



AGENDA MEMO - COMMUNITY DEVELOPMENT

PLANNING COMMISSION MEETING DATE: APRIL 8, 2025

DEPARTMENT: COMMUNITY DEVELOPMENT

ITEM DESCRIPTION: APPLICANT/OWNER: CITY OF LAS VEGAS

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
25-0078-SDR1	Staff recommends APPROVAL, subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 22

NOTICES MAILED 613

PROTESTS 0

APPROVALS 0

**** CONDITIONS ****

25-0078-SDR1 CONDITIONS

Planning

1. 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.
2. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 02/12/25 except as amended by conditions herein.
3. A Waiver from Title 19.09 is hereby approved, to allow a zero percent building façade alignment on D Street where 75 percent is the minimum required.
4. A Waiver from Title 19.09 is hereby approved, to allow a single-story building height where two stories is the minimum height allowed.
5. A Waiver from Title 19.09 is hereby approved, to allow a Common Yard street frontage type on D Street and Adams Street where such is not allowed in the T4-C transect zone.
6. A Waiver from Title 19.09 is hereby approved, to allow no pedestrian building access from a thoroughfare or courtyard where such is required.
7. 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.
8. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

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9. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, which shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device. The technical landscape plan shall include the following changes from the conceptual landscape plan:
 - Replace the Desert Museum Palo Verde in the southeast corner of the pad site with an equal-sized tree from the District-Specific Palette for the Historic Westside in accordance with Title 19.09.040.C.
10. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

11. Prior to the issuance of permits, grant a Bus Shelter Pad Easement on Northbound D Street, north of Adams Avenue at a location acceptable the Regional Transportation Commission (RTC) in conformance with Standard Drawing #234.2 and 234.5 to the RTC. Construction of the bus shelter pad is required concurrent with the building proposed on this site.
12. 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.
13. Coordinate sewer connection at a size, depth, and location acceptable to the Sanitary Sewer Engineering Section of the Department of Public Works.
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.

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15. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to submittal of any construction drawings or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage study update.

Fire & Rescue

16. 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.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is proposing to develop a single-story 4,194 square-foot trade school and career center on 2.57 acres generally located at the southwest corner of Jefferson Avenue and D Street.

ISSUES

- The subject site is an undeveloped 0.28 acre portion in the southeast corner of the larger trade school development, herein referred to as “main campus”, approved through Site Development Plan Review (22-0533-SDR1) across 3.03-acres at the southeast corner of Jefferson Avenue and D Street.
- The subject site is within the confinements of the Vision 2045 Downtown Las Vegas Master Plan (Historic Westside District) [Area 2].
- The proposed development is subject to The Hundred Plan and the West Las Vegas Plan.
- The following Waivers of the Title 19.09 Form-Based Code Development Standards are requested:
 - To allow a Common Yard street frontage type on D Street and Adams Street where such is not allowed in the T4-C transect zone.
 - To allow a single-story building height where two stories is the minimum height allowed.
 - To allow a zero percent building façade alignment on D Street where 75 percent is the minimum required.
 - To allow no pedestrian building access from a thoroughfare or courtyard where such is required.
- One of the proposed street trees, the Desert Museum Palo Verde, is not included on the District Palate for the Historic Westside under Title 19.09.040.C District-Specific Standards for Street Trees. A Condition of Approval has been added to replace the Desert Museum Palo Verde in the southeast corner of the pad site with an equal-sized tree from the District Palate for the Historic Westside.

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ANALYSIS

Adopted by the City Council in June 2016, the Vision 2045 Downtown Las Vegas Master Plan (Downtown Master Plan) is the policy document that provides an overall vision, policy direction, and implementation strategy in support of the ongoing recovery and revitalization in Downtown Las Vegas. The Downtown Master Plan envisions and encourages downtown Las Vegas to achieve a compact, vibrant urban environment, with a focus on higher-density mixed-use development around transit hubs and activity nodes. The Master Plan is intended to enable an energetic, urban way of life and a high-quality physical environment for locals and visitors alike.

Adopted under the requirements of the Las Vegas Municipal Code and other applicable laws, the Title 19.09 Form-Based Code establishes the new form-based standards for the area of the City included within the Downtown Las Vegas Overlay (DTLV-O). Eventually, the Form-Based Code will be applied to each of the twelve Downtown Districts within the Downtown Las Vegas Overlay District.

The subject site is located within the Historic Westside District of Downtown Las Vegas. Historic Westside District is dominated mostly by low-rise residential neighborhoods and industrial zones. The neighborhood consists of a few historical sites, poor housing conditions, vacant parcels, and a lack of parks and amenities. The district is in need of environmental upgrades and social services. The subject site is governed by Title 19.09 which regulates the form-based code development standards. For the subject site, the primary street frontage is considered to be D Street based on the hierarchy of roadways and building orientation.

The subject site is categorized as a Flex Low-Rise building type and contains a Common Yard frontage type. A Waiver of Title 19.09 is requested as the Common Yard frontage type is not allowed in the T4-C (T4 Corridor) zoning district and intended for neighborhood-oriented transect zones (T3-N, T4-N, and T5-N).

Multiple Waivers of the 19.09 Form-Based Code Development Standards are requested to allow the proposed building. In order to create the compact, vibrant urban environment intended by the Vision 2045 Downtown Las Vegas Master Plan, the Form-Based Code Development Standards support development tied closely to the streetscape.

Waivers are requested to allow setback distances in excess of the maximum front yard and corner side yard setbacks. Similarly, the building should be oriented toward the façade zone; as the proposed development is quite distant from the setbacks, a Waiver is requested to allow this deviation on the D Street frontages. Adams Street is a private street, and therefore the build-out at frontage standard is not required on this street. Further, due to these excessive setbacks, pedestrian access to the building is not viable through the provided thoroughfares or courtyards; thereby a Waiver is requested to allow a deviation from this standard. Staff supports the requested Waivers.

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The front and corner side yards, along D Street and Adams Street, will contain a seven-foot tall iron fence within the façade zone. A Waiver (23-0449-WVR1) was approved to allow the proposed seven foot tall solid wall erected between the front property line and the primary structure where five-feet with a two-foot solid base is the maximum height allowed. A building permit (C23-01755) for that fence was issued on 01/09/25, and has yet to receive its final inspection.

The building elevations demonstrate a 21-foot, single-story flex low-rise building primarily comprised of a variety of materials. The building primarily consists of metal panels and is accented by concrete masonry units and insulated glass glazing. All sides of the proposed building are coherently designed and treated with a consistent level of detailing and finish in compliance with Title 19.08. The proposed building is single-story where a building height of two to five stories is required; the applicant is requesting a Waiver of this standard.

The landscape plan depicts a variety of 24-inch box trees and five-gallon bushes interchangeably used throughout the site. Within the Form-Based Code Development Standards, district-specific trees are required within the amenity zone area, creating a defining character and comprehensive neighborhood feel.

Only the provided Red Pistache trees are listed on the district-specific street tree palette for the Historic Westside. As such, a Condition of Approval has been added to replace the Desert Museum Palo Verde tree along Adams Street. Nonetheless, all provided landscaping materials are included on the Southern Nevada Regional Planting Coalition list and are appropriate for a desert climate.

Development projects within the form-based code-designated areas of Downtown Las Vegas are subjected to an alternative parking reduction based upon a variety of factors such as neighborhood context and current or future infrastructure. Pursuant to Title 19.09.100 Table G-1 (High Load - Zone 3), the reduction brings the parking requirement range from a minimum of 43 to parking spaces to a maximum of 75 parking spaces. The parking for this site is provided on the main campus. The parking for the proposed development is over the maximum threshold as 115 parking spaces are provided; this project is reducing the intensity of an existing Waiver approved through Site Development Plan Review (22-0533-SDR1).

In addition to standard vehicular parking requirements, bicycle parking is required under Title 19.09 to provide an expanded and connected bicycle network as supported by the Vision 2045 Downtown Las Vegas Master Plan. This plan identifies D Street as a bicycle emphasized street, which already contains separate dedicated north and southbound bike lanes. To encourage cyclists, the Hundred Plan encourages the use of bicycle amenities such as bike racks. Bicycle parking stalls which are required under Title 19.09 are provided on the main campus and accessible to the subject development.

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In total, the requested Waivers of the 19.09 Form-Based Code Development Standards are generally consistent with the approved Waivers for the main campus. As this addition is a part of that greater campus, allowing for similar deviations will be compatible with surrounding development. Therefore, staff recommends approval of the proposed development.

The Hundred Plan

The proposed development supports several of the goals and objectives identified in The Hundred Plan, which addresses sustainability practically and genuinely through open space planning, community facilities, and amenities. The plan identifies the Historic Westside incorporating sensitive neighborhood infill and intensification that combine education and awareness with compassionate and genuine responsiveness to community values.

The Hundred Plan identifies the first guiding principle to bring the Westside back to a complete community. The plan envisions the Historic Westside as a community striving for a sustainable future and establishing a walkable community with services and amenities. The Hundred Plan also encourages the redevelopment of vacant or underutilized land within the neighborhood by developing within the context of the current structure and scale of the neighborhood. Features such as plazas, community clubs, greenhouses, and community gardens are encouraged to bolster the Westside's communal feel. The Hundred Plan identifies a need for a vocational school that provides educational opportunities for culinary, hospitality, and entertainment training. Doing so will strengthen and revitalize the local community and economy.

Redevelopment Plan Area

The proposed site is also located within Redevelopment Area 1 and if approved would support the goals of the Redevelopment Agency by striving to create an environment reflecting a high level of concern for architectural, landscape, urban design, and land use principles appropriate for the attainment of the objectives of the Redevelopment Plan. Additionally, the proposed development redevelops an area that is stagnant or improperly used.

As the proposed development supports goals and policies identified in the 2050 Master Plan, Vision 2045 Downtown Master Plan, The Hundred Plan, and the West Las Vegas Plan, staff finds that the proposed development can be harmonious and compatible with the surrounding area and therefore recommends approval, subject to conditions.

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FINDINGS (25-0078-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 trade school development is compatible with the adjacent development within the surrounding area of the subject site.

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

The proposed trade school development helps further several local economic related goals, objectives, and guiding principles identified in the 2050 Master Plan, Vision 2045 Downtown Master Plan, Hundred Plan, and West Las Vegas Plan.

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

Site access is provided by D Street, a 70-foot Major Neighborhood Street and Jefferson Avenue and C Street, both 60-foot Minor Neighborhood Streets. For development purposes, D Street is categorized as a Primary Thoroughfare whereas Jefferson Avenue and C Street are considered Secondary Thoroughfares. All provided roadways are adequate in size to serve the scale of the proposed development.

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

The proposed building and landscape materials are appropriate for a desert climate and the city. All provided landscaping is included on the Southern Nevada Regional Planting Coalition list and are appropriate for a desert climate. However, one of the proposed street trees, the Desert Museum Palo Verde, is not on the District Palate for the Historic Westside. A Condition has been added to replace the Desert Museum Palo Verde in the southeast corner of the pad site with an equal-sized tree from the District Palate for the Historic Westside.

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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;**

Building elevations and design characteristics are not unsightly or obnoxious in appearance and create an orderly and aesthetically pleasing environment. The building primarily consists of metal panels and is accented by concrete masonry units and insulated glass glazing. All sides of the proposed building are coherently designed and treated with a consistent level of detailing and finish in compliance with Title 19.08.

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

The development of the site will be subject to building permit review and inspection, thereby protecting the health, safety, and general welfare of the public.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
10/14/99	The Planning Commission approved a Site Development Plan Review (SD-0025-99) for a proposed 6,435 square-foot building in conjunction with an existing daycare facility (variety day home) on 2.20 acres at the southeast corner of Jefferson Avenue and D Street.
08/21/19	Staff administratively approved a Minor Site Development Plan Review (SDR-76731) for a proposed phased development consisting of 32,500 square feet of government facility on 2.45 acres at the southeast corner of Jefferson Avenue and D Street.
09/21/22	The City Council approved a Petition to Vacate (22-0348-VAC1) public rights-of-way (Adams Avenue between C Street and Interstate 15 and a portion of C Street between Adams Avenue and Jefferson Avenue. The Planning Commission and staff recommended approval.
12/21/22	The City Council approved a Rezoning (22-0533-ZON1) from T4-N (T4 Neighborhood) to T4-C (T4 Corridor) on 3.03 acres generally located at the southwest corner of Jefferson Avenue and D Street. The Planning Commission and Staff recommended approval.

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Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.	
12/21/22	The City Council approved a Rezoning (22-0533-SDR1) for a proposed 15,062 square-foot trade school development with Waivers of the Title 19.09 Form-Based Code Development Standards on 3.03 acres generally located at the southwest corner of Jefferson Avenue and D Street. The Planning Commission and Staff recommended approval.
08/10/23	The Planning Commission approved a Waiver (23-0449-WVR1) for a proposed seven foot tall solid wall erected between the front property line and the primary structure where five-feet with a two-foot solid base is the maximum height allowed on 3.03 acres generally located at the southwest corner of Jefferson Avenue and D Street. The Planning Commission and Staff recommended approval.

Related Building Permits/Business Licenses	
04/10/18	A Building Permit (C18-01410) was issued for the major demolition of an existing school at 990 D Street.
	A Building Permit (C18-01411) was issued for the demolition of an existing school at 990 D Street.
02/06/20	A Building Permit (C19-03477) was issued for on-site improvements at 1001 C Street.
	A Building Permit (C19-03478) was issued to relocate a modular building at 1001 C Street.
	A Building Permit (C19-03479) was issued for fencing at 1001 C Street.
01/09/25	A Building Permit (C23-01755) was issued in for an iron fence at 1001 C Street.
	A Building Permit (C23-01753) was issued for the construction of an education and training center building at 1001 C Street.

Details of Application Request	
Site Area	
Gross Acres	3.36
Application area	0.28

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Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District	
Subject Property	Undeveloped	FBC (Form Based Code)	T4-C (T4 Corridor)	
North			T4-MS (T4 Main Street)	
South			Parking Lot	T4-N (T4 Neighborhood)
			Social Service Provider	
East	Multi-Family Residential	ROW (Right-of-Way)	ROW (Right-of-Way)	
	Interstate 15			
West	Church/House of Worship	FBC (Form Based Code)	T4-C (T4 Corridor)	

Master and Neighborhood Plan Areas	Compliance
West Las Vegas	Y
The Hundred Plan	Y
Las Vegas 2050 Master Plan Area: Downtown Las Vegas	Y
Vision 2045 Downtown Las Vegas Master Plan	Y
Special Area and Overlay Districts	Compliance
A-O (Airport Overlay) District (175 Feet)	Y
DTLV-O (Downtown Las Vegas Overlay) District – Area 2 (Historic Westside)	Y
Other Plans or Special Requirements	Compliance
Trails (Pioneer Trail D Street, C Street, Jefferson Avenue, Constructed)	Y
Las Vegas Redevelopment Plan Area – Area 1	Y
Interlocal Agreement	N/A
Project of Significant Impact	N/A
Project of Regional Significance	N/A

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DEVELOPMENT STANDARDS

Pursuant to Title 19, the following standards apply:

Street Name	Functional Classification of Street(s)	Governing Document	Actual Street Width (Feet)	Compliance with Street Section
D Street	Major Neighborhood Street	Title 19.09	70	Y
	Primary Thoroughfare	Title 19.09		Y
Jefferson Avenue	Minor Neighborhood Street	Title 19.09	60	Y
	Secondary Thoroughfare	Title 19.09		Y
C Street	Minor Neighborhood Street	Title 19.09	60	Y
	Secondary Thoroughfare	Title 19.09		Y
Adams Avenue	Private Street on city-owned	Title 19.04	NA	Y

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Parking Requirement - Downtown (Areas 1-3)							
Use	Gross Floor Area or Number of Units	Parking Ratio	Required		Provided		Compliance
			Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Existing Trade School	15,062 SF 20 Staff 105 Students	1 space for each staff member	20				
Proposed Trade School Expansion	4,194 SF 13 Staff 40 Students	1 space for every 2 students in class at max capacity	13				
TOTAL SPACES REQUIRED (unweighted)			106				
TOTAL SPACES REQUIRED (weighted requirement; see below)			43 to 75		115		Y*
Regular and Handicap Spaces Required			71	4	110	5	Y*
Downtown Form Based Code Parking Standards - Title 19.09.100.G							
Parking Standards High Load – Zone 3			Between 40% and 70%		43 to 75		Y*
Bicycle Parking Requirements			3		3		Y

**This project is reducing the intensity of an existing Waiver approved through Site Development Plan Review (22-0533-SDR1). Projects located within the Downtown Las Vegas Overlay District may be evaluated based on a weighted parking requirement as detailed in Title 19.09.100.*

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FORM-BASED CODE STANDARDS

Pursuant to Title 19.09, the following standards apply:

Standard	Required/Allowed	Provided	Compliance
Table D. Building Types			
Building Type (Flex Low Rise)	Main Body Width: Up to 100% Main Body Depth: 100 Feet	72 Feet (57%) 65 Feet	Y
Access Standards	Pedestrian access to the building must be from the thoroughfare or courtyard. (North plaza, or East or South sidewalk)		N*
Table E. Building Placement			
Setback Distance (Front)	10 Feet Minimum 15 Feet Maximum	15 Feet	Y
Setback Distance (Corner Side)	10 Feet Minimum 15 Feet Maximum	15 Feet	Y
Building Façade (Front) [D Street]	75%	1%	N*
Building Façade (Side) [Adams Street]	50%	28%	N/A**
Miscellaneous	Sidewalk must be extended into the setback area to meet the building.		Y
Table F. Building Form Standards			
Building Height	2 Stories Minimum 5 Stories Maximum	1 Foot	N*
Floor-to-Ceiling (Ground)	13 Feet Minimum	16 Feet	Y
Floor-to-Ceiling (Upper)	N/A	N/A	Y
Footprint – Lot Coverage	75% Maximum	35%	Y
Depth – Gross Floor Space	20 Feet Minimum	65 Feet	Y

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Table G. Frontages			
Frontage 1 [D Street]	Arcade Gallery Porch Engaged Porch Projecting Shopfront Terrace	Common Yard	N*
Frontage 2 [Adams Street]	Arcade Gallery Porch Engaged Porch Projecting Shopfront Terrace	Common Yard	N*
Pedestrian Access	The primary building entrance must be located to face a primary thoroughfare or be connected to a primary thoroughfare through an Open Space type consistent with Section 19.09.080 (Open Space Standards).		N*
Table I. Use Types			
Trade School			Y
Table J. Parking Standards			
Setback from Lot [Front]	10	N/A	Y
Parking Driveway Width	N/A	N/A	Existing

Table K. Required Street Trees			
Amenity Zone Tree Planting	Pistacia Atlantica (Red Push Pistache)	Red Pistache	Y
	Acacia Pendula (Weeping Acacia) Celtis Reticulata (Netleaf Hackberry) Havardia Mexicana (Mexican Ebony) Parkinsonia Praecox (Palo Brea) Pistacia Atlantica (Red Push Pistache) Prosopis x Alba (Thornless Hybrid Mesquite) Prosopis Glandulosa (Thornless Honey Mesquite) Quercus Douglasii (Blue Oak) Vachellia Farnesiana (Sweet Acacia)	Desert Museum Palo Verde	By Condition***
Street Trees	9 Total Every 20 Feet on Center (100' on D Street after discounting the utility area; 80' on Adams Street)	10 provided including. three existing trees on D Street	Y

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Table L. Open Space			
Miscellaneous	Where no residential units are present, a minimum of 5% of the lot area shall be provided as open space on-site.	30%	Y

**A Waiver is requested to allow a deviation from the above standards.*

*** Adams Street is a private street therefore the build-out at frontage standard is not required on this street. This table compares the Title 19.09 compliance for this street frontage, but is not determinative of code conformance.*

****A Condition has been added requiring the inclusion of district-specific landscaping materials within the provided amenity zone areas.*

Waivers		
Requirement	Request	Staff Recommendation
A private frontage type shall be provided in compliance with Title 19.09.070.	To allow a Common Yard street frontage type on D Street and Adams Street where such is not allowed in the T4-C transect zone.	Approval
A development between two to five stories is the standard for the T4-C transect zone.	To allow a single-story building height where two stories is the minimum height allowed	Approval
The primary building shall be aligned with a minimum of 75 percent of the façade zone for primary streets.	To allow a zero percent building façade alignment on D Street where 75 percent is the minimum required	Approval
Landscaping within the amenity zone areas shall follow a district-specific landscaping palette.	To allow non-permitted landscaping materials with the amenity zones where district specific street trees are required	By Condition
Pedestrian access to the building must be from the thoroughfare or courtyard.	To allow no pedestrian building access from a thoroughfare or courtyard where such is required	Approval