



AGENDA MEMO - COMMUNITY DEVELOPMENT

PLANNING COMMISSION MEETING DATE: JANUARY 14, 2024

DEPARTMENT: COMMUNITY DEVELOPMENT

**ITEM DESCRIPTION: APPLICANT: DESERT PINES MASTER DEVELOPMENT, LLC
- OWNER: CITY OF LAS VEGAS**

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
24-0603-GPA1	Staff recommends APPROVAL.	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 28

NOTICES MAILED 853

PROTESTS 0

APPROVALS 0

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**** STAFF REPORT ****

PROJECT DESCRIPTION

The request is for a proposed General Plan Amendment on approximately 98 gross acres, generally bounded by Pecos Road to the east, Bonanza Road to the north, Mojave Road to the west, and I-11 to the south.

ISSUES

- A General Plan Amendment has been requested to amend the land use designation from PR-OS (Parks, Recreation and Open Space) to TND (Traditional Neighborhood Development). Staff recommends approval of this request.

ANALYSIS

The subject site is a 98 gross acres owned by the City of Las Vegas and is currently being operated as a municipal golf course. The site is located within the East Las Vegas area of the Las Vegas 2050 Master Plan.

The proposed General Plan Amendment will amend the land use designation from PR-OS (Parks, Recreation and Open Space) to TND (Traditional Neighborhood Development). The TND designation is intended for walkable mixed-use neighborhood developments that allow for a balanced, integrated mix of housing, commercial, and civic uses with multimodal, interconnected and accessible streets, retained natural features, and recreational elements. The 2050 Master Plan permits a variable density range for the TND (Traditional Neighborhood Development) designation, which has not been established for the site. The TND (Traditional Neighborhood Development) designation is consistent with the T-D (Traditional Development) zoning district.

Both the Las Vegas 2050 Master Plan and the East Las Vegas Nuestro Futuro special area plan identify Desert Pines as a prime location for urban infill redevelopment. The special area plan emphasizes affordable and safe places to live, fostering upward economic mobility, and bringing beauty to neighborhood spaces. A Desert Pines vision plan was created in 2022 that provided additional guidance in terms of the overall community vision for the property. The vision plan imagined a new mixed-use, mixed-income neighborhood anchored by a central park, including a community center, landscaping, and affordable/market-rate housing, all of which are consistent with the proposed TND (Traditional Neighborhood Development) land use designation.

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The proposed General Plan Amendment will prepare the existing golf course for a future master planned, mixed-income, mixed-use community as envisioned by the 2050 Master Plan, the East Las Vegas special area plan, and the Desert Pines vision document. Staff recommends approval of the request.

FINDINGS (24-0603-GPA1)

Section 19.16.030(I) of the Las Vegas Zoning Code requires that the following conditions be met in order to justify a General Plan Amendment:

1. **The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations,**

The 2050 Master Plan permits a variable density range for the TND (Traditional Neighborhood Development) designation, which has yet to be determined. When finalized, the requested density and residential and commercial use mix allowed will be consistent and compatible with the existing surrounding land uses in the area.

2. **The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts,**

The allowable T-D (Traditional Development) zoning district is consistent and compatible with the existing surrounding zoning districts and land uses in the area. The T-D (Traditional Development) zoning district is intended to permit and encourage the development of comprehensively planned mixed-use communities, with a minimum of eighty contiguous acres.

3. **There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and**

There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed TND (Traditional Neighborhood Development) land use designation.

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4. The proposed amendment conforms to other applicable adopted plans and policies.

The proposed General Plan Amendment to the TND (Traditional Neighborhood Development) designation will prepare the existing golf course for a future master planned, mixed-income, mixed-use community as envisioned by the 2050 Master Plan, the East Las Vegas special area plan, and the Desert Pines vision document.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
05/25/96	The Planning Commission approved a Civic Review (CV-0001-96) for a golf course clubhouse at the southwest corner of Bonanza and Pecos road, and maintenance building on the west side of Mojave Road, approximately 950 north of Stewart Avenue.
06/19/96	The City Council approved a Special Use Permit (U-34-96) to allow four off-premise billboard signs on the north side of the I-515 Freeway between Mojave and Pecos Road.
11/20/96	The City Council approved a Special Use Permit (U-0109-96) for a 3,992 square-foot Tavern in conjunction with a proposed clubhouse for the Desert Pines golf course.
05/21/08	The City Council approved a Site Development Plan Review (SDR-27195) to raise an existing 57-foot tall off-premise sign to a height of 70 feet. Staff and the Planning commission had recommended approval.
03/28/12	The Department of Planning approved a Site Development Plan Review (SDR-44943) to allow a 21 square-foot embellishment on an existing 14-foot by 48-foot off-premise sign.
03/07/13	The Department of Planning approved a Site Development Plan Review (SDR-48539) to allow a 120 square-foot embellishment on an existing 14-foot by 48-foot off-premise sign.
03/07/13	The Department of Planning approved a Site Development Plan Review (SDR-48540) to allow a 120 square-foot embellishment on an existing 14-foot by 48-foot off-premise sign.
03/07/13	The Department of Planning approved a Site Development Plan Review (SDR-48541) to allow a 120 square-foot embellishment on an existing 14-foot by 48-foot off-premise sign.

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<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
03/07/13	The Department of Planning approved a Site Development Plan Review (SDR-48542) to allow a 120 square-foot embellishment on an existing 14-foot by 48-foot off-premise sign.
12/11/14	The Department of Planning approved a Site Development Plan Review (SDR-57163) to allow an 84 square-foot embellishment on an existing 14-foot by 48-foot off-premise sign.
12/07/16	The Department of Planning approved a Site Development Plan Review (SDR-68010) to allow a 120 square-foot embellishment on an existing 14-foot by 48-foot off-premise sign.
12/07/16	The Department of Planning approved a Site Development Plan Review (SDR-68011) to allow a 120 square-foot embellishment on an existing 14-foot by 48-foot off-premise sign.

<i>Most Recent Change of Ownership</i>	
11/20/35	A deed was recorded for a change in ownership.

<i>Pre-Application Meeting</i>
Discussions have been ongoing regarding the redevelopment of the existing golf course since early 2024.

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Neighborhood Meeting	
12/05/24	<p>A Neighborhood Meeting was held on December 5, 2024 at 5:30 p.m. at Chicanos Por La Causa at 555 North Maryland Parkway, Las Vegas, NV 89101.</p> <p>Meeting Start Time: 5:30 PM Meeting End Time: 6:30 PM</p> <p>Attendance:</p> <ul style="list-style-type: none"> • 4 applicant representatives • 1 member of the public • 2 City of Las Vegas staff members <p>The applicant representative opened the meeting by giving an overview of the proposed development. The floor was then opened for comments and questions.</p> <p>Comments/Questions</p> <ul style="list-style-type: none"> • How this plan matched with the visioning plan that was previously completed. • If any improvements were to be made outside of the project area in the 28th and Cedar area. • Would there be a pavilion or amphitheater on the site. • When ground breaking could be expected. • When public notification for the meeting was scheduled to be sent.

Field Check	
12/09/2024	The subject site is currently operating as a public golf course.

Details of Application Request	
Site Area	
Gross Acres	97.99

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Surrounding Property	Existing Land Use Per Title 19.12	Existing Zoning District
Subject Property	PR-OS (Parks, Recreation and Open Space)	C-V (Civic)
North	PF (Public Facility)	C-V (Civic)
South	NDOT ROW (I-11)	NDOT ROW (I-11)
East	ML (Medium Low Density Residential) L (Low Density Residential) MLA (Medium Low-Attached) NMX-U (Neighborhood Mixed Use)	C-V (Civic) C-1 (Limited Commercial)
West	SC (Service Commercial) M (Medium Density Residential) PF (Public Facility)	R-MHP (Residential Manufactured Home Park) R-1 (Single Family Residential) R-PD9 (Residential Planned Development – 9 units per acre) C-1 (Limited Commercial)

Master and Neighborhood Plan Areas	Compliance
Las Vegas 2050 Master Plan Area: East Las Vegas	Y
Other Plans or Special Requirements	Compliance
Trails (Bonanza/Pecos)	Y
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	Y
Project of Regional Significance	Y

Existing General Plan	Permitted Density	Units Allowed
PR-OS (Parks, Recreation and Open Space)	N/A	N/A
Proposed General Plan	Permitted Density	Units Allowed
TND (Traditional Neighborhood Development)	TBD	TBD

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<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>
Bonanza Road	Primary Arterial (100')	Master Plan of Streets and Highways Map / Title 19.04 Complete Streets	100'	Y
Mojave Road	Primary Arterial (100')	Master Plan of Streets and Highways Map / Title 19.04 Complete Streets	90'	Y
Pecos Road	Primary Arterial (100')	Master Plan of Streets and Highways Map / Title 19.04 Complete Streets	100'	Y