



AGENDA MEMO - COMMUNITY DEVELOPMENT

PLANNING COMMISSION MEETING DATE: JANUARY 14, 2025
DEPARTMENT: COMMUNITY DEVELOPMENT
ITEM DESCRIPTION: APPLICANT/OWNER: THE PHILLY AT 215, LLC

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
24-0534-EOT1	Staff recommends APPROVAL, subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

NOTICES MAILED N/A

PROTESTS 0

APPROVALS 0

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**** CONDITIONS ****

24-0534-EOT1 CONDITIONS

Planning

1. This approval shall expire on January 10, 2027 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 (22-0664-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 requests an Extension of Time for a previously approved Multi-Family development on 0.59 acres located on the south side of Philadelphia Avenue approximately 185 feet west of Fairfield Avenue.

ISSUES

- This is the first Extension of Time request for Site Development Plan Review (22-0664-SDR1). Staff supports the request.
- If denied, the subject entitlement will be deemed expired as of January 10, 2025.
- A Building Permit (C23-01447) for the demolition of three buildings at the subject site was finalized on 05/24/23.

ANALYSIS

On January 10, 2023, the City Council approved Site Development Plan Review (22-0664-SDR1) for a proposed four-story, 87-unit multi-family residential development with waivers of Appendix F Interim Downtown Las Vegas Development Standards on 0.59 acres on the south side of Philadelphia Avenue approximately 185 feet west of Fairfield Avenue. Per the submitted justification letter, the applicant needs more time to finalize funding for the proposed development.

Pursuant to Title 19.16.100, a Site Development Plan Review is deemed exercised upon the issuance of a building permit for the principle structure on the site. Since no building permits have been issued, an Extension of Time is necessary. If denied, the subject land entitlement will be deemed expired as of 01/10/25.

FINDINGS (24-0534-EOT1)

Staff finds the proposed development remains compatible with the existing development in the surrounding area. Therefore, Staff recommend approval of a two-year extension.

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BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
08/11/21	A Code Enforcement Case (CE21-03414) was reported for a homeless break-in with trash everywhere at 217 West Philadelphia Avenue. The case was resolved on 08/26/21.
11/09/21	A Code Enforcement Case (CE21-05118) was reported for debris on a vacant lot at 221 West Philadelphia Avenue. The case was resolved on 01/24/22.
12/01/21	A Code Enforcement Case (CE21-05523) was reported for trash and debris on a vacant lot at 225 West Philadelphia Avenue. The case was resolved on 01/24/22.
10/10/22	A Parcel Map (100269-PMP) is currently being processed for a one-lot parcel map on 0.59 acres at 213 through 225 West Philadelphia Avenue.
01/10/23	The Planning Commission approved Extension of Time (22-0664-EOT1) request for a proposed four-story, 87-unit multi-family residential development with waivers of Appendix F Interim Downtown Las Vegas Development Standards.

<i>Most Recent Change of Ownership</i>	
10/03/22	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
04/12/18	A Building Permit (C1801467) was issued for commercial repair at 215 West Philadelphia Avenue.
12/28/20	A Building Permit (R20-19030) was issued for a demolition permit at 225 West Philadelphia Avenue.
	A Building Permit (R20-19024) was issued for a demolition permit at 221 West Philadelphia Avenue.
05/10/23	A Building Permit (C23-01447) was issued for the demolition of three buildings at the subject site. The permit was finalized on 05/24/23.

<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.

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Field Check	
12/05/24	Staff conducted a routine field check and found an undeveloped site. A trash receptacle was observed in front of the property.

Details of Application Request	
Site Area	
Net Acres	0.59

Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Undeveloped Multi-Family Residential	MXU (Mixed Use)	R-4 (High Density Residential)
North	Undeveloped		
	Multi-Family Residential		
South	Undeveloped		
East	Multi-Family Residential		
West			

Master and Neighborhood Plan Areas	Compliance
Las Vegas 2050 Master Plan Area: Downtown Las Vegas	Y
Vision 2045 Downtown Las Vegas Master Plan	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 (Gateway District)	Y
G-O (Gaming Enterprise Overlay) 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