



AGENDA MEMO - COMMUNITY DEVELOPMENT

CITY COUNCIL MEETING DATE: SEPTEMBER 4, 2024
DEPARTMENT: COMMUNITY DEVELOPMENT
ITEM DESCRIPTION: APPLICANT/OWNER: 1200 S LAS VEGAS BLVD, LLC

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
24-0394-EOT1	Staff recommends APPROVAL, subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

NOTICES MAILED N/A

PROTESTS 0

APPROVALS 0

**** CONDITIONS ****

24-0394-EOT1 CONDITIONS

Planning

1. This approval shall expire on August 19, 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 (SDR-78820) 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.

Staff Report Page One
September 4, 2024 - City Council Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is the second Extension of Time request for an approved Site Development Plan Review (SDR-78820) for a proposed six-story, mixed-use development on the west side of Las Vegas Boulevard, approximately 640 feet south of Charleston Boulevard.

ISSUES

- A Minor Amendment (22-0315-SDR1) to the approved Site Development Plan Review was approved 08/13/22 and runs concurrently with the approval for the parent Site Development Plan Review (SDR-78820).
- No applications for building permit review have been submitted for this project. According to the applicant, the delay was due to negotiations over infrastructure placement. Civil improvement plans remain under review by the city.
- Approval of a Tentative Map (21-0585-TMP1) for a one-lot commercial subdivision remains active until 11/09/25. A Final Map (100223-FMP) has been technically reviewed, but has not been recorded.

ANALYSIS

The site is zoned C-2 (General Commercial) and is located within the Gateway District as defined by the Vision 2045 Downtown Las Vegas Master Plan. The original Site Development Plan Review (SDR-78820) was approved by City Council August 19, 2020 with several waivers of Appendix F Interim Downtown Las Vegas Development Standards, which staff did not support.

A Minor Amendment (22-0315-SDR1) of the approved Site Development Plan Review was approved by staff August 13, 2022 to increase the building height to 74 feet, decrease the number of units to 230 and increase the commercial floor area to 6,347 square feet. The amendment runs concurrently with the original Site Development Plan Review approval. Extension of the original Site Development Plan Review (SDR-78820) will also extend the amendment, as was done October 19, 2022 by the City Council (22-0459-EOT1).

Staff Report Page Two
September 4, 2024 - City Council Meeting

No building permits have been issued for construction of this development. Structures on most of the site have been demolished and removed. According to the applicant, more time was needed than anticipated to coordinate relocation of existing power lines and poles; those coordination issues have now been resolved. Civil improvement plans for the mixed-use project have been reviewed and are currently in denial status. Plans will need to be updated to reflect the redesign of utilities.

A Tentative Map (21-0585-TMP1) for a one-lot commercial subdivision over this site remains active until November 9, 2025. A Final Map (100223-FMP) has been submitted and reviewed, but according to the applicant, recordation has been delayed by the power utility relation coordination issues.

Staff conducted a field check and noted a vacant area that was clear of rocks and vegetation and surrounded by screened temporary fencing or permanent walls. Graffiti was present on the outside of the fence along 4th Street and along permanent perimeter walls. Refuse dumpsters and shipping containers were present, and several vehicles were parked on the site.

FINDINGS (24-0394-EOT1)

A mixed-use development is under construction to the west of this site. The proposal on the subject site remains compatible with this project and other existing surrounding development and aligns with the redevelopment objectives of the Vision 2045 Downtown Las Vegas Master Plan. The applicant has made progress in the process toward exercising the Site Development Plan Review. Therefore, staff recommends approval, subject to conditions that include a two-year approval period. If denied, the parent Site Development Plan Review (SDR-78820) and all associated minor amendments will be deemed to be expired as of August 19, 2024.

Staff Report Page Three
September 4, 2024 - City Council Meeting

BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
08/19/20	The City Council approved a request for a Rezoning (ZON-78819) from R-3 (Medium Density Residential) and R-4 (High Density Residential) to C-2 (General Commercial) on 0.89 acres at 1217, 1215, 1207, 1201 and 1155 South 4th Street. The Planning Commission and staff recommended approval.
	The City Council approved a request for a Site Development Plan Review (SDR-78820) for a proposed six-story, 70-foot tall mixed-use development, including 270 residential units and 4,000 square feet of commercial space with Waivers Of Appendix F Interim Downtown Las Vegas Area 1 Development Standards on 1.70 acres located adjacent to the west side of Las Vegas Boulevard, approximately 640 feet south of Charleston Boulevard. The Planning Commission and staff recommended approval.
10/08/20	Department of Planning staff administratively approved a Temporary Commercial Permit (100023-TCP) for a temporary contractor's construction yard from October 9, 2020 to October 9, 2022 on property adjacent to the west side of Las Vegas Boulevard, approximately 640 feet south of Charleston Boulevard.
11/09/21	The Planning Commission approved Tentative Map (21-0585-TMP1) for a one-lot commercial subdivision on 1.67 acres on the west side of Las Vegas Boulevard at the Park Paseo intersection. Staff recommended approval. The approval expires 11/09/25.
05/10/22	A request for a Final Map Technical Review (100223-FMP) was accepted for blueline review. Comments were sent to the surveyor 06/07/22. The application was closed 10/18/23 due to inactivity.
07/13/22	Department of Community Development staff administratively approved a Minor Amendment (22-0315-SDR1) of an approved Site Development Plan Review (SDR-78820) for a six-story, 74-foot tall mixed-use development, including 230 residential units and 6,374 square feet of commercial space on 1.70 acres adjacent to the west side of Las Vegas Boulevard at the Park Paseo intersection.
10/19/22	The City Council approved a request for the first Extension of Time (22-0459-EOT1) of an approved Site Development Plan Review (SDR-78820) for a proposed six-story, 70-foot tall mixed-use development, including 270 residential units and 4,000 square feet of commercial space on 1.70 acres located adjacent to the west side of Las Vegas Boulevard, approximately 640 feet south of Charleston Boulevard. Staff recommended approval.

Staff Report Page Four
September 4, 2024 - City Council Meeting

<i>Most Recent Change of Ownership</i>	
12/30/19	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
04/07/20	A building permit (R20-04537) was issued for demolition of all structures, slabs, footings, flatwork and asphalt at 1201 South 4th Street. A final inspection was approved 04/14/20.
07/07/20	A building permit (C20-02625) was issued for demolition of all structures, slabs, concrete and landscape at 1155 South 4th Street. A final inspection was approved 08/19/20.
	A building permit (C20-02626) was issued for demolition of all structures, slabs, concrete and landscape at 1207 South 4th Street. A final inspection was approved 08/19/20.
07/28/20	A building permit (R20-09392) was issued for demolition of all structures, slabs, concrete and landscape at 1209 South 4th Street. A final inspection was approved 08/19/20.
	A building permit (R20-09393) was issued for demolition of all structures, slabs, concrete and landscape at 1215 South 4th Street. A final inspection was approved 08/19/20.
	A building permit (R20-09394) was issued for demolition of all structures, slabs, concrete and landscape at 1217 South 4th Street. A final inspection was approved 08/19/20.
04/12/22	A Plan Check Review (PRC22-00047) for a proposed 230-unit, multi-story mixed use development at 1200 South Las Vegas Boulevard was processed. The submitted plans and documents have been reviewed and are in denial status, awaiting revised plan submittal.
04/18/22	Civil improvement plans (L22-00757) were submitted for review for a mixed-use development with 230 residential units and four retail spaces on the west side of Las Vegas Boulevard south of Charleston Boulevard. The review is in denial status.

<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.

Staff Report Page Five
September 4, 2024 - City Council Meeting

Field Check	
08/01/24	The site was vacant and cleared of weeds and debris.

Details of Application Request	
Site Area	
Net Acres	1.70

Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Undeveloped	C (Commercial)	C-2 (General Commercial)
North	Hotel, Motel or Hotel Suites	C (Commercial)	C-2 (General Commercial)
South	Single Room Occupancy Residence	C (Commercial)	C-2 (General Commercial)
East	Restaurant	C (Commercial)	C-2 (General Commercial)
West	Office, Other than Listed	C (Commercial)	C-1 (Limited Commercial)
	Mixed-Use	MXU (Mixed Use)	

Master and Neighborhood Plan Areas	Compliance
Las Vegas 2050 Master Plan Area: Downtown Las Vegas	Y
Vision 2045 Downtown Las Vegas Master Plan: Gateway District	Y
Special Area and Overlay Districts	Compliance
A-O (Airport Overlay) District (175 Feet)	Y
DTLV-O (Downtown Las Vegas Overlay) District - Area 1	Y
LW-O (Live/Work Overlay) District	Y
SB-O (Las Vegas Boulevard Scenic Byway Overlay) District	Y
Other Plans or Special Requirements	Compliance
Trails (Scenic Byway Trail - constructed)	Y
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