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August 22, 2023

Mr. Seth Floyd

Department of Community Development

495 South Main Street | 3rd Floor

Las Vegas, NV 89101

RE: 23-0443-GPA1 - Sahara Rancho Office Park GPA

Dear Mr. Floyd:

In conjunction with application 23-0074-SDR1, the Department of Community Development is requesting a General Plan Amendment to amend the land use designation for the Sahara Rancho Office Park subdivision from TOC-2 (Transit Oriented Corridor - Low) to TOC-1 (Transit Oriented Corridor - High). This 15.28-acre commercial site is located at the northeast corner of Sahara Avenue and Rancho Drive.

In August 2021, the site was amended to the current TOC-2 designation as recommended by the City of Las Vegas 2050 Master Plan. This land use designation was intended for moderate intensity, mixed-use transit-oriented development, suitable for bus rapid transit but had a density threshold of no more than 30 dwelling units per acre. With the recent amendment to the 2050 Master Plan, the proposed TOC-1 land use does not have a density cap maximum as long as at least a minimum of 15 dwelling units per acre are provided. We believe that given the proximity to Palace Station, Interstate 15, and Sahara Avenue a 100-foot primary arterial roadway, that this land use designation is more appropriate for the surrounding area at this time.

Sincerely,

Alex Strawser, AICP
Senior Planner

AS: fs, mh, jn

23-0443
08/22/2023