



AGENDA MEMO - COMMUNITY DEVELOPMENT

CITY COUNCIL MEETING DATE: APRIL 3, 2024

DEPARTMENT: COMMUNITY DEVELOPMENT

ITEM DESCRIPTION: APPLICANT/OWNER: RAMDA PROPERTIES NEVADA, LLC

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
24-0099-EOT1	Staff recommends APPROVAL, subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

NOTICES MAILED N/A

PROTESTS 0

APPROVALS 0

**** CONDITIONS ****

24-0099-EOT1 CONDITIONS

Planning

1. This approval shall expire on February 16, 2026 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 (21-0540-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.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for an Extension of Time of an approved Site Development Plan Review (21-0540-SDR1) for proposed renovations and onsite improvements associated with an existing 11-unit multi-family residential development on 0.20 acres at 306 North 9th Street.

ISSUES

- This is the first Extension of Time request for the approved Site Development Plan Review (21-0540-SDR1).
- No permits have been issued for the new development. The applicant intends to carry out development on the site, but may be requesting an amendment in the near future for financial reasons.

ANALYSIS

The site is located within the T5-MS (T5-Main Street) zoning district, which is intended to provide a compact and walkable urban environment with building types that can accommodate a diverse range of professional office, service, and retail uses, as well as residential uses on the upper floors of buildings. The proposal, which concerned remodeling of the existing units to create seven additional units and add an automated parking mechanism, generally meets the intent of the T5-MS zoning district; however, in its initial review, staff had determined that the 68-foot tall parking mechanism was not aesthetically or physically compatible with other development in this area and recommended denial of the Site Development Plan Review. The Planning Commission addressed this issue by requesting that additional screening be placed around the parking structure. Waivers of Form-Based Code parking requirements and the rear yard setback were approved as part of the request.

No permits have been issued for the new development, nor has an application for a permit been submitted for review at this time. The applicant intends to carry out development on the site, but is considering amending the approved plans in the near future for financial reasons. The applicant is therefore requesting a two-year extension to allow the time necessary to accomplish its objective.

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There have been some recent code enforcement issues regarding homeless squatters and poor maintenance of the existing buildings, which now have been boarded up and enclosed by temporary fencing.

FINDINGS (24-0099-EOT1)

Development conditions in the area have remained similar to those at the time of original approval of the Site Development Plan Review (21-0540-SDR1). The increase in density of this multi-family residential development is compatible with the existing adjacent multi-family and Church/House of Worship uses, and remains consistent with the objectives of the T5-MS (T5 Main Street) zoning district. Staff therefore recommends approval of the Extension of Time request for two additional years. If denied, the Site Development Plan Review (21-0540-SDR1) will be deemed to be expired as of February 16, 2024.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
06/15/16	The City Council adopted a Resolution (R-25-2016) adopting the Vision 2045 Downtown Las Vegas Master Plan and granted authority to the Department of Planning to implement the Plan.
10/17/18	The City Council adopted Ordinance #6649, which amended Title 19 to add a new chapter (19.09) related to form-based code and transect zones.
07/03/19	The City Council adopted Ordinance #6693, which amended Title 19 to include development standards for the Fremont East District.
10/16/19	The City Council approved a request for a General Plan Amendment (GPA-75814) to amend portions of the Southeast Sector Land Use Map from: C (Commercial) and MXU (Mixed Use) to FBC (Form-Based Code) on approximately 226 acres in the Fremont East District generally location south of Interstate 515, west of Eastern Avenue, north of Carson Avenue, and east of Las Vegas Boulevard. The Planning Commission and staff recommended approval.

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Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.	
10/16/19	The City Council approved a request for a Rezoning from: C-1 (Limited Commercial), C-2 (General Commercial), R-5 (Apartment) R-4 (High Density Residential), R-3 (Medium Density Residential) and R-2 (Medium-Low Density Residential) to: T4-N (T4 Neighborhood), T4-MS (T4 Main Street), T4-C (T4 Corridor), T5-N (T5 Neighborhood), T5-MS (T5 Main Street) and T6-UC (T6 Urban Core) on approximately 226.00 acres in the Fremont East District generally located south of U.S. Highway 515, east of Las Vegas Boulevard, north of Carson Avenue, and west of Eastern Avenue. The Planning Commission and staff recommended approval.
05/24/21	Code Enforcement processed a Case (CE21-02135) to investigate a complaint regarding a homeless camp at 306 North 9th Street and 314 North 9th Street. The case was resolved 06/14/21.
02/16/22	The City Council approved a request for a Site Development Plan Review (21-0540-SDR1) for a proposed seven-unit addition, changes to exterior elevations and onsite improvements to an existing 11-unit multi-family residential development with Waivers of Title 19.09 Form-Based Code standards on 0.20 acres at 306 North 9th Street.
08/22/22	Code Enforcement processed a Case (CE22-04643) to investigate a complaint regarding constant traffic, drug activities, squatters and poor health conditions over a period of months at an apartment complex at 306 North 9th Street. The case was resolved 12/29/22.
05/15/23	Code Enforcement processed a Case (CE23-02811) to investigate a concern regarding squatters at an apartment complex at 306 North 9th Street. The case was resolved 07/17/23.
08/14/23	Code Enforcement processed a Case (CE23-05470) to investigate a concern regarding squatters and homeless break-ins at an apartment complex at 306 North 9th Street. The case was resolved 09/21/23.

Most Recent Change of Ownership	
12/18/20	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
1952	Multi-family dwellings were constructed at 306 North 9th Street.
6/21/61	A building permit (#4952) was issued for a three-unit multi-family residential dwelling at 306 North 9th Street. A final inspection was completed 12/11/61.

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Pre-Application Meeting
A pre-application meeting was not required, nor was one held.

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

Field Check	
02/29/24	The site contains three, two-story multi-family residential buildings, each of which have windows and doors boarded up. There was no activity on the site. The site is enclosed by temporary chain link fencing. Weeds were observed in the front and rear.

Details of Application Request	
Site Area	
Net Acres	0.20

Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Residential, Multi-Family	FBC (Form Based Code)	T5-N (T5 Neighborhood)
North	Vacant	FBC (Form Based Code)	T5-N (T5 Neighborhood)
South	Church/House of Worship	FBC (Form Based Code)	T5-MS (T5 Main Street)
East	Multi-Family Residential (condominiums)	FBC (Form Based Code)	T4-MS (T4 Main Street)
	Vacant		T5-N (T5 Neighborhood)
West	Vacant	FBC (Form Based Code)	T5-MS (T5 Main Street)

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<i>Master and Neighborhood Plan Areas</i>	<i>Compliance</i>
Las Vegas 2050 Master Plan Area: Downtown Las Vegas	Y
Vision 2045 Downtown Las Vegas Master Plan: Fremont East District	Y
<i>Special Area and Overlay Districts</i>	<i>Compliance</i>
DTLV-O (Downtown Las Vegas Overlay) District - Area 3	Y
LW-O (Live/Work Overlay) District	Y
<i>Other Plans or Special Requirements</i>	<i>Compliance</i>
Trails	N/A
Las Vegas Redevelopment Plan Area - Area 1	Y
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A