



AGENDA MEMO - COMMUNITY DEVELOPMENT

CITY COUNCIL MEETING DATE: OCTOBER 2, 2024
DEPARTMENT: COMMUNITY DEVELOPMENT
ITEM DESCRIPTION: APPLICANT: CALIDA RESIDENTIAL, LLC - OWNER: RANCHO
PROPERTY OWNER SPE, LLC

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
24-0447-EOT1	Staff recommends APPROVAL, subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

NOTICES MAILED N/A

PROTESTS 0

APPROVALS 0

**** CONDITIONS ****

24-0447-EOT1 CONDITIONS

Planning

1. This approval shall expire on August 17, 2026 unless another Extension of Time is approved by the City of Las Vegas.
2. Conformance to the Conditions of Approval for Site Development Plan Review (22-0265-SDR1) and all other related actions as required by the Department of Community Development and the Department of Public Works.
3. 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

The applicant is requesting the first Extension of Time of an approved Site Development Plan Review (22-0265-SDR1) for a proposed four-story, 334-unit multi-family residential development on 12.05 acres at 5050 North Rainbow Boulevard.

ISSUES

- A Minor Amendment (23-0406-SDR1) of the approved Site Development Plan Review (22-0265-SDR1) for the multi-family residential development was approved by Department of Community Development staff on January 10, 2024. This amendment runs concurrently with the approved Site Development Plan Review (22-0265-SDR1) and would also be extended if this request is approved.
- Ownership of this property changed in May 2024.
- Building permits for the approved multi-family residential development have not been issued, but building and civil improvement plans are currently in the review process. A master address of 5050 North Rainbow Boulevard has been assigned.

ANALYSIS

The site is zoned R-4 (High Density Residential), which allows for multi-family residential uses, while the underlying H (High Density Residential) General Plan designation allows for densities exceeding 25 dwelling units per acre.

On January 10, 2024 Department of Community Development staff administratively approved a Minor Amendment (23-0406-SDR1) that reduced the number of units from 334 to 324, reoriented buildings and increased the height of two buildings by one foot. This amendment runs concurrently with the approved Site Development Plan Review (22-0265-SDR1) and therefore would also be extended with this request.

No building permits have been issued for construction of this development. However, applications are in the review process (PRC23-00069). An address of 5050 North Rainbow Boulevard has been assigned. Civil improvement plans (L23-01825) have been submitted and are in the review stage.

During a field check of the site staff noted several real estate banners on the wrought iron fencing along the west property line. The advertised home development had been part of the site before being split through recordation of a parcel map. Signs less than 40 square feet do not require a sign certificate.

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FINDINGS (24-0447-EOT1)

Land around the subject site has now infilled with single-family residential development. The proposed multi-family development remains compatible with these uses and appropriate for the site. Staff therefore recommends approval of requested Extension of Time with conditions. If denied, Site Development Plan Review (22-0265-SDR1) and all related minor amendments would be deemed expired as of August 17, 2024.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
05/13/21	A three-lot Parcel Map (100091-PMP) on 45.90 acres at 5050 North Rainbow Boulevard was recorded. The subject property is located on Lot 3.
08/17/22	The City Council approved a request for a General Plan Amendment (22-0265-GPA1) from SC (Service Commercial) to H (High Density Residential) on 12.05 acres on the east side of Rainbow Boulevard, approximately 490 feet north of Rancho Drive. The Planning Commission and Staff recommended approval of the request.
	The City Council approved a request for a Rezoning (22-0265-ZON1) from R-E (Residence Estates) to R-4 (High Density Residential) on 12.05 acres on the east side of Rainbow Boulevard, approximately 490 feet north of Rancho Drive. The Planning Commission and Staff recommended approval of the request.
	The City Council approved a request for a Site Development Plan Review (22-0265-SDR1) for a proposed four-story, 334-unit multi-family residential development on 12.05 acres on the east side of Rainbow Boulevard, approximately 490 feet north of Rancho Drive. The Planning Commission and Staff recommended approval of the request.
01/10/24	Department of Community Development staff administratively approved a Minor Amendment (23-0406-SDR1) of an approved Site Development Plan Review (22-0265-SDR1) for proposed reduction of multi-family units from 334 to 324, building reorientation and increased building height on 12.05 acres at the northeast corner of Dove Point Place and Rainbow Boulevard.

<i>Most Recent Change of Ownership</i>	
05/01/24	A deed was recorded for a change in ownership.

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Related Building Permits/Business Licenses	
07/18/23	Application was submitted for a Plan Check Review (PRC23-00069) for a multi-family residential development at 5050 North Rainbow Boulevard consisting of two apartment buildings, clubhouse and five parking garages. As of 07/11/24, the review is in the fourth submittal and review stage, and no permits have been issued.
09/08/23	Civil improvement plans (L23-01825) for a multi-family residential development on the east side of Rainbow Boulevard north of Rancho Drive were submitted for review. The plans are still in review.

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

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

Field Check	
08/30/24	The site is developed with multiple residential and accessory structures and an extensive number of evergreen trees. Block walls separate the site from residential developments to the north, south and east. A wrought iron fence with several banners advertising the adjacent residential development to the south and a dust permit is located along the west property line.

Details of Application Request	
Site Area	
Net Acres	12.05

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<i>Surrounding Property</i>	<i>Existing Land Use Per Title 19.12</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property	Residential, Multi-Family	H (High Density Residential)	R-4 (High Density Residential)
North	Residential, Single Family, Detached	ML (Medium Low Density Residential)	R-CL (Single Family Compact-Lot)
South	Residential, Single Family, Detached	ML (Medium Low Density Residential)	R-CL (Single Family Compact-Lot)
East	Residential, Single Family, Detached	ML (Medium Low Density Residential)	R-CL (Single Family Compact-Lot)
West	Shopping Center	TOD-2 (Transit Oriented Development - Low)	C-2 (General Commercial)

<i>Master and Neighborhood Plan Areas</i>	<i>Compliance</i>
Las Vegas 2050 Master Plan Area: Rancho	Y
Rainbow Blvd North Corridor Plan	Y
<i>Special Area and Overlay Districts</i>	<i>Compliance</i>
A-O (Airport Overlay) District (200 Feet)	Y
<i>Other Plans or Special Requirements</i>	<i>Compliance</i>
Trails (Shared-Use Trail) - east side of Rainbow Blvd - constructed	Y
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A