is broken into two phases; the first consists of the first four floors featuring 378 parking spaces, whereas the overall build-out consists of 753 parking spaces.

**FINDINGS (24-0497-SDR1)**

In order to approve a Site Development Plan Review application, per Title 19.16.100(E) the Planning Commission and/or City Council must affirm the following:

- 1. The proposed development is compatible with adjacent development and development in the area;**

The proposed parking garage development is compatible with adjacent development within the surrounding area of the subject site.

- 2. The proposed development is consistent with the General Plan, this Title, and other duly-adopted city plans, policies, and standards;**

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The proposed parking garage supports the Vision 2045 Downtown Las Vegas Master Plan as it promotes a “park-once” centralized parking management strategy that minimizes land resources devoted toward surface parking.

**3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

Site access is provided by Casino Center Boulevard and Utah Avenue. Both of these 80-foot Collector Streets are adequate in size to serve the scale of the proposed development.

**4. Building and landscape materials are appropriate for the area and for the City;**

The proposed building and landscape materials are appropriate for a desert climate and the city. All provided landscaping is included on the Southern Nevada Regional Planting Coalition list and are appropriate for a desert climate.

**5. Building elevations, design characteristics, and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;**

Building elevations and design characteristics are not unsightly or obnoxious in appearance and create an orderly and aesthetically pleasing environment.

**6. Appropriate measures are taken to secure and protect the public health, safety, and general welfare.**

The development of the site will be subject to building permit review and inspection, thereby protecting the health, safety, and general welfare of the public.

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### BACKGROUND INFORMATION

<b><i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i></b>	
12/14/21	The Planning Commission approved a Site Development Plan Review (21-0664-SDR1) for a proposed temporary parking lot concurrent with an approved multi-family residential development on 0.80 acres at the northeast corner of Utah Avenue and Casino Center Boulevard. Staff recommended approval.
08/15/22	Staff administratively approved a Site Development Plan Review (22-0338-SDR1) for an existing temporary parking lot and proposed temporary parking lot addition on 1.13 acres at the northeast corner of Utah Avenue and Casino Center Boulevard.
01/09/24	The Planning Commission voted to Withdraw Without Prejudice a request for a Site Development Plan Review (23-0581-ZON1) to allow a proposed 71-foot tall parking garage with 12,879 square feet of commercial space at the northeast corner of Utah Avenue and Casino Center Boulevard. Staff recommended approval.
02/21/24	The City Council approved a Rezoning (23-0581-ZON1) from R-4 (High Density Residential) to C-2 (General Commercial) on 1.13 acres at the northeast corner of Utah Avenue and Casino Center Boulevard. The Planning Commission and Staff recommended approval.

<b><i>Most Recent Change of Ownership</i></b>	
07/21/23	A deed was recorded for a change in ownership.

<b><i>Related Building Permits/Business Licenses</i></b>	
There are no related building permits or business licenses associated with the subject site.	

<b><i>Pre-Application Meeting</i></b>	
09/18/24	A pre-application meeting was held with the applicant to discuss the submittal requirements pertaining to a proposed parking garage with commercial space at the subject site.

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

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<b>Field Check</b>	
10/17/24	A routine field check was conducted at the subject site; staff found an existing and operating parking lot with nothing noted of concern.

<b>Details of Application Request</b>	
<b>Site Area</b>	
Net Acres	1.13

<b>Surrounding Property</b>	<b>Existing Land Use Per Title 19.12</b>	<b>Planned or Special Land Use Designation</b>	<b>Existing Zoning District</b>
Subject Property	Parking Lot	MXU (Mixed Use)	C-2 (General Commercial)
North	Residential, Multi-Family		R-4 (High Density Residential)
South	Undeveloped	C (Commercial)	C-2 (General Commercial)
East	General Personal Service Alcohol, On-Premise Beer/Wine Commercial	MXU (Mixed Use)	
	Recreational/Amusement (Indoor)		
	Tattoo Parlor/Body Piercing Studio		
	Undeveloped		
	Residence Hotel		
West	Residential, Multi-Family	R-4 (High Density Residential)	
	Vacant		
	Undeveloped		

<b>Master and Neighborhood Plan Areas</b>	<b>Compliance</b>
Las Vegas 2050 Master Plan Area: Downtown Las Vegas	Y
Vision 2045 Downtown Las Vegas Master Plan: Gateway District	Y
Appendix F Interim Downtown Las Vegas Development Standards	Y
<b>Special Area and Overlay Districts</b>	<b>Compliance</b>
A-O (Airport Overlay) District (200 Feet)	Y
DTLV-O (Downtown Las Vegas Overlay) District - Area 1	Y
LW-O (Live/Work Overlay) District	Y

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<b>Other Plans or Special Requirements</b>	<b>Compliance</b>
Trails (Casino Center Boulevard  Shared Use Trail   Constructed)	Y
Las Vegas Redevelopment Plan Area - Area 1	Y
Interlocal Agreement	N/A
Project of Significant Impact	N/A
Project of Regional Significance	N/A

**DEVELOPMENT STANDARDS**

**Pursuant to Title 19.08 and the Appendix F Interim Downtown Las Vegas Development Standards, the following standards apply:**

<b>Standard</b>	<b>Required/Allowed</b>	<b>Provided</b>	<b>Compliance</b>
Min. Lot Size	N/A	49,222 SF	Y
Min. Lot Width	100 Feet	139 Feet	Y
Min. Setbacks			
• Front (Utah Avenue)	0 Feet (70% Alignment)	2 Feet (77%)	Y
• Side	N/A	5 Feet	Y
• Corner (Casino Center Boulevard)	0 Feet (70% Alignment)	4 Feet (3%)	N*
• Rear	N/A	10 Feet	Y
Max. Lot Coverage	As restricted by setback	84.1%	Y
Max. Building Height	200 Feet	94 Feet	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Internal Room	Y
Mech. Equipment	Screened	Screened by Building	Y

\*A Waiver is requested to allow a deviation from the following development standard.

<b>Street Name</b>	<b>Functional Classification of Street(s)</b>	<b>Governing Document</b>	<b>Actual Street Width (Feet)</b>	<b>Compliance with Street Section</b>
Utah Avenue	Collector Street	Master Plan of Streets and Highways Map	80	Y
Casino Center Boulevard	Collector Street	Master Plan of Streets and Highways Map	80	Y

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<b>Streetscape Standards</b>	<b>Required</b>	<b>Provided</b>	<b>Compliance</b>
Casino Center Boulevard	All north-south streets shall provide drought-tolerant shade trees as approved by staff and shall be 36-inch box trees at 20-foot intervals. Landscaped Medians may have either palm trees or shade trees.	N/A*	Existing
Utah Avenue	All east-west streets shall provide drought-tolerant shade trees as approved by staff and shall be 36-inch box trees at 20-foot intervals. Landscaped medians may provide either palm trees or shade trees.	N/A*	N**

\* The landscaping plan does not depict any landscaping on either Utah Avenue or Casino Center Boulevard.

\*\*A forthcoming capital improvement plan (#107v9854) is in the final planning stages for Utah Avenue streetscape improvements. In the interim, a Waiver of the Appendix F Interim Downtown Las Vegas Development Standards Streetscape Standards is requested to allow

<b>Parking Requirement - Downtown (Areas 1-3)</b>							
<b>Use</b>	<b>Gross Floor Area or Number of Units</b>	<b>Required Parking Ratio</b>	<b>Required</b>		<b>Provided</b>		<b>Compliance</b>
			<b>Parking</b>		<b>Parking</b>		
			Regular	Handi-capped	Regular	Handi-capped	
Parking Garage	N/A	1 per, designated as Employee only parking, for each employee on the largest shift.	0				
General Retail	9,399 SF	1 per 175	53.8				
<b>TOTAL SPACES REQUIRED</b>			53.8		753		Y
<b>Regular and Handicap Spaces Required</b>			51	3	738	15	Y

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<b>Downtown Form-Based Code Parking Standards - Title 19.09.100.G</b>			
Parking Standards High Load - Zone 3	Between 40% and 70%	21.5 to 37.6	Y

*Projects located within the Downtown Las Vegas Overlay District may be evaluated based on a weighted parking requirement as detailed in Title 19.09.100. This table compares the Title 19.12 parking requirements for this project with the weighted requirement in Title 19.09, but is not determinative of code conformance. Projects located within the Downtown Las Vegas Overlay (Area 1) are not subject to the automatic application of parking requirements. However, the above table should be used to illustrate the requirements of an analogous project in another location in the City.*

<b>Waivers</b>		
<b>Requirement</b>	<b>Request</b>	<b>Staff Recommendation</b>
On the corner side, 70% of the first story façade shall align along the front property line.	To allow a three percent façade alignment on the corner side where 70 percent is the minimum required.	Approval
All east-west streets shall provide drought-tolerant shade trees as approved by staff and shall be 36-inch box trees at 20-foot intervals. Landscaped medians may provide either palm trees or shade trees.	To allow no streetscape landscaping on Utah Avenue where 36-inch box trees at 20-foot intervals is otherwise required.	Approval