



AGENDA MEMO - COMMUNITY DEVELOPMENT

CITY COUNCIL MEETING DATE: FEBRUARY 21, 2024

DEPARTMENT: COMMUNITY DEVELOPMENT

ITEM DESCRIPTION: APPLICANT: MORGAN STONEHILL - OWNER: SAHARA RANCHO 008, LLC

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
23-0074-SDR1	Staff recommends APPROVAL, subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 23

NOTICES MAILED 304 (by City Clerk)

PROTESTS 14

APPROVALS 0

**** CONDITIONS ****

23-0074-SDR1 CONDITIONS

Planning

1. A revised site plan and landscape plan shall be submitted to the Department of Community Development prior to or at the same time as application for a building permit depicting the elimination of the dog park in the buffer area adjacent to the single family homes to the north.
2. A revised landscape plan shall be submitted to the Department of Community Development prior to or at the same time as application for a building permit depicting a double row of 36-inch box Italian Stone Pine Trees or equivalent evergreen tree planted adjacent to the single family homes on the north side of the site.
3. A revised set of building elevations shall be submitted to the Department of Community Development prior to or at the same time as application for a building permit depicting:
 - a. No balconies provided on either the three (3) story or seven (7) story portion of the north building elevation facing towards the single-family residential homes;
 - b. The incorporation of metal awnings above and below the windows on the north elevation of the seven (7) story building facing towards the residential homes, so as to direct the line of sight outward and not downward toward the homes.
4. 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.
5. All development shall be in conformance with the site plan and landscape plan, date stamped 12/18/23, and the building elevations, date stamped 12/28/23, except as amended by conditions herein.
6. A Waiver from Title 19.08 is hereby approved, to allow a 208-foot residential adjacency setback where 246 feet is required.

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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.
9. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to the issuance of any building permits.
10. Pursuant to LVMC Title 19.08.040.G for commercial and industrial properties, a perimeter wall shall be constructed adjacent to any residential zoning district or property used solely for residential purposes. The wall or fence is intended to screen the commercial or industrial activity from the residential property, and shall be of a solid decorative material that is a minimum of six feet in height measured from the side of the commercial or industrial property. In no case shall the wall or fence exceed the overall height limitation applicable to the adjacent zoning district or property unless approved through a Variance or other applicable means. The overall height of a wall or fence shall be measured from the side with the greatest vertical exposure above finished grade.
11. A revised site plan shall be submitted to and approved by the Department of Community Development, prior to the time application is made for a building permit to reflect the changes herein.
 - Handicapped parking spaces shall comply with federal standards.
12. 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 an 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 the visibility of any traffic control device.
13. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.

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14. A Comprehensive Construction Staging Plan shall be submitted to the Department of Community Development for review and approval prior to the issuance of any building permits. The Construction Staging Plan shall include the following information: Design and location of construction trailer(s); design and location of construction fencing; all proposed temporary construction signage; location of materials staging area; and the location and design of parking for all construction workers.
15. Prior to the submittal of a building permit application, the applicant shall meet with Department of Community Development staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
16. Prospective buyers shall be informed that views may be obscured by future adjacent development and this information shall be included in project CC & R's.
17. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

18. Connect to the on-site private sewer system. Alternatively, connect to public sewer in Sahara Avenue.
19. Coordinate with the Environmental Compliance & Enforcement staff of the Department of Public Works to locate any required grease interceptor and sand/oil interceptors in acceptable locations prior to the submittal of sewer-related plans. Comply with the recommendations and requirements of the Environmental Compliance & Enforcement staff prior to issuance of permits. The team may be contacted at 702-229-6594 or emailed at ece@lasvegasnevada.gov.
20. Contact the City Engineer's Office at 702-229-6272 to coordinate the development of this project with the Rancho Drive Complete Streets - Sahara to Mesquite CIP (MWA458) project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer

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21. Landscape and maintain all unimproved right-of-way adjacent to this site. 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.
22. Queues for the overall site shall not extend into the public right-of-way as a result of the on-site operations on this site
23. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings, or the recordation of a Map subdividing this site, whichever may occur first. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3, in accordance with Section 2.2 of the City's Vision Zero Action Plan, to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights of way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. The Traffic Impact Analysis shall also include a pedestrian circulation/access plan, in accordance with Section 2.2 of the City's Vision Zero Action Plan, to identify nearby pedestrian attractors and recommend measures to accommodate pedestrians, such as but not limited to pedestrian access, crosswalk, pedestrian-activated flashers, and temporary sidewalks. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
24. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with the development of this site.

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Fire & Rescue

25. A fully operational fire protection system, including fire apparatus roads, fire hydrants, and water supply, shall be installed and shall be functioning prior to the construction of any combustible structures.
26. As this appears to be a mid-rise development (exceeds 55' to the highest occupied floor) applicant shall comply with the City of Las Vegas mid-rise provisions and submit a Fire Protection Report. This report is required to be submitted directly to Fire Engineering for review and approval PRIOR to the Building permit set submittal.
27. Verify that the required fire flow is available to the site.
28. The applicant shall provide dual access to the site either by widening the existing entrance to the northwest side of the property or by another acceptable means.

STAFF REPORT **

PROJECT DESCRIPTION

The applicant is requesting a Site Development Plan Review to allow a seven-story mixed-use development consisting of 344 residential units and 5,980 square feet of commercial space on 3.05 acres at the northeast corner of Sahara Avenue and Rancho Drive.

ISSUES

- **Revised plans were submitted to reflect accommodations for the residential adjacency setback requirement.**
- A separate General Plan Amendment (23-0443-GPA1) is requested to amend the site's land use designation from TOC-2 (Transit-Oriented Corridor) to TOD-1 (Transit-Oriented Development); the approval of the General Plan Amendment is not required for the purposes of this Site Development Plan Review as the proposed development is within the density threshold of less than 30 units per acre for the entire commercial shopping center, as 23.06 units per acre are provided.
- A Waiver of Title 19.08 is requested to allow a 208-foot residential adjacency setback where 246 feet is required. Staff supports this request.
- The subject site is located in Redevelopment Area 2.

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ANALYSIS

The subject site is a 3.05-acre portion of the existing 15.28-acre Sahara Rancho Corporate Center commercial shopping center located at the northeast corner of Sahara Avenue and Rancho Drive. The subject site is zoned C-1 (Limited Commercial). The applicant is proposing to develop a seven-story mixed-use development consisting of 344 residential units and 5,980 square feet of commercial space on the subject site.

Mixed-use is defined as “the vertical integration of residential uses and commercial or civic uses within a single building or a single development, where the uses share pedestrian access, vehicular access, parking functions, or any combination thereof.” Mixed-use is a conditional land use in the C-1 (Limited Commercial) zoning district. The Conditional Use Regulations for this use include:

1. Residential uses permitted as of right in the R-3 and R-4 Zoning Districts are permitted as conditional uses within a C-1 or C-2 Zoning District

Multi-family residential is a conditional land use in the C-1 (Limited Commercial) zoning district with the only condition being that the use must be in conjunction with a mixed-use development.

2. Commercial uses or civic uses shall at a minimum be located at the ground level fronting the primary public rights-of-way and may extend beyond the ground floor. The principal entryway to access those uses, whether individually or collectively, shall be directly accessed from and oriented to the public sidewalk.

The retail component of the proposed mixed-use development is located on the ground floor level adjacent to a sidewalk within the Sahara Rancho Corporate Center commercial shopping center.

3. Residential uses shall not be permitted on the ground floor fronting on primary public rights-of-way, but may be located at or above the second level of the building. Residential uses may be located on the ground floor of any building or portion thereof that is located at the interior of the development site and does not front on an arterial or collector street.

Based on the floor plan, there are no residential units shown on the ground floor level. The residential units as part of the mixed-use development are included on floors three through seven.

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4. Surface parking lots shall be located to the side or the rear of the principal building(s) on the site, and shall be screened from view of the adjacent rights-of-way by the principal building(s) or a landscape buffer in conformance with the requirements of LVMC Chapter 19.08. Parking structures shall not be located along the street frontages of the development site, but shall be screened from view of the adjacent rights-of-way by the principal building(s).

The subject site is located within the existing Sahara Rancho Corporate Center commercial shopping center, with a large portion of the site already developed as a surface parking lot.

The submitted floor plan depicts the building broken down by floor. The ground floor consists of a two-story, 407-space parking garage, a leasing office with a mail room, a bicycle storage room, and a 5,980-square-foot retail space. Floors three through seven, serve as the residential bulk of the building. A reduced three-story, 35-foot tall building addition is located at the northern portion as this portion is reduced due to residential adjacency requirements. Spread interchangeably throughout the development are 69 studio units, 179 one-bedroom units, 86 two-bedroom units, and 10 three-bedroom units. Floor three also features amenity spaces including an indoor club space and three outdoor courtyard areas, one of which with a pool. With 344 total residential units, the overall density of the proposed development is 22.51 units per acre.

The building elevations demonstrate a seven-story, 82-foot tall building primarily comprised of a variety of materials; the northern end of the structure features a three-story, 35-foot tall building as this portion is reduced due to residential adjacency. The building primarily consists of stucco siding and brick veneer. The building is accented by a vertical garden screening and stucco framing. 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.

When a commercial building is proposed for a lot adjacent to residentially zoned property, Title 19.08 sets forth Residential Adjacency Standards. Residential Adjacency Standards state, “no building shall exceed the height of a line drawn from the property line of a protected property at a 3:1 slope directly into the property subject to the standard.” In this instance, with a proposed 82-foot tall building, the subject site is required to provide a 246-foot setback from the residentially zoned property to the north. Mixed-use developments that contain a significant residential element can request a Waiver of the residential adjacency standards. The applicant is requesting a Waiver to allow a 208-foot setback where 246 feet is required based on the height and location of the proposed building. The reduced three-story, 35-foot tall component also does not meet the residential adjacency requirements providing 105 feet where 114 feet is required,

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however, this is less than the overall building residential adjacent reduction. In the applicant's justification letter, the applicant is proposing a complete landscape buffer, enhanced open space including a dog park, as well as the development featuring reduced window sizes and restricting balconies on the building façade facing the existing residential neighborhood.

The landscape plan depicts 24-inch Willow Aciacas within the landscape buffers and 24-inch Chinese Pistache and Desert Willows accenting the internal site. All of which are included on the Southern Nevada Regional Planting Coalition list and are appropriate for a desert climate. In addition to the site landscaping, active open space is provided for future residents that is pet friendly. Private balconies are also provided for select individual units but are excluded on the northern elevation in an effort to mitigate residential adjacency concerns.

2050 City of Las Vegas Master Plan

The subject site is located within the Master Plan 2050 designated area of Downtown Las Vegas which is the City's civic, commercial, and cultural hub. Located in the center of the Las Vegas Valley, encompassing the original 1905 Clark's townsite, it functions as a primary regional center of Southern Nevada together with the Las Vegas Strip. Centered along Fremont Street, Downtown is the original home to local gaming and tourism. It continues to attract visitors looking for a historic and authentic Las Vegas experience. The Downtown of Tomorrow is envisioned as a vibrant and livable urban environment and will continue to "Reinvent the Legend" through the complete implementation of the Vision 2045 Downtown Las Vegas Masterplan. Despite being located within the Downtown Area of the 2050 Master Plan, the subject site is not included as part of the Vision 2045 Downtown Las Vegas Masterplan nor subject to the Appendix F Interim Downtown Las Vegas Development Standards.

The Sahara Avenue and Rancho Drive intersection is one of the City's busiest intersections in terms of traffic counts, featuring over 100,000 daily trips combined between both thoroughfares. As a result, the Sahara Avenue thoroughfare corridor is one of the best-suited thoroughfares in the City for a light rail or bus rapid transit line in the near future. In terms of the density envisioned by the City of Las Vegas 2050 Master Plan, the subject site is underdeveloped. The proposed mixed-use development will create a transit-oriented development that supports an environment suitable for a light rail or bus transit line, thereby helping to address the overall traffic congestion for Sahara Avenue.

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Fire Engineering

City of Las Vegas Fire Protection Engineering had the following preliminary comments regarding the proposed development. This is not intended to be a comprehensive plan review of this project; the final determination of code requirements will be conducted upon building permit submittal.

- The applicant shall add fire hydrant(s) and water line(s) as required.
- A rescue elevator sized to fit a stretcher is required on buildings over three stories in height.
- The applicant shall install an approved fire sprinkler system in all buildings in accordance with 2021 IFC Section 903 as amended.
- The applicant shall install an approved fire alarm system in accordance with 2021 IFC Section 907 as amended.

FINDINGS (23-0074-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 mixed-use development is compatible with the adjacent commercial and residential development in the area.

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

The proposed mixed-use development helps further several housing-related goals, objectives, and guiding principles identified in the 2050 Master Plan.

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

Site access is provided by Sahara Avenue, a 100-foot Primary Arterial and Rancho Drive, an 80-foot Collector Street. Both of which are adequate in size to service the proposed development.

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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. The proposed landscape materials are included on the Southern Nevada Regional Planting Coalition list and are appropriate for the area.

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 elevations demonstrate a seven-story, 82-foot-tall building primarily comprised of a variety of materials; the northern end of the structure features a three-story, 35-foot tall building as this portion is reduced due to residential adjacency. The building primarily consists of stucco siding and brick veneer. The building is accented by a vertical garden screening and stucco framing. 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>	
04/25/73	The City Council approved a Reclassification (Z-0030-73) of property from R-1 (Single Family Residence) and R-3 (Limited Multiple Residence) to C-1 (Limited Commercial) and P-R (Professional Offices and Parking) on property located on the east side of Rancho Road, between West Sahara Avenue and Glen Heather Way.

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<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
04/18/79	The Board of City Commissioners approved a Site Development Plan Review (Z-0053-64) application to allow a two-story professional office building at 2300 Ranch Drive. Planning Commission and staff both recommended approval.
12/21/94	The City Council approved a Review of Condition [Z-0030-73(1)] of the approved Rezoning to modify Condition No. 5 to allow a Billboard use where such use was prohibited by condition. Concurrently, the City Council considered a Variance (V-0154-94) to allow a proposed Off-Premise Sign to be 55 feet above an elevated freeway (Interstate 15) where 30 feet above the elevated freeway is the maximum height allowed, subject to a five-year review. The height Variance was denied, but the Off-Premise Sign use was approved, thereby granting, in effect, a Special Use Permit for an Off-Premise Sign on this site.

<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
03/20/96	The City Council denied a Rezoning (Z-0095-95) application for the reclassification of property located on the northeast corner of Sahara Avenue and Rancho Drive, from R-3 (Medium Density Residential), P-R (Professional Offices and Parking) to C-1 (Limited Commercial), for a proposed development of one 180,000 square foot twelve story office tower, 132,000 square feet of office space and a one-story parking garage. Planning Commission recommended denial. Staff recommended approval.
04/11/02	The Planning Commission approved a Site Development Plan Review [Z 0053 64(9) and Z-0030-73(2)] to allow a 70,000 square-foot office building on property located adjacent to the east side of Rancho Drive, approximately 850 feet north of Sahara Avenue. Staff recommended approval. This action was final.
06/02/04	The City Council denied a request for a Site Development Plan Review (SDR-4086) for two office buildings with attached parking garages and two restaurant buildings within an existing office complex with a waiver of the commercial development standards on 15.28 acres adjacent to the northeast corner of Sahara Avenue and Rancho Drive. Planning Commission and staff recommended approval.
06/24/04	The Planning Commission approved a Tentative Map (TMP-4389) for a one-lot commercial subdivision on 15.28 acres adjacent to the northeast corner of Sahara Avenue and Rancho Drive. Staff recommended approval.

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<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
09/02/04	Staff administratively approved a Final Map (FMP-4966) for a one-lot commercial subdivision on 15.28 acres adjacent to the northeast corner of Sahara Avenue and Rancho Drive. The final map was recorded on 01/20/05.
04/18/12	The City Council approved a General Plan Amendment (GPA-43991) to establish the Redevelopment Area #2 and change future land use designation on various parcels within the Redevelopment Area #2 to C (Commercial) or MXU (Mixed Use) which includes the subject site.
10/17/15	The City Council approved a Site Development Plan Review (SDR-59931) for two proposed commercial buildings totaling 18,611 square feet on 12.61 acres at the northeast corner of Rancho Drive and Sahara Avenue. The Planning Commission and Staff recommended approval.

<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
03/30/16	Staff administratively approved a Site Development Plan Review (SDR-63869) for a Minor Amendment to a previously approved Site Development Plan Review (SDR-59931) to reduce an approved building by 1,600 square feet from 14,000 square feet to 12,400 square feet on 1.64 acres at the northeast corner of Rancho Drive and Sahara Avenue.
01/09/24	The Planning Commission voted (6-1) to recommend APPROVAL For possible action on a Land Use Entitlement project request TO ALLOW A SEVEN-STORY MIXED-USE DEVELOPMENT CONSISTING OF 352 RESIDENTIAL UNITS AND 5,980 SQUARE FEET OF COMMERCIAL SPACE WITH A WAIVER OF TITLE 19.08 RESIDENTIAL ADJACENCY STANDARDS on 3.05 acres at the northeast corner of Sahara Avenue and Rancho Drive (APNs 162-04-412-004 and 006 through 009), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen).

<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
05/10/16	The Planning Commission approved a Petition to Vacate (VAC-63920) a 20-foot wide public sewer easement at the northeast corner of Sahara Avenue and Rancho Drive. Staff recommended approval.
11/13/17	Staff administratively approved a Site Development Plan Review (SDR-71834) for a parking lot reconfiguration and addition on 12.61 acres at the northeast corner of Rancho Drive and Sahara Avenue.

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<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
10/10/23	The Planning Commission voted (6-0) to HOLD IN ABEYANCE a Land Use Entitlement project request TO ALLOW A SEVEN-STORY MIXED-USE DEVELOPMENT CONSISTING OF 352 RESIDENTIAL UNITS AND 5,980 SQUARE FEET OF COMMERCIAL SPACE WITH A WAIVER OF TITLE 19.08 RESIDENTIAL ADJACENCY STANDARDS on 3.05 acres at the northeast corner of Sahara Avenue and Rancho Drive (APNs 162-04-412-004 and 006 through 009), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen).
12/12/23	The Planning Commission voted (6-0) to HOLD IN ABEYANCE a Land Use Entitlement project request TO ALLOW A SEVEN-STORY MIXED-USE DEVELOPMENT CONSISTING OF 352 RESIDENTIAL UNITS AND 5,980 SQUARE FEET OF COMMERCIAL SPACE WITH A WAIVER OF TITLE 19.08 RESIDENTIAL ADJACENCY STANDARDS on 3.05 acres at the northeast corner of Sahara Avenue and Rancho Drive (APNs 162-04-412-004 and 006 through 009), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen).

<i>Most Recent Change of Ownership</i>	
12/28/17	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
03/17/16	A Building Permit (#313478) was issued for a retail shell building at 2300 South Rancho Drive.
07/14/16	A Building Permit (C-308468) was issued for a restaurant building at 2480 South Rancho Drive.

<i>Related Building Permits/Business Licenses</i>	
07/14/16	A Building Permit (C-308469) was issued for on-site improvements including a trash enclosure and parking lot lighting at 2480 South Rancho Drive.
03/16/18	A Building Permit (C18-00747) was issued for a parking lot reconfiguration at 2480 South Rancho Drive.

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<i>Pre-Application Meeting</i>	
02/08/23	A pre-application meeting was held with the applicant to discuss the submittal requirements for a Site Development Plan review pertaining to a proposed mixed-use development at the subject site.
07/11/23	A follow-up meeting was held to discuss revised plans based on traffic-related comments received from the Department of Public Works' Development Coordination.
08/08/23	A follow-up meeting was held to discuss revised plans based on fire safety-related comments received from Fire Engineering.

<i>Neighborhood Meeting</i>	
09/25/23	<p>A neighborhood meeting was held at the Palace Station Hotel and Casino Grand Ballroom, at 2411 West Sahara Avenue at 5:30 PM. The meeting was attended by two representatives for the applicant, two representatives from the Ward 1 Council office, two Department of Community Development staff members, three Department of Public Works staff members, and more than 54 members of the public. The applicants gave an overview of the development application as well as the General Plan Amendment. Overall, the residents voiced their concerns over the traffic that the increase in density would create. Residents had questions on the following:</p> <ul style="list-style-type: none"> • What is the density limitation with Transit Oriented Development - 1? • Is there the infrastructure to support this? • Concerns with the increased density's impact on traffic on Rancho Drive. • Concern with overloading nearby grocers. • Concerns with impact on (a potentially historic) neighborhood. • Concern with increased land use encroaching into low-density neighborhoods. • It seems inappropriate to have apartments next to the freeway. • Is the City looking at developing empty lots along Martin L. King Boulevard? Concerns with Fontainebleau Hotel Traffic as well as concerns with Universal Studio on Rancho Drive. The location is too busy now, how is it possible to increase density further? • Why not use tunnels to move all these people?

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Neighborhood Meeting	
09/25/23	<ul style="list-style-type: none"> Regarding the traffic study, does all the development in the area go into consideration when reviewing the traffic loads? Develop east of the Interstate 15 underpass. Are there any studies regarding retail or “social” infrastructure? Have you considered partnering with developers to bring in social benefits? Have you considered adding mass transit? More development needs to occur at the intersections before moving forward with the General Plan Amendment (GPA). Is there a request for Rezoning? Can this site be restricted to commercial only? Trader Jones and Food 4 Less have left the area, what does this project bring to the community? What considerations are made for schools and school buses? How do the kids living in the proposed development get off the bus? <p>Expected Rents: Studio/1 Bedroom: \$1,700 2 Bedroom: \$2,750 3 Bedroom: \$3,200</p> <p>The meeting was concluded by 7:30 PM.</p>

Field Check	
09/12/23	A routine field check was conducted of the subject site; staff found an existing commercial shopping center. The undeveloped portion of the site intended for the proposed development was partially enclosed with a temporary chain link fence. Light trash and debris were located along the enclosure area.

Details of Application Request	
Site Area	
Gross Acres	15.28

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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	Shopping Center	TOC-2 (Transit Oriented Corridor - Low)*	C-1 (Limited Commercial)
North	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
South	Interstate 15	ROW (Right-of-Way)	ROW (Right-of-Way)
East			
West	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
	Shopping Center	TOC-2 (Transit Oriented Corridor - Low)	C-1 (Limited Commercial)

**Associated requested General Plan Amendment (23-0443-GPA1) is requested to amend the site's land use designation from TOC-2 (Transit-Oriented Corridor) to TOD-1 (Transit-Oriented Development); the approval of the General Plan Amendment is not required for the purposes of this Site Development Plan Review as the proposed development is within the density threshold of less than 30 units per acre, as 23.06 units per acre are provided.*

<i>Master and Neighborhood Plan Areas</i>	<i>Compliance</i>
Las Vegas 2050 Master Plan Area: Downtown Las Vegas	Y
Rancho Charleston Land Use Study	Y
<i>Special Area and Overlay Districts</i>	<i>Compliance</i>
A-O (Airport Overlay) District (175 Feet)	Y
<i>Other Plans or Special Requirements</i>	<i>Compliance</i>
Trails (Rancho Drive Share Use Trail Constructed)	Y
Las Vegas Redevelopment Plan Area – Area 2	Y
Interlocal Agreement	N/A
Project of Significant Impact	N/A
Project of Regional Significance	N/A

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Pursuant to Title 19.08, the following standards apply:

Standard	Required/Allowed	Provided	Compliance
Min. Lot Size	N/A	665,597 SF	Y
Min. Lot Width	100 Feet	912 Feet	Y
Min. Setbacks <ul style="list-style-type: none"> • Front • Side • Corner • Rear 	10 Feet 10 Feet 10 Feet 10 Feet	14 Feet 13 Feet 42 Feet 114 Feet	Existing Y Existing Y
Min. Distance Between Buildings	N/A	44 Feet	Y
Max. Lot Coverage	75%	47.3%	Y
Max. Building Height	175 Feet	82 Feet	N*
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Internal Room	Y
Mech. Equipment	Screened	By Condition	Y

**A Waiver of Title 19.08 is requested to allow a 208-foot residential adjacency where 246 is required based on the height of the proposed building.*

Residential Adjacency Standards	Required/Allowed	Provided	Compliance
3:1 proximity slope	105 Feet	114 Feet	N*

Pursuant to Title 19.08, the following standards apply:

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Buffer Trees:				
• North	1 Tree / 20 Linear Feet	14 Trees	14 Trees	Y
• South	1 Tree / 20 Linear Feet	18 Trees	20 Trees	Existing
• East	1 Tree / 30 Linear Feet	29 Trees	29 Trees	Y
• West	1 Tree / 20 Linear Feet	10 Trees	11 Trees	Existing
TOTAL PERIMETER TREES		28 Trees	31 Trees	Y or N
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	36 Trees	36 Trees	Y

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Standards	Required		Provided	Compliance
	Ratio	Trees		
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	8 Feet		14 Feet	Y
• South	15 Feet		5 Feet 9 Inches	Existing*
• East	8 Feet		14 Feet	Y
• West	15 Feet		5 Feet 9 Inches	Existing*
Wall Height	6 to 8 Feet Adjacent to Residential		Not Indicated	Y or N

*Previously approved by Site Development Plan Review (Z-0030-73(2)).

Street Name	Functional Classification of Street(s)	Governing Document	Actual Street Width (Feet)	Compliance with Street Section
Sahara Avenue	Primary Arterial	Master Plan of Streets and Highways Map	100	Y
Rancho Drive	Collector Street	Master Plan of Streets and Highways Map	80	Y

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required		Provided		Compliance	
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular		Handi-capped
Multi-Family Residential: Studio and 1 Bedroom Units	248 Units	1.25 spaces per Unit	310				
Multi-Family Residential: 2 Bedroom Units	86 Units	1.75 spaces per Unit	150.5				
Multi-Family Residential: 3 Bedroom Units	10 Units	2 spaces per Unit	20				

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Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Multi-Family Residential: Guest Parking	344 Total Units	1 per every 6 Units	57.33				
General Retail Store, Other Than Listed	5,980 SF	1 per 250 SF	23.92				
Shopping Center [Existing]	131,028 SF	1 per 250 SF	524.11				
TOTAL SPACES REQUIRED			1,086				
Regular and Handicap Spaces Required			1,065	21	1,057	31	Y
Loading Spaces			1		1		Y

Waivers		
Requirement	Request	Staff Recommendation
Based on the height of the proposed building, a 3:1 residential adjacent proximity slope is required.	To allow a 208-foot residential adjacency where 246 is required.	Approval

Department of Public Works Traffic Study

Site Development Plan Review for a Proposed 352-Unit Multi-Family Residential Development - NEC of Sahara Avenue and Rancho Drive				
Existing Use				
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	24.775	0.84	269
AM Peak Hour			1.52	38
PM Peak Hour			1.44	36
First Proposed Use				
Average Daily Traffic (ADT)	MULTIFAMILY HOUSING (MID-RISE) [DU]	352	4.54	1,598
AM Peak Hour			0.37	131

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First Proposed Use				
PM Peak Hour			0.39	137
Second Proposed Use				
Average Daily Traffic (ADT)	STRIP RETAIL PLAZA [40 KSF] [1000SF]	5.98	54.45	326
AM Peak Hour			2.36	14
PM Peak Hour			6.59	40
Total Proposed Use				
Average Daily Traffic (ADT)	TOTAL			1,924
AM Peak Hour				145
PM Peak Hour				177
Net Change				
Average Daily Traffic (ADT)	NET CHANGE			1,655
AM Peak Hour				107
PM Peak Hour				141

Existing Traffic on Nearby Streets	
Rancho Drive	
Average Daily Traffic (ADT)	28,216
PM Peak Hour (Heaviest 60 Minutes)	2,257
Sahara Avenue	
Average Daily Traffic (ADT)	75,722
PM Peak Hour (heaviest 60 minutes)	6,058
Traffic Capacity of Adjacent Streets:	
Adjacent Street ADT Capacity	
Rancho Drive	34,645
Sahara Avenue	73,500
Summary	
This project is expected to add an additional 1,655 trips per day on Rancho Drive and Sahara Avenue. Currently, Rancho Drive is at about 81 percent of capacity and Sahara Avenue is over capacity. With this project, Rancho Drive is expected to be at about 86 percent of capacity and Sahara Avenue remains over capacity.	
Based on Peak Hour use, this development will add into the area roughly 141 additional peak hour trips or about five every two minutes.	

**These numbers are based on the original plans when the proposed development included 352 units.*

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Proposed 352 Multi-Family Units (Mixed-Use Development):					
Student Yield		Elementary School		Middle School	High School
Multi-Family Units (352)		352 x 0.134		352 x 0.063	352 x 0.082
Total Additional Students		48		23	29
Schools Serving the Area:					
Name	Address	Grade	Capacity	Enrollment	Site Date
Wasden Elementary School	2831 Palomino Lane	Kindergarten – 5 th Grade	769 Students	470 Students	05/01/23
Hyde Park Middle School	900 Hinston Street	6 th – 8 th Grade	1,436 Students	1,355 Students	05/01/23
Clark High School	4291 West Pennwood Avenue	9 th - 12 th Grade	2,486 Students	2,980 Students*	05/01/23

*Clark High School is over capacity for the 2022-2023 school year. It is 116.98 percent of the program's capacity.

**These numbers are based on the original plans when the proposed development included 352 units.

Las Vegas Valley Water District (LVVWD)
Comments:
The current parcel is master metered. The parcels have an existing service agreement which may conflict with the new plan. Civil plans will need to be submitted to the Las Vegas Valley Water District (LVVWD)