



AGENDA MEMO - COMMUNITY DEVELOPMENT

PLANNING COMMISSION MEETING DATE: MAY 14, 2024
DEPARTMENT: COMMUNITY DEVELOPMENT
ITEM DESCRIPTION: APPLICANT/OWNER: CITY PARKWAY V INC.

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
24-0096-TMP1	Staff recommends APPROVAL, subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

NOTICES MAILED N/A

PROTESTS 0

APPROVALS 0

**** CONDITIONS ****

24-0096-TMP1 CONDITIONS

Planning

1. Approval of the Tentative Map shall be for no more than four (4) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within four (4) years of the approval of the Tentative Map, this action is void.
2. In conjunction with the creation, declaration, and recordation of the subject common-interest community, and prior to the recordation of the Covenants, Codes and Restrictions ("CC&R"), or conveyance of any unit within the community, the Developer is required to record a Declaration of Private Maintenance Requirements ("DPMR") as a covenant on all associated properties, and on behalf of all current and future property owners. The DPMR is to include a listing of all privately owned and/or maintained infrastructure improvements, along with assignment of maintenance responsibility for each to the common interest community or the respective individual property owners, and is to provide a brief description of the required level of maintenance for privately maintained components. The DPMR must be reviewed and approved by the City of Las Vegas Department of Field Operations prior to recordation, and must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. Also, the CC&R are to include a statement of obligation of compliance with the DPMR. Following recordation, the Developer is to submit copies of the recorded DPMR and CC&R documents to the City of Las Vegas Department of Field Operations.
3. The Final Map shall contain a note granting perpetual common access and parking across the entire subdivision.
4. All development is subject to the conditions of City Departments and State Subdivision Statutes.

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Public Works

5. 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.
6. 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.
7. Comply with approved Traffic Impact Analysis #74873-2.
8. Comply with all applicable conditions of approval for Site Development Plan Review (23-0408-SDR1) and any other site-related actions.
9. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type, and/or alignment of improvements, including but not limited to street, sewer, and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing the elimination of such deviations.

Fire & Rescue

10. 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 requests the approval of a Tentative Map for a proposed 255-unit mixed-use condominium subdivision on 5.90 acres at the southwest corner of Grand Central Parkway and City Parkway.

ISSUES

- The subject site is within the confinements of the Vision 2045 Downtown Las Vegas Master Plan (Symphony Park District) [Area 3].
- In February 2023, the City Council approved a Disposition and Development Agreement (DDA) between Red Ridge Development, LLC and City Parkway V, Inc. (CPV), for the sale and development of Parcel E in Symphony Park for the construction of luxury condominiums, class A multifamily housing, office/commercial, parking and amenities at the southwest corner of Grand Central Parkway and City Parkway.
- In November 2023, the City Council approved the following land use applications:
 - A Special Use Permit (23-0408-SUP1) to allow a proposed 411-foot tall building within the 175-foot Airport Overlay District.
 - A Special Use Permit (23-0408-SUP2) to allow a proposed Mixed-Use development.
 - A Site Development Plan Review (23-0408-SDR1) to allow a 34-story, Mixed-Use Development consisting of 153 Multi-Family Units, 255 condominium units, and 98,066 square feet of commercial floor area with Waivers of the Symphony Park Design Standards.

ANALYSIS

In 2000, the City of Las Vegas launched a revitalization plan for Downtown Las Vegas. The remediated 61-acre industrial site adjacent to the Downtown core, now known as Symphony Park, plays a pivotal role in the redevelopment of Downtown Las Vegas. Symphony Park is envisioned as a vibrant urban village, characterized by walkability, a distinctive identity, lush landscapes, and a diverse array of entertainment and dining options. The associated Symphony Park Design Standards Manual focuses on highly detailed urban design principles that in turn create high-quality mixed-use developments. When completed, the district will feature and promote various residential building types, office spaces, retail, restaurants, hotels, a performing arts center, and comprehensive parking solutions.

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The subject site is located at the northeast corner of Grand Central Parkway and Symphony Park Avenue on Symphony Park Parcel E with a PD (Planned Development) zoning designation. In February 2023, the City Council approved a Disposition and Development Agreement (DDA) between Red Ridge Development, LLC and City Parkway V, Inc. (CPV), for the sale and development of Parcel E in Symphony Park for the construction of luxury condominiums, class A multifamily housing, office/commercial, parking and amenities at the southwest corner of Grand Central Parkway and City Parkway.

In conjunction with this approval, in November 2023, the City Council subsequently approved the following land use applications: a Special Use Permit (23-0408-SUP1) to allow a proposed 411-foot tall building within the 175-foot Airport Overlay District, a Special Use Permit (23-0408-SUP2) to allow a proposed Mixed-Use development, and a Site Development Plan Review (23-0408-SDR1) to allow a 34-story, Mixed-Use Development consisting of 153 Multi-Family Units, 255 condominium units, and 98,066 square feet of commercial floor area with Waivers of the Symphony Park Design Standards.

Pursuant to Condition of Approval 17 for Site Development Plan Review (23-0408-SDR1), “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.” In accordance with this Condition of Approval, the applicant is requesting this Tentative Map application for a mixed-use condominium subdivision.

FINDINGS (24-0096-TMP1)

All Title 19 zoning and NRS 278 and technical requirements regarding tentative maps are satisfied. Therefore, staff recommends approval of the subject Tentative Map with conditions.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
06/22/98	The City Council approved a Rezoning (Z-0100-97) from M (Industrial) to P-D (Planned Development) for a future mixed-use project on 222.66 acres located along the east side of Interstate 15 (I-15) between Charleston Boulevard and Interstate 95 (I-95) (Union Pacific property). The Planning Commission recommended approval.

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Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.	
11/15/06	The City Council approved a Site Development Plan Review (SDR-16267) for a proposed mixed-use development with 17 development parcels on 61.57 acres located at the northeast corner of Grand Central Parkway and Bonneville Avenue. The Planning Commission and Staff recommended approval.
02/06/08	The City Council approved a Special Use Permit (SUP-25060) for a proposed 800-foot high mixed-use development in the Airport Overlay district at the southwest corner of Grand Central Parkway and City Parkway. The Planning Commission and Staff recommended approval.
	The City Council approved a Site Development Plan Review (SDR-25059) for a proposed 57-story mixed-use development including 1.12 million square feet of commercial space and 98 multi-family residential units with Waivers of the Union Park streetscape standards, building placement and frontage requirements, architectural standards, and access standards on a portion of 53.6 acres at the southwest corner of Grand Central Parkway and City Parkway. The Planning Commission and Staff recommended approval.
02/28/08	The Planning Commission approved a Tentative Map (TMP-25738) for World Jewelry Center, a proposed mixed-use subdivision consisting of 98 residential condominium units, 43 commercial condominium units, and one commercial lot on 5.84 acres at the southeast corner of Grand Central Parkway and City Parkway. Staff recommended approval.
08/20/08	The City Council approved a Waiver (WVR-29327) from Section IV(B) and Section V(B) of the City of Las Vegas Street Naming and Address Assignment Regulations, as adopted by Title 13.28, to allow the use of the Bridger, Carson, and Clark Street Names and directional prefixes for non-continuous streets in the Union Park development, located at the northeast intersection of Bonneville Avenue and Grand Central Parkway. Staff recommended approval.
03/18/09	The City Council approved a Waiver (WVR-32366) from Section IV(C) of the City of Las Vegas Street Naming and Address Assignment Regulations, as adopted by Title 13.28, to allow the use of the suffix "place" on a northeast/southwest street where only allowed for northwest/southeast streets in the Union Park development, located at the northeast intersection of Bonneville Avenue and Grand Central Parkway. Staff recommended approval.

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Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.	
03/17/10	The City Council approved an Extension of Time (EOT-37341) to a previously approved Special Use Permit (SUP-25060) for a proposed 800-foot high mixed-use development in the Airport Overlay district on 5.90 acres at the southwest corner of Grand Central Parkway and City Parkway. Staff recommended approval.
	The City Council approved an Extension of Time (EOT-37340) to a previously approved Site Development Plan Review (SDR-25059) for a proposed 57-story mixed-use development including 1.12 million square feet of commercial space and 98 multi-family residential units with Waivers of the Union Park streetscape standards, building placement and frontage requirements, architectural standards, and access standards on 5.90 acres at the southwest corner of Grand Central Parkway and City Parkway. Staff recommended approval.
02/01/23	The City Council approved a Disposition and Development Agreement (DDA) between Red Ridge Development, LLC and the City Parkway V, Inc. (CPV), for the sale and development of Parcel E in Symphony Park for the construction of luxury condominiums, class A multifamily housing, office/commercial, parking and amenities, located at Carson Avenue to the south, Grand Central Parkway to the west and north, and City Parkway to the east.
11/15/23	The City Council approved a Special Use Permit (23-0408-SUP1) for a proposed 411- foot tall building within the 175-foot Airport Overlay District on 5.90 acres at the southwest corner of Grand Central Parkway and City Parkway. The Planning Commission and Staff recommended approval.
	The City Council approved a Special Use Permit (23-0408-SUP2) for a proposed mixed-use development with a Waiver to allow residential units on the ground floor fronting the public right-of-way where such is not allowed on 5.90 acres at the southwest corner of Grand Central Parkway and City Parkway. The Planning Commission and Staff recommended approval.
	The City Council approved a Special Use Permit (23-0408-SUP3) for a proposed 30,452 square-foot Alcohol, On-Premise Full use with 1,293 square feet of outdoor seating on 5.90 acres at the southwest corner of Grand Central Parkway and City Parkway. The Planning Commission and Staff recommended approval.
	The City Council approved a Special Use Permit (23-0408-SUP4) for a proposed 27,207 square-foot outdoor Alcohol, Off-Premise Full use on 5.90 acres at the southwest corner of Grand Central Parkway and City Parkway. The Planning Commission and Staff recommended approval.

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Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.	
11/15/23	The City Council approved a Special Use Permit (23-0408-SUP5) For a proposed 27,207 square-foot outdoor Alcohol, On-Premise Full use on 5.90 acres at the southwest corner of Grand Central Parkway and City Parkway. The Planning Commission and Staff recommended approval.
	The City Council approved a Site Development Plan Review (23-0408-SDR1) for a proposed 34-story, mixed-use development consisting of 153 multi-family units, 255 condominium units, and 98,066 square feet of commercial area with Waivers of the Symphony Park Design Standards on 5.90 acres at the southwest corner of Grand Central Parkway and City Parkway. The Planning Commission and Staff recommended approval.

Most Recent Change of Ownership	
04/29/04	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
12/14/23	A Building Permit (C24-04159) was issued for an on-site single-faced sign at 93 South City Parkway.
04/05/24	A Building Permit (PRC24-00022) is currently under review for a mixed-use development at 93 South City Parkway.
04/17/24	A Building Permit (C24-01171) is currently under review for a mixed-use parking garage at 91 South City Parkway.

Pre-Application Meeting	
07/10/23	A pre-application meeting was held with the applicant to discuss the submittal requirements for a Tentative Map pertaining to a proposed condominium development.
10/09/23	A pre-application meeting was held with the applicant to discuss the submittal requirements for a Tentative Map pertaining to a proposed condominium development.
01/29/24	A pre-application meeting was held with the applicant to discuss the submittal requirements for a Tentative Map pertaining to a proposed condominium development.

Neighborhood Meeting	
A neighborhood meeting was not required, nor was one held.	

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Field Check	
03/13/24	A routine field check was conducted of the subject site; staff found an undeveloped and enclosed parcel with nothing noted of concern.

Details of Application Request	
Site Area	
Net Acres	5.90

Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Undeveloped	MXU (Mixed Use)	PD (Planned Development)
North	Parking Lot		
South	Mixed-Use (Under Construction)		
	Mixed-Use		
East	Undeveloped		
West	Parking Lot		

Master and Neighborhood Plan Areas	Compliance
Las Vegas 2050 Master Plan Area: Downtown Las Vegas	Y
Vision 2045 Downtown Las Vegas Master Plan: Symphony Park District	Y
Symphony Park Design Standards	Y
Appendix F Interim Downtown Las Vegas Development Standards	Y
Special Area and Overlay Districts	Compliance
A-O (Airport Overlay) District (175 Feet)	Y
DC-O (Downtown Casino Overlay) District	Y
DTLV-O (Downtown Las Vegas Overlay) District - Area 3	Y
Other Plans or Special Requirements	Compliance
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

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DEVELOPMENT STANDARDS

Street Name	Functional Classification of Street(s)	Governing Document	Actual Street Width (Feet)	Compliance with Street Section
Grant Central Parkway	Primary Arterial	Master Plan of Streets and Highways Map	120	Y
City Parkway	Collector Street	Master Plan of Streets and Highways Map	60	Y
Carson Avenue	Collector Street	Master Plan of Streets and Highways Map	60	Y
	Neighborhood Street	Symphony Park Design Standards		Y