



AGENDA MEMO - COMMUNITY DEVELOPMENT

CITY COUNCIL MEETING DATE: JANUARY 15, 2025

DEPARTMENT: COMMUNITY DEVELOPMENT

ITEM DESCRIPTION: APPLICANT: CITY OF LAS VEGAS - OWNER: SILVER MEADOW PROPERTIES, LLC

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
24-0594-ROC1	Staff recommends APPROVAL, subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 33

NOTICES MAILED 581

PROTESTS 0

APPROVALS 0

**** CONDITIONS ****

24-0594-ROC1 CONDITIONS

Planning

1. Condition Number Five (5) of Site Development Plan Review (22-0347-SDR1) shall be removed.
2. Conformance to the approved conditions for Site Development Plan Review (22-0347-SDR1).
3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Staff Report Page One
January 15, 2025 - City Council Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is requesting to remove Condition Number Five (5) of Site Development Plan Review (22-0347-SDR1) requiring a decorative sold block wall along the western and southern property lines at 7983 North Hualapai Way.

ISSUES

- In November 2022, the City Council approved a Site Development Plan Review (22-0347-SDR1) for a proposed 5,900 square-foot convenience store and car wash on 7.50 acres at 7983 North Hualapai Way.
- Condition Number Five (5) of Site Development Plan Review (22-0347-SDR1) states “A combination of decorative solid block wall and slotted fencing and/or wrought iron shall be used along the western and southern property lines to allow for visibility into the adjacent site. The applicant shall submit to the Department of Community Development perimeter wall cross sections and architectural elevations for review and approval prior to or at the same time application is made for a building permit.”
- A forthcoming Site Development Plan Review (24-0593-SDR1) is scheduled for the Planning Commission on the January 14th, 2025 agenda for a proposed Metropolitan Police Department (LVMPD) substation and Public Park at the adjacent site with the shared wall condition. Based on the requirements of the proposed development, the applicant is requesting the removal of this condition.

ANALYSIS

In November 2022, the City Council approved a Site Development Plan Review (22-0347-SDR1) for a proposed 5,900 square-foot convenience store and car wash on 7.50 acres at 7983 North Hualapai Way. At the time of approval, the City Council imposed additional Conditions of Approval for 22-0347-SDR1. Condition Number Five (5) of 22-0347-SDR1 stated, “A combination of decorative solid block wall and slotted fencing and/or wrought iron shall be used along the western and southern property lines to allow for visibility into the adjacent site. The applicant shall submit to the Department of Community Development perimeter wall cross sections and architectural elevations for review and approval prior to or at the same time application is made for a building permit.”

The applicant is requesting to remove Condition Number Five (5) of Site Development Plan Review (22-0347-SDR1) allowing an eight-foot solid block wall along the property line. A forthcoming Site Development Plan Review (24-0593-SDR1) is scheduled for the

Staff Report Page Two
January 15, 2025 - City Council Meeting

Planning Commission on the January 14th, 2025 agenda for a proposed Metropolitan Police (LVMPD) substation and Public Park at the adjacent site with the shared wall condition. Based on the security requirements of the proposed police substation, the applicant is requesting the removal of this condition. The City of Las Vegas 2050 Master Plan indicates that a new Las Vegas Metropolitan Police Station is needed in the La Madre Foothills area to serve the City's rapidly growing northwest population.

As the proposed Metropolitan Police Station is supported by the City of Las Vegas 2050 Master Plan and the removal of the Condition of Approval is necessary in order to meet the security requirements, staff recommends approval on this request. If approved, staff has included Conditions of Approval that reflect the applicant's request.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
02/06/02	The City Council approved a request for a Petition to Annex (A-0028-01) approximately 10 acres on the southwest corner of Grand Teton Drive and Hualapai Way. The Planning Commission recommended approval of the request.
07/16/03	The City Council approved a request for a Rezoning (ZON-2184) from U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development) on 704 acres adjacent to the south side of Grand Teton Drive, between Hualapai Way and Puli Road. The Planning Commission recommended approval of the request.
03/17/04	The City Council adopted the Cliff's Edge Development Agreement.
08/03/05	The City Council approved a Major Modification (MOD-6279) of the Cliff's Edge Master Development Plan and Design Standards to modify multiple land use designations, including Medium Residential as a permitted land use in the Village Commercial land use category, Neighborhood Family Services Center as a permitted use in the Public Facility/Open Space and Recreation land use category with approval of a special use permit, and modify multiple portions of text and graphics in the Design Standards. The Planning Commission and staff recommended approval.
11/16/05	The City Council approved a Major Modification (MOD-9174) of the Cliff's Edge Master Development Plan and Design Standards to establish standards for the Residential Small Lot (Rear Loaded) land use category. The Planning Commission and staff recommended approval.

Staff Report Page Three
January 15, 2025 - City Council Meeting

<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc. (cont.)</i>	
02/15/06	The City Council approved a Major Modification (MOD-10531) of the Cliff's Edge Master Development Plan and Design Standards to change the land use designation on 17.10 acres from Medium Residential to Residential Small Lot, to modify Section 2.2 and accompanying exhibit of the Master Development Plan, and to modify the Design Guidelines to reflect changes to land use categories. The Planning Commission and staff recommended approval.
03/13/06	Department of Planning staff administratively approved a Minor Modification (MOD-10809) of the Cliff's Edge Design Guidelines to revise and clarify the Entry and Wall Guidelines.
04/04/07	The City Council approved a Major Modification (MOD-19114) to modify the Cliff's Edge Master Development Plan and Design Standards to clarify certain setback, landscape, design, wall, architectural projection separation, and balcony separation standards; to allow three-story single-family dwellings with a maximum height of 38 feet and to add sign standards. The Planning Commission had no recommendation; staff recommended approval.
09/19/07	The City Council approved a Major Modification (MOD-22968) to modify the Cliff's Edge Master Development Plan and Design Standards to change the land use designation from Residential Small Lot to Medium Residential on 9.12 acres, modify Section 2.2 and accompanying exhibit of the Master Development Plan, and to modify the Design Guidelines to reflect changes to land use categories. The Planning Commission and staff recommended approval.
03/08/11	The Planning Commission accepted a request to withdraw without prejudice Major Modification (MOD-40409) of the Cliff's Edge Master Development Plan and Design Guidelines to amend all maps to remove five acres from pod 106 and five acres from pod 109; to reduce the maximum allowable density in the RSL (Residential Small Lot) land use category from 15 dwelling units per acre to 12 dwelling units per acre; and to amend the land use designation on pod 208 from RSL (Residential Small Lot) to M (Medium Density Residential).
11/16/16	The City Council approved a Major Modification (MOD-66199) to modify the Cliff's Edge Master Development Plan and Design Standards to change the land use designation from Medium Residential to Residential Small Lot (Mini-Conventional) on 18.02 acres at the southeast corner of Egan Crest Drive and Grand Teton Drive, and accompanying modifications to reflect changes to land use categories. The Planning Commission and staff recommended approval.

Staff Report Page Four
January 15, 2025 - City Council Meeting

<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
11/16/22	The City Council approved a Major Modification (22-0347-MOD1) from PF (Public Facility) to VC (Village Commercial) Cliffs Edge Special Land Use Designation on 2.50 acres at the southwest corner of Grand Teton Drive and Hualapai Way. The Planning Commission and Staff recommended approval.
	The City Council approved a Special Use Permit (22-0347-SUP1) for a proposed 5,900 square-foot Liquor Sales (for On or Off Premise Consumption) [Beer/Wine/Cooler Off-Sales] Use on 2.50 acres at the southwest corner of Grand Teton Drive and Hualapai Way. The Planning Commission and Staff recommended approval.
	The City Council approved a Special Use Permit (22-0347-SUP2) for a proposed Gaming (Incidental Gaming Machines only) Use on 2.50 acres at the southwest corner of Grand Teton Drive and Hualapai Way. The Planning Commission and Staff recommended approval.
	The City Council approved a Site Development Plan Review (22-0347-SDR1) for a proposed 5,900 square-foot convenience store, 3,967 square-foot car wash, and 5,000 square-foot fuel canopy development with waivers of perimeter landscape buffer requirements on 2.50 acres at the southwest corner of Grand Teton Drive and Hualapai Way. The Planning Commission and Staff recommended approval.
11/14/25	A Site Development Plan Review (24-0593) for a proposed public park and police substation is scheduled to be heard for consideration by the Planning Commission. Staff is recommending approval.

<i>Most Recent Change of Ownership</i>	
09/12/19	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
07/29/24	A Civil Improvement Plan (L24-00614) was issued for off-site improvements pertaining to a proposed convenience store at the southwest corner of Grand Teton Drive and Hualapai Way.
09/18/24	A Building Permit (C24-01293) was issued for a convenience store and car wash at 7983 North Hualapai Way.

<i>Pre-Application Meeting</i>	
11/12/24	A pre-application meeting was held with the applicant to discuss the submittal requirements pertaining to a proposed public park and police substation at the adjacent site (APN 126-13-501-020). During the meeting

Staff Report Page Five
January 15, 2025 - City Council Meeting

Neighborhood Meeting

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

Field Check

12/03/24	A routine field check was conducted by staff; staff found an undeveloped site currently under construction for a convenience store and car wash with nothing noted of concern.
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Details of Application Request

Site Area

Net Acres	1.62
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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	Alcohol, Off-Premise Beer/Wine Car Wash or Auto Detailing Gaming Establishment Restricted	VC (Village Commercial) Cliff's Edge Special Land Use Designation	PD (Planned Development)
	Undeveloped	PF (Public Facilities) Cliff's Edge Special Land Use Designation	
North	Single, Family Detached	TND (Traditional Neighborhood Development)	T-D (Traditional Development)
South		ML (Medium Low) -	PD (Planned Development)
East		PCD (Planned Community Development) - Grand Teton Master Plan	
West		M (Medium Density) Cliff's Edge Special Land Use Designation	

Master and Neighborhood Plan Areas

<i>Master and Neighborhood Plan Areas</i>	<i>Compliance</i>
Las Vegas 2050 Master Plan Area: La Madre Foothills	Y
Cliff's Edge Providence	Y
Northwest Open Space Plan	Y
<i>Special Area and Overlay Districts</i>	<i>Compliance</i>
PD (Planned Development) District	Y

Staff Report Page Six
January 15, 2025 - City Council Meeting

<i>Other Plans or Special Requirements</i>	<i>Compliance</i>
Trails (Multi-Use Non Equestrian Proposed Hualapai Way)	Y
Trails (Multi-Use Non Equestrian Constructed Grand Teton Drive)	Y
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact	N/A
Project of Regional Significance	N/A

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>
Grand Teton Drive	Primary Arterial	Master Plan of Streets and Highways Map	100	Y
Hualapai Way	Primary Arterial	Master Plan of Streets and Highways Map	100	Y