



AGENDA MEMO - COMMUNITY DEVELOPMENT

PLANNING COMMISSION MEETING DATE: DECEMBER 10, 2024

DEPARTMENT: COMMUNITY DEVELOPMENT

**ITEM DESCRIPTION: APPLICANT: SCHULMAN DEVELOPMENT - OWNER: UNION
PACIFIC RAILROAD COMPANY**

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
24-0511-TMP1	Staff recommends APPROVAL, subject to conditions:	24-0511-VAR1

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

N/A

NOTICES MAILED

N/A

PROTESTS

0

APPROVALS

0

**** CONDITIONS ****

24-0511-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. Conformance to the approved conditions for Petition to Vacate (23-0661-VAC1) and Site Development Plan Review (23-0661-SDR1).
3. In conjunction with creation, declaration and recordation of the subject common-interest community, and prior to 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.
4. The Final Map shall contain a note granting perpetual common access and parking across the entire subdivision.
5. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Conditions Page Two
December 10, 2024 - Planning Commission Meeting

Public Works

6. Per Condition of Approval #2 of Petition to Vacate (23-0661-VAC1) and #20 of Site Development Plan Review (23-0661-SDR1), prior to and concurrent with the recordation of a Final Map for this site, a Petition of Vacation, such as 23-0661-VAC1, shall be recorded to eliminate the right-of-way in conflict with this proposed site.
7. Per condition #21 of 23-0661-SDR1 and 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.
8. Dedicate a right turn lane on Charleston Boulevard adjacent to this site in conformance with the Traffic Impact Analysis required by Site Development Plan Review (23-0661-SDR1).
9. Per Title 19.16.060.W.1, provide a note on the Final Map that states "All parcels created through this map shall have perpetual unobstructed access to all driveways servicing the overall subdivision unless incompatible uses can be demonstrated to the satisfaction of the City Engineer."
10. Per Title 19.16.060.W.2, sewer service for this commercial subdivision shall be shown in accordance with one of the following three alternatives, and the appropriate note shall appear on the face of the Tentative Map and recorded Final Map.
 - a) A public sewer, with a minimum pipe diameter of eight inches, located within dedicated public sewer easement which are a minimum of twenty feet wide.
 - b) On-site sewers area a common element privately owned and maintained per the Conditions, Covenants, and Restrictions (CC&Rs) of this commercial subdivision.
 - c) On-site sewers are common element privately owned and maintained per the joint Use Agreement of this commercial subdivision.
11. Per Title 19.16.060.W.3, provide a note on the Final Map that states "all subdivided parcels comprising this Subdivision shall provide perpetual inter-site common drainage rights across all existing and future parcel limits."

Conditions Page Three**December 10, 2024 - Planning Commission Meeting**

12. Coordinate sewer connection at a size, depth, and location acceptable to the Sanitary Sewer Engineering Section of the Department of Public Works.
13. 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 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.
14. 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.
15. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.
16. Comply with all applicable conditions of approval for Site Development Plan Review (23-0661-SDR1), Petition to Vacate (23-0661-VAC1), and any other site related actions.
17. As per Unified Development Code (UDC) 19.16.060.G, all requirements must be complied with or such future compliance must be guaranteed by an approved performance security method in accordance with UDC sections 19.02.130.
18. 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 elimination of such deviations.

Conditions Page Four
December 10, 2024 - Planning Commission Meeting

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.

Staff Report Page One
December 10, 2024 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant requests the approval of a Tentative Map for Vitality Resort Mixed Use, a proposed one-lot commercial subdivision including condominium units on 6.65 acres at the northeast corner of Charleston Boulevard and Grand Central Parkway.

ISSUES

- The subject site is within the confinements of the Vision 2045 Downtown Las Vegas Master Plan (Civic & Business District) [Area 1].
- In November 2024, the City Council approved the following land use entitlements:
 - A Special Use Permit (23-0661-SUP1) for a proposed 4,452 square-foot Alcohol, On-Premise Full use
 - A Petition to Vacate (23-0661-VAC1) public right-of-way generally located at the northeast corner of Charleston Boulevard and General Central Parkway; and a public utility easement generally located at the southwest corner of Iron Horse Court and Grand Central Parkway on the west side of Grand Central Parkway
 - A Site Development Plan Review (23-0661-SDR1) for a proposed six-story 254-room hotel and six-story medical office with Waivers with the Appendix F Interim Downtown Las Vegas Development Standards

ANALYSIS

The subject site is in the Downtown Las Vegas area of the 2050 City of Las Vegas Master Plan and is subject to Title 19 and Appendix F Interim Downtown Las Vegas Development Standards for Area 1 of the Downtown Las Vegas Overlay. On December 6, 2017, the City Council adopted the City's Vision 2045 Downtown Las Vegas Master Plan, which established the vision and goals for 12 Downtown Districts. This includes the subject site, which is located within the Civic and Business District. The Civic and Business District maintains a relatively strong civic center as it is home to various government facilities, businesses and professional offices. New opportunities to add density to the area and promote compact transit-oriented development are encouraged.

Staff Report Page Two
December 10, 2024 - Planning Commission Meeting

In November 2024, the City Council approved a Site Development Plan Review (23-0661-SDR1) to allow a six-story 254-room hotel and six-story medical office at the subject site. Pursuant to Condition of Approval 12 for Site Development Plan Review (23-0661-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 Vitality Resort Mixed Use, a one-lot commercial subdivision including condominium units.

The submitted east/west cross sections depict a maximum natural grade less than two percent across this site. Per the Tables in Subdivision Code 19.06.050 a development with a natural slope less than two percent, is allowed a maximum four-foot retaining wall. Per the detail sheet, no single wall height appears to have an exposure higher than four feet.

The submitted north/south cross-section depicts a maximum natural grade less than two percent across this site. Per the Tables in Subdivision Code 19.06.050 a development with a natural slope less than two percent, is allowed a maximum four-foot retaining wall. Per the detail sheet, no single wall height appears to have an exposure higher than four feet.

FINDINGS (24-0511-TMP1)

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

Staff Report Page Three

December 10, 2024 - Planning Commission Meeting

BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
11/23/98	The City Council approved a Rezoning (Z-0100-97) for 178 acres between Interstate 15, Charleston Boulevard, and Interstate I-95 from M (Industrial) to PD (Planned Development).
10/05/04	The Parkway Center Architecture Review Committee (PC-ARC) recommended approval of a proposed mixed-use development in Parkway Center to include 413 residential units and 35,435 square feet of commercial space and requested waivers on 3.23 acres on the north side of Iron Horse Court, approximately 300 feet east of Grand Central Parkway.
12/15/04	The City Council approved a Site Development Plan Review (SDR-5179) for a proposed 35-story mixed-use development in Parkway Center to include 413 residential units and 35,435 square feet of commercial space on 3.23 acres on the north side of Iron Horse Court, approximately 300 feet east of Grand Central Parkway. The Planning Commission and staff recommended approval.
01/27/05	The Planning Commission approved a Tentative Map (TMP-5806) for a proposed 414-unit mixed-use subdivision on 3.23 acres adjacent to the north side of Iron Horse Court, approximately 300 feet east of Grand Central Parkway. Staff recommended approval.
05/21/08	The City Council approved a Site Development Plan Review (SDR-27290) for a 61-story hotel including a 2,500 room hotel, 260,000 square-foot convention facility, and 11,100 square feet of commercial uses on 12.54 acres at the northeast corner of Grand Central Parkway and Charleston Boulevard.
	The City Council approved a Special Use Permit (SUP-27291) for a hotel lounge bar within a hotel on 12.54 acres at the northeast corner of Grand Central Parkway and Charleston Boulevard.
	The City Council approved a Special Use Permit (SUP-27292) for a 700-foot tall building where the A-O (Airport Overlay) limits buildings to 200 feet on 12.54 acres at the northeast corner of Grand Central Parkway and Charleston Boulevard.
	The City Council approved a Vacation (27293-VAC) for a 60-foot right-of-way section of public right-of-way located 648 feet north of Charleston Boulevard adjacent to the west side of Grand Central Parkway.

Staff Report Page Four

December 10, 2024 - Planning Commission Meeting

<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
11/06/24	The City Council approved a Special Use Permit (23-0661-SUP1) for a proposed 4,452 square-foot Alcohol, On-Premise Full use at the northeast corner of Charleston Boulevard and Grand Central Parkway. The Planning Commission and Staff recommended approval.
	The City Council approved a Petition to Vacate (23-0661-VAC1) public right-of-way generally located at the northeast corner of Charleston Boulevard and General Central Parkway; and a public utility easement generally located at the southwest corner of Iron Horse Court and Grand Central Parkway on the west side of Grand Central Parkway. The Planning Commission and Staff recommended approval.
	The City Council approved a Site Development Plan Review (23-0661-SDR1) for a proposed six-story 254-room hotel and six-story medical office with Waivers with the Appendix F Interim Downtown Las Vegas Development Standards on 5.90 acres at the northeast corner of Charleston Boulevard and Grand Central Parkway. The Planning Commission and Staff recommended approval.
10/06/24	A Code Enforcement Case (CE24-08038) was reported for homeless individuals on a vacant lot. The case was resolved on 10/30/24.

<i>Most Recent Change of Ownership</i>	
12/29/95	A deed was recorded for a change in ownership.

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

<i>Pre-Application Meeting</i>
A pre-application meeting was not required, nor was one held.

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

Field Check	
11/06/24	A routine field check was conducted at the subject site; staff found an undeveloped site with nothing noted of concern.

Staff Report Page Five
December 10, 2024 - Planning Commission Meeting

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			
South	Restaurant Offices, Other than Listed	LI/R (Light Industrial and Research)	M (Industrial)
East	Union Pacific Railroad Undeveloped		
West	Undeveloped	MXU (Mixed Use)	PD (Planned Development)

Master and Neighborhood Plan Areas	Compliance
Las Vegas 2050 Master Plan Area: Downtown Las Vegas	Y
Vision 2045 Downtown Las Vegas Master Plan: Civic & Business District	Y
Appendix F Interim Downtown Las Vegas Development Standards	Y
Special Area and Overlay Districts	Compliance
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
PD (Planned Development) District	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

Staff Report Page Six

December 10, 2024 - Planning Commission Meeting

DEVELOPMENT STANDARDS

<i>Street Name</i>	<i>Functional Classification of Street(s)</i>	<i>Governing Document</i>	<i>Actual Street Width (Feet)</i>	<i>Compliance with Street Section</i>
Charleston Boulevard	Primary Arterial	Master Plan of Streets and Highways Map	100	Y
Grand Central Parkway	Primary Arterial	Master Plan of Streets and Highways Map	120	Y
Iron Horse Court	Local Street	Title 13	60	Y