



AGENDA MEMO - COMMUNITY DEVELOPMENT

PLANNING COMMISSION MEETING DATE: DECEMBER 10, 2024

DEPARTMENT: COMMUNITY DEVELOPMENT

ITEM DESCRIPTION: APPLICANT: CITY OF LAS VEGAS - OWNER: KELTAN, LLC

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
24-0421-SDR1	Staff recommends DENIAL, if approved subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 28

NOTICES MAILED 113

PROTESTS 0

APPROVALS 0

**** CONDITIONS ****

24-0421-SDR1 CONDITIONS

Planning

1. Illumination shall be provided between dusk and dawn pursuant to Title 11.55.
2. 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.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 11/05/24, except as amended by conditions herein.
4. A Waiver from Title 19.08.080 is hereby approved, to allow a zero-foot landscape buffer along 6th Street where 15 feet is required and zero-foot landscape buffers along the north, south and east perimeter where eight feet is required.
5. An Exception from Title 19.08.110.C.12 is hereby approved, to allow zero parking lot trees where seven, 24-inch box shade trees are required.
6. 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.
7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
8. All utility or mechanical equipment shall comply with the provisions of the Interim Downtown Las Vegas Development Standards, unless approved by a separate Waiver.
9. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

On behalf of the property owner, the City of Las Vegas Parking Services Division is requesting a Site Development Plan Review for a Parking Facility consisting of an ungated surface parking lot on 0.24 acres on the east side of 6th Street, north of Bridger Avenue. The lot is proposed to be metered for 24-hour use to supplement Downtown parking needs until such time as the site is redeveloped for another future use.

ISSUES

- The lot has operated as a paid permit parking lot for many years, but has not been approved for this use on either a temporary or permanent basis. According to Title 19.18, this request meets the definition of a Parking Facility. The property owner does not have plans for future redevelopment of the site at this time.
- This site is located within Area 2 of the Downtown Las Vegas Overlay District, which does not contain development standards for temporary parking lots. Waivers and Exceptions of perimeter and parking lot landscape standards are therefore required. Staff recommends denial of the Waivers and Exceptions.
- The applicant is proposing chain link fencing along all property lines. Chain link is a prohibited material for perimeter fencing unless approved as part of an overall development plan. Staff does not recommend the use of chain link fencing for this lot.
- Although the site includes three legal lots, no mapping action is required at this time, as no buildings are proposed.

ANALYSIS

The site is zoned C-2 (General Commercial), is located in the Downtown Las Vegas Overlay District (Area 2) and is subject to Title 19 requirements for commercial development. The Founders District Area is transitioning from residential and light commercial uses to transit-oriented mixed-use development concentrated around transit lines. There are no special development standards for temporary parking lots in this area; therefore, the proposed lot would be considered as a permanent Parking Facility by Title 19. A Parking Facility 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.” There are no minimum parking requirements for such lots, but dimensional parking lot design requirements are required and enforced.

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Other than a 1954 Rezoning to C-2 to allow commercial uses, there are no prior entitlements associated with this site. This lot had been used as an offsite parking lot for a previously adjacent hotel (El Cid) to the south until 2016, when it was leased to the City of Las Vegas for permit only parking. The El Cid Hotel was subsequently demolished in 2019. A primary use as a Parking Facility for this site must therefore be established through a new Site Development Plan Review. Currently, the surrounding parcels are vacant with no current entitlements for development.

The lot is currently paved and striped with 28, 90-degree spaces and has recently been used as parking for an adjacent construction yard. The City of Las Vegas Parking Services Division is proposing to restripe the lot to maintain 28 spaces with two ADA spaces and pedestrian access conforming to Title 19 requirements. Incidental signage would also be added. An existing downward directed light pole is located on the north side of the site. The City intends to supplement parking in this area, which will lose on-street parking spaces once approved Bus Rapid Transit lanes are installed along Carson Avenue. Circulation design is two-way with access from both 6th Street and the rear alley. All parking spaces are intended to be nine feet wide by 18 feet long with no compact spaces.

Offsite improvements have been completed along 6th Street adjacent to the site per the Interim Downtown Las Vegas Development Standards. A 15-foot onsite perimeter landscape buffer along 6th Street and an eight-foot onsite perimeter landscape buffer along the interior lot lines are required. As the applicant wishes to maintain the existing parking layout, no perimeter landscaping is proposed. Likewise, seven parking lot trees are required within landscape islands or at the ends of parking rows, but zero trees are proposed. A Waiver (per LVMC 19.08.040.F.13a) of the perimeter landscaping buffer requirements will be required, and an Exception (per LVMC 19.08.040.F.13b) is requested for no interior landscaping. As the lot's primary use will be as a Parking Facility for an indeterminate period of time, the lot should be treated as a permanent development with the requirements of a permanent development. This includes providing required landscaping, which provides shading, cooling, environmental and visual benefits and reduces the amount of impervious surface area leading to heat gain. The provision of onsite landscaping to combat the urban heat island effect and control stormwater runoff is supported by Section III.C of the Las Vegas 2050 Master Plan. Staff therefore recommends denial of the requested Waivers and Exception.

The submitted site plan indicates six-foot tall chain link fencing along all property lines, with openings for the existing driveways. Currently there is temporary chain link fencing in place on all sides of the lot except the south side. Per Title 19.08.040.G.4 chain link is a prohibited material for perimeter fencing unless approved as part of an overall development plan. Staff does not recommend the use of chain link fencing for this lot and will not recommend approval of temporary fencing as part of any development plan. Use of wrought iron or a combination of a solid wall and wrought iron is instead recommended.

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Staff supports efforts to meet the demand for additional parking in the Downtown area. However, in this particular area development standards do not encourage temporary parking lots, and the proposed lot would function as the primary use of the site for the foreseeable future. As such, staff supports providing landscaping and fencing as required by Title 19 and therefore recommends denial of the Site Development Plan Review as proposed. If approved, the approval period would be the standard two years unless a condition for a greater or lesser time is imposed by the Planning Commission or City Council.

FINDINGS (24-0421-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 Facility is currently surrounded by vacant land zoned C-2 (General Commercial) and R-4 (High Density Residential) with no current entitlements for new development.

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

The proposed Parking Facility does not meet Title 19 requirements for perimeter and parking lot landscaping. Staff does not support the requested Waivers and Exception for relief from these requirements.

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

6th Street, an 80-foot Major Collector Street as depicted on the City's Master Plan of Streets and Highways, provides primary access to the property. As designed, the existing access and two-way circulation will not negatively affect neighborhood traffic.

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

No building or landscaping materials are proposed for this development.

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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;**

No buildings are proposed for the subject site; however, the applicant is proposing to maintain in place the existing chain link fences that currently enclose the site, which would not create an aesthetically pleasing environment.

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

The site may be inspected to ensure conformance with code standards in order to protect the public health, safety and general welfare.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
08/18/54	The Board of City Commissioners approved a composite request for Rezoning (Z-0025-54) from R-4 (High Density Residential) to C-2 (General Commercial) on property located on the east and west sides of 6th Street between Bridger Avenue and Carson Avenue. The Planning Commission recommended approval.

<i>Most Recent Change of Ownership</i>	
01/03/24	A deed was recorded for a change in ownership.

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

<i>Pre-Application Meeting</i>	
08/06/24	A pre-application meeting was held with the applicant to discuss submittal requirements for a Site Development Plan Review application. An application was not submitted within the required 60-day period following the meeting.
10/02/24	Staff obtained a revised site plan and confirmed with the applicant that the original request had not changed.

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Neighborhood Meeting

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

Field Check

11/01/24	The site is paved and striped as a parking lot, which was empty at the time of inspection. The lot is enclosed on the east, west and north sides by temporary chain link fencing. A real estate sign and three incidental "Construction Parking Only" and "Permit Parking Only" signs were affixed to the fence along the west elevation. Downward directed lighting is installed onsite. Streetscape improvements are complete along 6th Street.
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Details of Application Request**Site Area**

Net Acres	0.24
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Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Parking Facility	C (Commercial)	C-2 (General Commercial)
North	Temporary Contractor's Construction Yard	C (Commercial)	C-2 (General Commercial)
South	Vacant	C (Commercial)	C-2 (General Commercial)
East	Vacant	C (Commercial)	R-4 (High Density Residential)
West	Vacant	C (Commercial)	C-2 (General Commercial)

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<i>Master and Neighborhood Plan Areas</i>	<i>Compliance</i>
Las Vegas 2050 Master Plan Area: Downtown Las Vegas	Y
Vision 2045 Downtown Las Vegas Master Plan: Founders District	N
<i>Special Area and Overlay Districts</i>	<i>Compliance</i>
DTLV-O (Downtown Las Vegas Overlay) District - Area 2	N*
LW-O (Live/Work Overlay) District	Y
<i>Other Plans or Special Requirements</i>	<i>Compliance</i>
Trails	N/A
Las Vegas Redevelopment Plan Area - Area 1	Y
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

*Waivers of Title 19 standards per Appendix F.C.2 required

DEVELOPMENT STANDARDS

Pursuant to Title 19.08.080, the following standards apply:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	N/A	3,500 SF	N/A
Min. Lot Width	100 Feet	25 Feet	N*
Min. Setbacks			
• Front	10 Feet	N/A	N/A
• Side	10 Feet	N/A	N/A
• Corner	10 Feet	N/A	N/A
• Rear	20 Feet	N/A	N/A
Max. Lot Coverage	50 %	0 %	Y
Max. Building Height	N/A	N/A	N/A
Mech. Equipment	Screened	None proposed	N/A

*Legal lots on this site are nonconforming with regard to minimum lot width, and may remain as long as no new buildings or structures are proposed.

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Pursuant to Title 19.08, the following standards apply:

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Buffer Trees:				
• North	1 Tree / 30 Linear Feet	4 Trees	0 Trees	N
• South	1 Tree / 30 Linear Feet	4 Trees	0 Trees	N
• East	1 Tree / 20 Linear Feet	3 Trees	0 Trees	N
• West	1 Tree / 20 Linear Feet	3 Trees	0 Trees	N
TOTAL PERIMETER TREES		14 Trees	0 Trees	N
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	7 Trees	0 Trees	N*
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	8 Feet		0 Feet	N**
• South	8 Feet		0 Feet	N**
• East	8 Feet		0 Feet	N**
• West	15 Feet		0 Feet	N**
Wall Height	6 to 8 Feet Adjacent to Residential		Existing chain link fencing	N***

*Exception is requested. See Exception table below.

**Waiver is requested. See Waiver table below.

***Chain link may be approved as part of a development plan for the site.

Street Name	Functional Classification of Street(s)	Governing Document	Actual Street Width (Feet)	Compliance with Street Section
6th Street	Major Collector	Master Plan of Streets and Highways Map	80	Y

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Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required		Provided		Compliance	
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Parking Facility	N/A	One employee-only designated space per employee on the largest shift	N/A				
TOTAL SPACES REQUIRED			N/A		28		N/A
Regular and Handicap Spaces Required			N/A	N/A	26	2	N/A

Waivers		
Requirement	Request	Staff Recommendation
15-foot perimeter landscape buffer along public rights-of-way	To allow a zero-foot buffer along 6th Street	Denial
8-foot perimeter landscape buffer along interior lot lines	To allow zero-foot buffers along the north, south and east property lines	Denial

Exceptions		
Requirement	Request	Staff Recommendation
One 24-inch box shade tree every six uncovered parking spaces in landscape islands and at the end of each parking row	To allow zero trees where 7 trees are required	Denial