



**AGENDA MEMO - COMMUNITY DEVELOPMENT**

**CITY COUNCIL MEETING DATE: FEBRUARY 21, 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
23-0581-ZON1	Staff recommends APPROVAL.	

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

**NEIGHBORHOOD ASSOCIATIONS NOTIFIED**                      25

**NOTICES MAILED**    226 (by City Clerk)

**PROTESTS**    0

**APPROVALS**    0

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

**PROJECT DESCRIPTION**

The applicant is proposing to requesting a Rezoning 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.

**ISSUES**

- The subject site is located within the confinements of the Vision 2045 Downtown Las Vegas Master Plan (Gateway District) [Area 1].
- A Rezoning (23-0581-ZON1) is requested from R-4 (High Density Residential) to C-2 (General Commercial). Staff recommends approval.
- In January 2024, the Planning Commission voted to approve a withdraw without prejudice request for an associated Site Development Plan Review (23-0581-SDR1) to allow a proposed 71-foot tall parking garage facility with 12,879 square feet of commercial square feet at the northeast corner of Utah Avenue and Casino Center Boulevard.
- 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.

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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. 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 1/10<sup>th</sup> of a mile away.

The 1.13-acre undeveloped subject site is located at the northeast corner of Utah Avenue and Casino Center Boulevard. The applicant is requesting to rezone the site from R-4 (High Density Residential) to C-2 (General Commercial).

The C-2 (General Commercial) zoning district is designed to provide the broadest scope of compatible services for both the general and traveling public. This category allows retail, service, automotive, wholesale, office, and other general business uses of an intense character, as well as mixed-use developments. This district should be located away from low and medium density residential development and may be used as a buffer between retail and industrial uses. The C-2 District is also appropriate along commercial corridors. The C-2 District is consistent with the General Commercial category of the General Plan.

### **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. Rezoning the site to C-2 (General Commercial) will allow flexibility in developing the site into a mixed-use parking garage in the foreseeable future.

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**FINDINGS (23-0581-ZON1)**

In order to approve a Rezoning application, pursuant to Title 19.16.090(L), the Planning Commission or City Council must affirm the following:

**1. The proposal conforms to the General Plan.**

The C-2 (General Commercial) zoning district is consistent with the site's existing MXU (Mixed Use) General Plan designation.

**2. The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts.**

The C-2 (General Commercial) zoning district allows retail, service, automotive, wholesale, office, and other general business uses of an intense character, as well as mixed-use developments. This district should be located away from low and medium density residential development and may be used as a buffer between retail and industrial uses. The C-2 District is also appropriate along commercial corridors.

**3. Growth and development factors in the community indicate the need for or appropriateness of the rezoning.**

If this Rezoning application is approved, the proposed C-2 zoning designation would serve as an interim zoning designation allowing commercial development until the district-wide Form-Base Code Rezoning occurs.

**4. Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district.**

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 zoning district.

**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	<p>A request for a Site Development Plan Review (23-0581-SDR1) was withdrawn without prejudice was approved by the Planning Commission for a proposed 71-foot tall parking garage with 12,879 square feet of commercial space on 1.13 acres at the northeast corner of Utah Avenue and Casino Center Boulevard.</p> <p>The Planning Commission voted (7-0) to recommend APPROVAL for possible action on the following Land Use Entitlement project requests on 1.13 acres at the northeast corner of Utah Avenue and Casino Center Boulevard (APNs 162-03-210-050 and 162-03-201-003), Ward 3 (Diaz).</p> <p>23-0581-ZON1 - REZONING - FROM: R-4 (HIGH DENSITY RESIDENTIAL) TO: C-2 (GENERAL COMMERCIAL)</p>

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

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

<b>Pre-Application Meeting</b>	
10/30/23	A pre-application meeting was held with the applicant to discuss the submittal requirements for a Rezoning at the subject site.

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

<b>Field Check</b>	
12/13/23	A routine field check was conducted at the subject site; staff found an existing City of Las Vegas surface 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)	R-4 (High Density Residential)
North	Multi-Family Residential		

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<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>
South	Undeveloped	C (Commercial)	C-2 (General Commercial)
East	General Personal Service Alcohol, On-Premise Beer/Wine Commercial Recreation/ Amusement (Indoor) Tattoo Parlor/Body Piercing Studio	MXU (Mixed Use)	
	Undeveloped		
	Residence Hotel		
West	Multi-Family Residential		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
<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

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### DEVELOPMENT STANDARDS

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

<b><i>Standard</i></b>	<b><i>Required/Allowed</i></b>	<b><i>Provided</i></b>	<b><i>Compliance</i></b>
Min. Lot Size	N/A	49,222 SF	Y
Min. Lot Width	100 Feet	139 Feet	Y

<b><i>Existing Zoning</i></b>	<b><i>Permitted Density</i></b>	<b><i>Units Allowed</i></b>
R-4 (High Density Residential)	N/A	N/A
<b><i>Proposed Zoning</i></b>	<b><i>Permitted Density</i></b>	<b><i>Units Allowed</i></b>
C-2 (General Commercial)	N/A	N/A

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