



**AGENDA MEMO - COMMUNITY DEVELOPMENT**

**PLANNING COMMISSION MEETING DATE: FEBRUARY 11, 2025**  
**DEPARTMENT: COMMUNITY DEVELOPMENT**  
**ITEM DESCRIPTION: APPLICANT: OIKOS DEVELOPMENT CORPORATION -**  
**OWNER: CITY OF LAS VEGAS**

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
24-0647-SDR1	Staff recommends APPROVAL, subject to conditions:	

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

**NEIGHBORHOOD ASSOCIATIONS NOTIFIED**                      11

**NOTICES MAILED**    245

**PROTESTS**    0

**APPROVALS**    0

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

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**24-0647-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, landscape plan, and building elevations, date stamped 12/30/24, except as amended by conditions herein.
3. 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.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
5. The City Council is required to approve a Director's Business application for a Declaration of Special Land Use Restrictions (DSLURS) to grant a one-story height bonus for the subject site prior to the issuance of any building permits.
6. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to the issuance of any building permits.
7. A revised site plan shall be submitted to and approved by the Department of Community Development, prior to the time application is made for a building permit: A minimum of three bicycle parking spaces will be provided, with the bicycle parking spaces visible from one of the main entrances of the building, and placed within 40 feet of the entrance.
8. 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 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 visibility of any traffic control device.

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9. 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.
10. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

**Public Works**

11. Per Title 13.12, dedicate a 15-foot radius at the northwest corner of F Street and Van Buren Avenue on the Final Map for this site.
12. 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 development of this site.
13. Coordinate sewer connection at a size, depth, and location acceptable to the Sanitary Sewer Engineering Section of the Department of Public Works. Provide estimated splash pad flow rates per cycle and seasonal schedule.
14. Contact the City Engineer's Office at 702-229-6272 to coordinate the development of this project with the Historic Westside Complete Streets – Bonanza Road and F Street (MWB133) project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
15. Landscape and maintain all unimproved right-of-way adjacent to this site. 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.

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16. Submit a License Agreement for landscaping and private improvements in the Van Buren Avenue and F street public right(s)-of-way, if any, prior to the issuance of permits for these improvements. If requested by the City, the applicant shall remove property within the public right-of-way at the applicant's expense pursuant to the terms of the City's License Agreement. The installation and maintenance of all private improvements in the public right-of-way shall be the responsibility of the applicant and any successors in interest to the property and assigns pursuant to the terms of the License Agreement. Coordinate all requirements for the License Agreement with the Land Development Section of the Department of Community Development (229-5460).
17. Prior to the submittal of construction drawings for this site, in accordance with Section 2.2 of the City's Vision Zero Action Plan, submit a pedestrian circulation plan to identify nearby pedestrian attractors and recommend measures to accommodate pedestrians, such as but not limited to pedestrian access, crosswalk, pedestrian activated flashers and temporary sidewalks. Comply with the recommendation of the approved pedestrian circulation plan.
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 submittal of construction plans, the issuance of any building or grading permits or the submittal of a map for this site, 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 four-story, 22-unit multifamily housing project on 0.33 acres at the northwest corner of Van Buren Avenue and F Street.

**ISSUES**

- The subject site is within the confinements of the Vision 2045 Downtown Las Vegas Master Plan (Historic Westside District) [Area 3].
- This development is subject to a major review as determined by the City through the discretion in Title 19.16.100(C).
  - The application is not requesting any Waivers of Title 19.09 Form-Based Code Development standards, and would thereby be eligible for a minor Site Development Plan Review per Title 19.16.100(F) as new residential construction that complies with all applicable requirements of Title 19.
- An Attainable Housing Bonus of two additional stories is permitted in the T4-N (T4 Neighborhood) transect zone when 10 percent of the units on the additional stories are affordable units.
  - The height bonus would allow for two additional stories, but only one additional story is requested to allow a four-story development.
  - The City Council is required to approve a Director's Business application for a Declaration of Special Land Use Restrictions (DSLURS) to grant a one-story height bonus for the subject site prior to the issuance of any building permits.
- A Pre-Entitlement Exception of Title 19.09 has been approved administratively by the Department of Community Development to allow 15 parking stalls where 17 is the minimum allowed.
- The subject site is located in Redevelopment Area - Area 1.

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## **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.

The subject site is located in the Historic Westside District of Downtown Las Vegas. The Historic Westside's assets are historically and culturally significant for the entire valley. However, the District is dominated by sparse low-rise residential neighborhoods and industrial zones. With the vision of a thriving neighborhood augmented with services and amenities, the City of Las Vegas has undergone planning efforts including the UNLV Hundred (Historic Urban Neighborhood Design Redevelopment) Plan.

The area needs improved housing stock, development of vacant parcels, and programming for the existing parks and amenities. Two of the District's strengths are abundance of open space and availability of parcels suitable for mid-to-large scale development easily accessible by all modes of transportation. For long-term success, the Hundred Plan, a visioning and strategic planning document prepared by the UNLV Downtown Design Center, recommends promotion of contextual neighborhood infill with multifamily housing and appropriate amenities to stabilize the community.

The subject site is zoned T4-N (T4 Neighborhood). The T4-N zoning district is intended to reinforce established neighborhoods in walkable urban areas. These neighborhoods will evolve through the use of small to medium building footprints and medium intensity building types to achieve a compact urban form that accommodates a variety of urban housing choices. This Zone reinforces the walkable nature of the neighborhood, supports neighborhood-serving commercial and service uses, and supports public transportation alternatives. The maximum building height in this transect is three stories.

The 0.33 acre site is at the northwest corner of Van Buren and F Street. It is adjacent to single family, detached housing to the north and west and to vacant land to the south and east. All of the adjacent parcels are zoned T4-N (T4-Neighborhood). The proposed development is categorized as a Flex Low-Rise building type with a Shopfront street frontage.

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The Multi-Family Residential use is defined as “A structure used or designed as a residence for three or more families or households living independently of each other.” Multi-Family Residential is a permitted use in the T4-N transect zoning district.

Development projects within the form-based code designated areas of Downtown Las Vegas are subjected to an alternative parking reduction based upon a variety of factors such as neighborhood context and current or future infrastructure. Pursuant to Title 19.09.100 Table G-1 (High Load - Zone 3), the reduction brings the parking requirement range from a minimum of 17 to a maximum of 30 parking spaces. Pursuant to Title 19.09.030, the maximum allowed Pre-Entitlement Exception of Title 19.09 for parking quantity is a 15-percent reduction. A Pre-Entitlement Exception of Title 19.09 has been approved administratively by the Department of Community Development to allow as few as 15 parking stalls where 17 is the minimum allowed. The parking for the proposed development is within this threshold as 16 parking spaces are provided.

The building elevations demonstrate a well-articulated 51-foot tall building primarily comprised of painted stucco with stacked stoned and breeze block accenting. Multiple upper floor patio areas are provided, providing open space for residents. The project is four-stories, with a parking and amenities level at the ground floor below three residential floors. The ground floor include an office space two lobbies, a mail area, an indoor gathering and play area with a basic kitchenette.

The units range from one-bedroom 622 square-foot units to 1,055 square-foot three-bedroom units. This a variety of urban housing choices is consistent with the vision of the zoning district and Historic Westside District Hundred Plan.

Under the T4-N (T4 Neighborhood) transect zone, the maximum building height is three stories. However, an Attainable Housing Bonus of two additional stories is permitted in the T4-N (T4 Neighborhood) transect zone when 10 percent of the units on the additional stories are affordable unit. A condition has been added to require a Declaration of Special Land Use Restrictions (DSLURS) to grant a one-story height bonus for the subject site prior to the issuance of any building permits.

The landscape plan depicts Netleaf Hackberry and Red Push Pistache trees along F Street, and Sweet Acacia and Netleaf Hackberry along Van Buren Avenue. These trees are consistent with the district-specific tree palette in Title 19.09. All of which are also included on the Southern Nevada Regional Planting Coalition list and appropriate for a desert climate.

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The proposed site is also located within Redevelopment Area - Area 1, and if approved would support the goals of the Redevelopment Agency by striving to create an environment reflecting a high level of concern for architectural, landscape, urban design, and land use principles appropriate for the attainment of the objectives of the Redevelopment Plan. Additionally, the proposed development redevelops an area that is stagnant or improperly used.

As the proposed development supports goals and policies identified in the 2050 Master Plan and Vision 2045 Downtown Master Plan, staff finds that the proposed development can be harmonious and compatible with the surrounding area and therefore recommends approval, subject to conditions.

**FINDINGS (24-0647-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 Multi-Family Residential development is compatible with the adjacent development and redevelopment vision 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;**

The proposed development helps further several housing-related goals, objectives, and guiding principles identified in the Historic Westside Hundred Plan, the 2050 Master Plan, and Vision 2045 Downtown Master Plan.

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

Site access is provided from the rear alley with a one-way exit onto Van Buren Avenue. The Title 19.09 Form Based Code identifies both Van Buren Avenue and F Street as Minor Neighborhood Streets (50 Feet) but the existing right-of-way for both is 70-foot wide.

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**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. Certain masonry components were encouraged as appropriate for the Historic Westside and the proposed development has incorporated that building material. All provided landscaping is included on the Southern Nevada Regional Planting Coalition list and are appropriate for a desert climate. The street trees are included in the Historic Westside district specific palette for streets less than 80-foot wide.

**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. All sides of the proposed building are coherently designed and treated with a consistent level of detailing and finish.

**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.

**BACKGROUND INFORMATION**

<b><i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i></b>	
01/20/21	The City Council approved a General Plan Amendment (20-0166-GPA1) to designate the area bound by Owens Avenue on the north, Interstate 15 and Main Street on the east, U.S. 95 on the south and Martin L. King Boulevard on the west as FBC (Form-Based Code).
01/20/21	The City Council approved a Rezoning (20-0166-ZON1) to zone the area bound by Owens Avenue on the north, Interstate 15 and Main Street on the east, U.S. 95 on the south and Martin L. King Boulevard on the west to transect zoning districts, including rezoning the subject property to the T4-N (T4 Neighborhood) zoning district.

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<b>Most Recent Change of Ownership</b>	
03/24/06	A deed was recorded for a change in ownership.

<b>Related Building Permits/Business Licenses</b>	
No relevant building permits or business licenses.	

<b>Pre-Application Meeting</b>	
12/04/24	A pre-application meeting was held to discuss the submittal requirements for a Site Development Plan Review.

<b>Neighborhood Meeting</b>	
02/03/25	A Neighborhood Meeting was not required but a voluntary meeting was held at the West Las Vegas Library, located at 951 West Lake Mead Boulevard.

<b>Field Check</b>	
01/06/25	During a routine staff visit, staff observed an undeveloped lot with no concerns.

<b>Details of Application Request</b>	
<b>Site Area</b>	
Gross Acres	0.33

<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	Undeveloped	FBC (Form-Based Code)	T4-N (T4 Neighborhood)
North	Single Family, Detached	FBC (Form-Based Code)	T4-N (T4 Neighborhood)
South	Undeveloped	FBC (Form-Based Code)	T4-N (T4 Neighborhood)
East	Undeveloped	FBC (Form-Based Code)	T4-N (T4 Neighborhood)
West	Single Family, Detached	FBC (Form-Based Code)	T4-N (T4 Neighborhood)

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<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: Historic Westside District	Y
<b>Special Area and Overlay Districts</b>	<b>Compliance</b>
A-O (Airport Overlay) District (140 Feet)	Y
CD-O (Designed Commercial Overlay) District	Y
DTLV-O (Downtown Las Vegas Overlay) District - Area 3	Y
<b>Other Plans or Special Requirements</b>	<b>Compliance</b>
Trails	N/A
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**

<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>
Van Buren	Minor Neighborhood Street (50 Feet)	Title 19.09	70	Y*
F Street	Minor Neighborhood Street (50 Feet)	Title 19.09	70	Y*

\*Public Works Conditions have been added to address compliance with the street section.

<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 Parking</b>		<b>Provided Parking</b>		<b>Compliance</b>
			<b>Parking</b>		<b>Parking</b>		
			Regular	Handi-capped	Regular	Handi-capped	
1-bedroom or studio	5 units	1.25 per unit	7				
2-bedroom	12 units	1.75 per unit	21				
3-bedroom	5 units	2 per unit	10				
Guest parking	22 units	1 for every 6 units	4				

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<b>Parking Requirement - Downtown (Areas 1-3)</b>							
<b>Use</b>	<b>Gross Floor Area or Number of Units</b>	<b>Parking Ratio</b>	<b>Required</b>		<b>Provided</b>		<b>Compliance</b>
			<b>Parking</b>		<b>Parking</b>		
			Regular	Handi-capped	Regular	Handi-capped	
TOTAL SPACES REQUIRED (unweighted)			42				
TOTAL SPACES REQUIRED (weighted requirement; see below)			17 - 30		16		Y*
Regular and Handicap Spaces Required			15	2	14	2	Y*
<b>Downtown Form Based Code Parking Standards - Title 19.09.100.G</b>							
Parking Standards High Load - Zone 3			Between 40% and 70%		17 - 30		Y*
Bicycle Parking Requirements			Y		Y		By Condition

\*A pre-entitlement exemption was approved to allow a minimum of 15 parking stalls as detailed in Title 19.09.030.I.

**Pursuant to Title 19.09, the following standards apply:**

<b>Standard</b>	<b>Required/Allowed</b>	<b>Provided</b>	<b>Compliance</b>
<b>Table D. Building Types</b>			
Building Type (Flex Low-Rise)	Main Body Width: 120 Main Body Depth: 120	110 Feet 90 Feet	Y
Access Standards (If applicable)	The shared courtyard must be accessible from the primary street and the entrance to each building must be from the shared courtyard.		Y

<b>Standard</b>	<b>Required/Allowed</b>	<b>Provided</b>	<b>Compliance</b>
<b>Table E. Building Placement</b>			
Setback Distance (Front)	10 Feet Minimum 20 Feet Maximum	13 Feet	Y
Setback Distance (Corner Side)	10 Feet Minimum 20 Feet Maximum	10 Feet	Y
Setback Distance (Interior Side)	5 Feet Minimum 30 Feet Maximum	10 Feet	Y
Setback Distance (Rear)	15 Feet Minimum	15 Feet	Y

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Standard	Required/Allowed	Provided	Compliance
<b>Table E. Building Placement (continued)</b>			
Building Façade (Front) [Van Buren Street]	65%	81%	Y
Building Façade (Side) [F Street]	65%	80%	Y
<b>Table F. Building Form Standards</b>			
Building Height	3 Stories Maximum	4 Stories	Y*
Floor-to-Ceiling (Ground)	9 Feet Minimum	11 Feet	Y
Floor-to-Ceiling (Upper)	8 Feet Minimum	9 Feet	Y
Footprint – Lot Coverage	75% Maximum	63.7%	Y
Depth – Gross Floor Space	20 Minimum	40 Feet	Y
<b>Table G. Frontages</b>			
Frontage 1 [Van Buren Street] Shopfront	Ground Floor Transparency = 50% min.	63%	Y
	Distance between Glazing = 2 Feet min.	3 Feet	Y
	Depth of Recessed Entries = 5 Feet max.	4 Feet	Y
Frontage 2 [F Street] Shopfront	Ground Floor Transparency = 50% min.	56%	Y
	Distance between Glazing = 2 Feet min.	3 Feet	Y
<b>Table I. Use Types</b>			
Residential, Multi-Family			Y

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Standard	Required/Allowed	Provided	Compliance
<b>Table J. Parking Standards</b>			
Setback from Lot	10	10	Y
Parking Driveway Width	12 ft min. - 14 ft max. one way	12	Y
<b>Table K. Required Street Trees</b>			
Amenity Zone Tree Planting	Celtis Reticulata (Netleaf Hackberry)	Celtis Reticulata (Netleaf Hackberry)	Y
	Havardia Mexicana Pistacia Atlantica (Red Push Pistache)	Pistacia Atlantica (Red Push Pistache)	Y
	Vachellia Farnesiana (Sweet Acacia)	Vachellia Farnesiana (Sweet Acacia)	Y
<b>Table L. Open Space</b>			
Miscellaneous	50 SF * 22 units = 1,100 SF	4,047 SF	Y

\*Under 19.17 an Attainable Housing height bonus allows for additional stories.

Type of Exception Allowed	Allowed Maximum Exception	Compliance
Parking Standards: An increase or decrease of the minimum or maximum parking requirement percentages as identified in LVMC.	15% 15 Parking Stalls allowed with weighted parking requirement as detailed in Title 19.09.100.	Y