



AGENDA MEMO - COMMUNITY DEVELOPMENT

CITY COUNCIL DATE: JUNE 5, 2024
DEPARTMENT: COMMUNITY DEVELOPMENT
ITEM DESCRIPTION: APPLICANT/OWNER: IHC HEALTH SERVICES, INC.

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
23-0629-SUP1	Staff recommends DENIAL, if approved subject to conditions:	23-0629-SDR1
23-0629-SDR1	Staff recommends DENIAL, if approved subject to conditions:	23-0629-SUP1

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 17

NOTICES MAILED 297 (by City Clerk)

PROTESTS 1 - 23-0629-SUP1, 23-0629-SDR1

APPROVALS 1 - 23-0629-SUP1, 23-0629-SDR1

**** CONDITIONS ****

23-0629-SUP1 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Garden Supply/Plant Nursery use.
2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (23-0629-SDR1) shall be required, if approved.
3. 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.
4. This approval shall be void three years from the date of the Site Development Plan Review being exercised, unless an Extension of Time is approved by the City Council. If an Extension of Time application is not approved all site improvements with the exception of permanent landscaping shall be removed.
5. 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.
6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.
7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

23-0629-SDR1 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (23-0629-SUP1) shall be required, if approved.

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2. 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.
3. This approval shall be void three years from the date of the Site Development Plan Review being exercised, unless an Extension of Time is approved by the City Council. If an Extension of Time application is not approved all site improvements with the exception of permanent landscaping shall be removed.
4. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 01/16/24, except as amended by conditions herein.
5. A Waiver from Title 19.08.040 is hereby approved, to allow the proposed building to not be oriented to the corner where such is required.
6. There shall be no outside storage permitted on the site beyond that of the 66,000 square feet of area and excess inventory area depicted on the site plan date stamped 01/16/24, except as may be permitted by means of an approved Special Event Permit.
7. There shall be no parking of vehicles or trailers on unpaved surfaces, except as may be permitted by means of an approved Special Event Permit.
8. All proposed signage (permanent & temporary) shall be in conformance with the approved Master Sign Plan [Z-0012-98(3)], unless a Variance is approved.
9. The existing chain-link fencing is hereby approved and shall obtain building permits in compliance with all applicable city codes.
10. All lighting, including "string lighting" shall be permitted as permanent lighting fixtures in compliance with all applicable city codes.
11. The modular building shall be permitted as a permanent structure in compliance with Title 19 and any other applicable city code.
12. 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.
13. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

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14. 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.
15. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

16. Contact the City Engineer's Office at 702-229-1053 (Johnathan Goppenbacher) to coordinate the development of this project with the Rampart Boulevard Charleston to Vegas Roadway Improvements project (MWA781) project and any other public improvement projects adjacent to this site. As required in coordination with MWA781, grant a 323 square-foot Pedestrian and Traffic Signal Chord Easement along with a 48-square foot Authorization to Enter Property (AEP) near Rampart Boulevard and Boca Park driveway on the Final Map for this site. Comply with the recommendations of the City Engineer
17. 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 development of this site.

Fire & Rescue

18. 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.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a Site Development Plan Review and Special Use Permit request for a proposed garden supply development at 510 South Rampart.

ISSUES

- The subject site is located within the Las Vegas Renaissance Master Plan area.
- The Las Vegas Renaissance Master Plan area allows commercial land uses based on the C-1 (Limited Commercial) zoning district of Title 19.
- The Garden Supply/Plant Nursery use is permitted in the C-1 (Limited Commercial) zoning district with the approval of a Special Use Permit. Staff does not support the request.
- A Waiver is requested to allow the proposed building to not be oriented to the corner where such is required. Staff does not support the request.
- The applicant proposes to keep the existing unpermitted perimeter chain-link fencing surrounding the property. Staff does not support the use of chain-link fencing.
- The applicant proposes to keep the existing pole string lighting throughout the development. Staff does not support the request.
- Conditions of Approval have been added to ensure building permit compliance regarding the existing unpermitted modular building, chain-link fencing and pole lighting.
- The subject site has a history of Code Enforcement complaints regarding remnants, trash and debris remaining onsite after a special event has concluded.
- The proposed development does not align with the City of Las Vegas 2050 Master Plan TOD - 1 (Transit Oriented Development - High) land use designation which calls for higher intensity, mixed-use developments.
- The Department of Public Works has commented, "If the existing modular building needs a sewer connection for a bathroom; there is an existing private sewer that is a common element of the commercial subdivision that may be utilized if it is not already connected."

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ANALYSIS

The subject 7.66-acre site is zoned PD (Planned Development) with a TOD - 1 (Transit Oriented Development - High) land use designation. It is subject to Las Vegas Renaissance Master Plan development standards, which allows commercial land uses based on the C-1 (Limited Commercial) zoning district of Title 19. Additionally, proposed developments within the Las Vegas Renaissance Master Plan area are subject to the Site Development Plan Review provisions outlined in Title 19.10.040(H). The applicant proposes to develop the western portion of the subject site with a Garden Supply/Plant Nursery development.

The subject site is currently undeveloped and surrounded by commercial and multi-family uses on adjacent properties. There is existing unpermitted chain link fencing surrounding the development and an unpermitted modular building. Dating back to 2004, the subject site has been utilized for temporary commercial events such as a pumpkin patch, Christmas tree sales and other various festivals. On November 16, 2022, the City Council approved Major Modification (22-0492-MOD1) request to the Las Vegas Renaissance Master Plan to allow for Temporary Special Events which would be limited to twice a year with an allowance for time to set-up the event, and tear-down the event after it has concluded.

The Las Vegas Renaissance Master Plan area allows commercial land uses based on the C-1 (Limited Commercial) zoning district. Per Title 19, the Garden Supply/Plant Nursery use is defined as, "A facility, generally operated on a commercial basis, for the growing, display, or sale of plant stock, seeds or other horticulture items. This use may include raising plants outdoors or in greenhouses for sale either as food or for use in landscaping. The term does not include either a community garden or a garden that is incidental to a residential use and whose products are intended for the use of those residing on the parcel." This use is permitted in the C-1 (Limited Commercial) zoning district with the approval of a Special Use Permit.

Minimum Special Use Permit Requirements:

* 1. Accessory outdoor storage must meet all requirements of LVMC 19.08.040(E)(4)(e), irrespective of whether or not for purposes of LVMC 19.08.040(E)(4)(e) a Variance from its requirements is granted pursuant to that provision and LVMC 19.16.140.

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Pursuant to Title 19, outdoor storage areas are subject to the following minimum standards set forth below, unless deviation or relief from any such standard is granted by means of a variance application under LVMC 19.16.140:

- i. Outdoor Storage shall not be permitted within required setback areas, landscape buffer yards or other required landscape areas, or parking spaces required to meet minimum parking standards.*
- ii. Outdoor Storage shall be screened from view from any public street.*
- iii. Outdoor Storage shall be screened from view from any adjoining property, except along adjacent property lines of property zoned C-M or M.*
- iv. Required screening shall consist of a solid structure that is at least eight feet in height, including, but not limited to, a building or wall.*

The submitted site plan depicts an outdoor storage area to be used for excess inventory and supplies in the center of the site. This area will be screened in compliance with Title 19 with an eight-foot tall decorative block wall.

The submitted plans depict a Garden Supply/Plant Nursery development featuring a 66,000 square-foot outdoor display area, a screened outdoor storage area, a 655 square-foot modular office building and a 31-space paved parking area. The modular building is proposed to be converted to a permanent structure which will be subject to building permit review. The parking requirement for the Garden Supply/Plant Nursery use is one space for each 500 square feet of indoor display area, plus one space for each 2500 square feet of outdoor display area. Parking requirements are satisfied as 30 spaces are provided where 27 are required on a paved surface.

Per the Las Vegas Renaissance Master Plan, the Unified Development Code (the “UDC”) of the City of Las Vegas applies to the subject property unless specifically stated otherwise. While development and landscape standards are to be established at the time of a Site Development Plan Review, the Las Vegas Renaissance Master Plan addresses desired design characteristics for the subject site. In particular, building design is expected to reflect the exterior elevations that are unique and similar to what is found in Tivoli Village and Boca Park. The plan also calls for a large tower as part of the building design to serve as focal point not to exceed 150 feet. The applicant proposes to convert the existing unpermitted modular building into a permanent structure. It will not feature the desired architectural design characteristics described in the Renaissance Master Plan.

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The proposed site design complies with the Las Vegas Renaissance Master Plan development standards pertaining to building setbacks, which requires a five-foot setback from all external property lines and a 15-foot setback from the existing parking structure (garage) and retail building on the existing Boca park III portion of the shopping center. Landscape standards are to be established at the time of a Site Development Plan Review. A minimum of fifteen-foot wide landscape buffers are proposed adjacent to the right-of-way. The proposed tree species include 24-inch box Shoestring Acacia, Chilean Mesquite and Holly Oak. These adhere to the recommendations of the Southern Nevada Regional Plant List. The existing landscaping along the southern property line will remain as planted.

Pursuant to Title 19.08.040, Buildings on corner lots should be oriented to the corner and to the street fronts, and should make a strong tie to the building lines of each street unless the applicant can demonstrate by substantial and convincing evidence that to do so would be infeasible. A Waiver is requested to allow the proposed building to not be oriented to the corner where such is required. Staff does not support the request as the modular building will not be harmonious and compatible with the existing development in the surrounding area. A Condition of Approval has been added to ensure the modular building be permitted in compliance with Title 19 and any other applicable city codes.

Pursuant to Title 19.08.040, unless otherwise approved as part of an overall development plan, the following materials shall not be acceptable for use as screen or perimeter walls:

- a. Chain link or open wire fencing (except as temporary construction fencing);
- b. Razor wire or barbed wire (except as may be approved under the procedures set forth in the City's Building Code);
- c. Corrugated metal;
- d. Bright colored plastic; and
- e. Untextured or unfinished concrete or block (CMU) walls.

As part of the Site Development Plan Review, the applicant proposes to keep the existing unpermitted chain link fencing that surrounds the subject site. The applicant also proposes to keep the existing pole string lighting throughout the development. Staff does not support the requests as they are not compatible with the existing development in the surrounding area found in Boca Park and Tivoli Village. If approved, they will no longer be part of Special Events, which require the removal of such items after each event. Instead, these items will be part of a permanent development and will be required to be permitted as such.

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The subject site is located in the City of Las Vegas 2050 Master Plan Angel Park Area. It is characterized by significant open space amenities and master planned communities with an overall higher potential for transit-oriented development. There are several well-established shopping centers such as Boca Park, Tivoli Village, and Village Square along the major corridors. The subject site has a land use designation of TOD-1 (Transit Oriented Development - High). The TOD-1 designation calls for higher intensity, mixed use, transit oriented development, suitable for future light rail transit corridors.

The proposed Garden Supply/Plant Nursery development does not align with the vision of the City of Las Vegas 2050 Master Plan. The subject site is a prime location for a higher intensity, transit oriented development. Furthermore, a chief objective of the Las Vegas Renaissance Master Plan is to ensure development reflects the architectural design that is unique and compliments that of the adjacent Tivoli Village and Boca Park. Staff finds the proposed development will not be compatible and harmonious with the existing development in the surrounding area. Therefore, staff recommends denial of both entitlements. If approved, they will be subject to conditions.

FINDINGS (23-0629-SUP1)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

1. **The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.**

The proposed Garden Supply/Plant Nursery use cannot be conducted in a manner that is harmonious and compatible with the surrounding land uses due to the incompatibility with the surrounding architecture found in Boca Park and Tivoli Village.

2. **The subject site is physically suitable for the type and intensity of land use proposed.**

The subject site is physically suitable to accommodate the type and intensity of the proposed use.

3. **Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.**

Access to the site is provided from Rampart Boulevard a 100-foot Primary Arterial, as classified by the Master Plan of Streets and Highways, which is appropriate to provide access to the subject site.

4. **Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.**

Approval of the Special Use Permit will be inconsistent with the goals and objectives found within the Las Vegas Renaissance Master Plan and the City of Las Vegas 2050 Master Plan. The subject site is a prime location for a higher intensity, transit-oriented development.

5. **The use meets all of the applicable conditions per Title 19.12.**

The proposed use meets all applicable conditions listed in Title 19.12 for the Garden Supply/Plant Nursery use.

FINDINGS (23-0629-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 development is not compatible with the adjacent development in the surrounding area. The utilization of a modular building and chain link fencing will be compatible with the unique architecture found within Tivoli Village and Boca Park.

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

Approval of the proposed development will be inconsistent with the goals and objectives found within the Las Vegas Renaissance Master Plan and the City of Las Vegas 2050 Master Plan. The subject site is a prime location for a higher intensity, transit-oriented development.

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

Access to the site is provided from Rampart Boulevard a 100-foot Primary Arterial, as classified by the Master Plan of Streets and Highways, which is appropriate to provide access to the subject site.

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

The proposed modular building is not appropriate for this area of the City, which is flanked by the unique architecture found in Tivoli Village and Boca Park. The proposed landscape materials are compatible and adhere to the recommendations of the Southern Nevada Regional Plant List.

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;**

The proposed modular building is not appropriate for the subject site. A chief objective of the Las Vegas Renaissance Master Plan is to ensure development reflects the architectural design that is unique and compliments that of the adjacent Tivoli Village and Boca Park.

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

If approved, the proposed development will be subject to building permit review, thereby protecting the public health, safety and general welfare.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
09/02/92	The City Council approved a Rezoning (Z-0030-92) from C-1 (Limited Commercial), C-2 (General Commercial) and R-1 (Single Family Residential) to C-1 (Limited Commercial) and R-1 (Single Family Residential) on approximately 105 acres generally located on the east side of Rampart Boulevard between Charleston Boulevard and Alta Drive, which included the subject site. The item included requests for approval of a 103-acre regional mall and a two-acre single family residential development. The Planning Commission and staff recommended approval.

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<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
12/31/92	In an official Writ of Mandate from the Clark County District Court, the conditions of approval for Z-0030-92 were modified to (A) extend the Resolution of Intent from 12 months to 24 months; (B) restrict delivery access from local streets; (C) restrict special events on the exterior of the mall to no more than 10 days per year; (D) stipulate that development of each pad site would only be subject to standard city requirements and procedures; (E) stipulate that the Regional Mall shall be permitted to contain 1.1 million square feet of building area; (F) require conformance to the plot plan as amended by the court order; and (G) stipulate that the applicant shall not be required to provide land for future fire and police facilities.
04/27/98	The City Council approved a Rezoning (Z-0012-98) from U (Undeveloped) [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) to PD (Planned Development) on 47.4 acres at the southeast corner of Alta Drive and Rampart Boulevard. The Planning Commission recommended approval; staff recommended denial. This action established development standards for the Peccole Town Center Master Plan area as well as the shopping area to the south, designating the southern 49 acres (zoned C-1) as Phase I and the northern 47 acres (zoned PD) as Phase II. The site plan for Phase II included a five-story non-gaming hotel, 650-seat amphitheater, 592,800 square-feet of retail/office uses, 125 condominium units and two parking garages.
	The City Council approved a Site Development Plan Review [Z-0030-92(5)] for a proposed 433,240 square-foot retail Shopping Center, including 21 retail pad sites, on 48.7 acres at the northeast corner of Rampart Boulevard and Charleston Boulevard (Phase I). This was not a Major Amendment of the Rezoning case (Z-0030-92), but instead replaced that approved plan.
10/23/00	Planning and Development Department staff administratively approved a Site Development Plan Review [Z-0030-92(16)] for a proposed 10,386 square-foot furniture store within the Phase II portion of the Boca Park Shopping Center site.
11/01/00	The City Council approved a Site Development Plan Review [Z-0012-98(1)] for a proposed 723,150 square-foot retail and office development (Boca Park Phase II) on 41.53 acres at the southeast corner of Alta Drive and Rampart Boulevard. This plan replaced the plan approved as part of Z-0012-98. (The applicant from this point forward refers to the Phase II area located at the southeast corner of Alta Drive and Rampart Boulevard as Phase III.) The Planning Commission and staff recommended approval.

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<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
11/01/00	The City Council approved a Major Modification [Z-0012-98(2)] of the Peccole Town Center Master Development Plan and Development Standards to add additional development standards pertaining to Phase II. (The applicant from this point forward refers to the Phase II area located at the southeast corner of Alta Drive and Rampart Boulevard as Phase III.)
04/18/01	The City Council approved a Master Sign Plan [Z-0012-98(3)] for the Boca Park Phase III area, located at the southeast corner of Alta Drive and Rampart Boulevard. The Planning Commission and staff recommended approval.
06/21/01	Planning and Development Department staff administratively approved a Minor Amendment of a previously approved Site Development Plan Review [Z-0012-98(1)] for a proposed 626,005 square-foot development where 723,150 square feet was approved at the southeast corner of Alta Drive and Rampart Boulevard.
11/06/01	Planning and Development Department staff administratively approved a Site Development Plan Review [Z-0012-98(4)] for a proposed 50,750 square-foot retail shell building and a 23,047 square-foot retail shell building on a portion of 41.87 acres adjacent to the east side of Rampart Boulevard, approximately 1,200 feet south of Alta Drive.
04/18/11	A one-lot Parcel Map (PMP-41307) on 23.4 acres at the southeast corner of Alta Drive and Rampart Boulevard that constitutes the subject site was recorded.
06/15/11	A Rezoning from PD (Planned Development) to PD (Planned Development) (ZON-41312) was approved by the City Council. Staff and the Planning Commission recommended approval.
06/15/11	A Site Development Plan Review for a three-story, 773,000 square foot shopping center, four-story parking garage, and six-story, 100-unit multi-family residential development (SDR- 41313) was approved by the City Council. Staff and the Planning Commission recommended approval.
05/21/14	An Extension of Time (EOT-52982) for a three-story, 773,000 square foot shopping center, four-story parking garage, and six-story, 100-unit multi-family residential development (SDR-41313) was approved by the City Council. Staff recommended approval.
08/16/17	The City Council approved a request for a Major Modification (MOD-70292) of the Las Vegas Renaissance Master Development Plan and Development Standards dated April 15, 2011 to amend the Land Use Plan and the Development Standards on 23.40 acres located at the southeast corner of Alta Drive and Rampart Boulevard.

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
04/10/18	The Planning Commission approved Site Development Plan Review (SDR-72787) for a proposed 18,389 square-foot clinic and hospital development on a portion of 7.80 acres at the southeast corner of Alta Drive and Rampart Boulevard. Staff supported the request.
11/16/22	The City Council approved Major Modification (22-0492-MOD1) of the Las Vegas Renaissance Master Development Plan to allow for special events on 23.40 acres located at the southeast corner of Alta Drive and Rampart Boulevard. The Planning Commission and Staff recommend approval.
2/13/24	<p>The Planning Commission (7-0 vote) recommends APPROVAL on 23-0629-SUP1. The Planning Commission (7-0 vote) recommends DENIAL on 23-0629-SDR1. Staff recommends DENIAL on the entire Land Use Entitlement project. For possible action on an Appeal of the Denial by the Planning Commission on the following Land Use Entitlement project requests on 7.66 acres at 510 South Rampart Boulevard (APN 138-32-314-001), PD (Planned Development) Zone, Ward 2 (Seaman).</p> <p>23-0629-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED GARDEN SUPPLY/PLANT NURSERY USE</p> <p>23-0629-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 66,720 SQUARE-FOOT GARDEN SUPPLY/PLANT NURSERY DEVELOPMENT WITH A WAIVER OF BUILDING ORIENTATION REQUIREMENTS</p>
3/20/24	<p>The City Council voted (7-0 vote) to HOLD IN ABEYANCE on the entire Land Use Entitlement project. For possible action on an Appeal of the Denial by the Planning Commission on the following Land Use Entitlement project requests on 7.66 acres at 510 South Rampart Boulevard (APN 138-32-314-001), PD (Planned Development) Zone, Ward 2 (Seaman).</p> <p>23-0629-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED GARDEN SUPPLY/PLANT NURSERY USE</p> <p>23-0629-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 66,720 SQUARE-FOOT GARDEN SUPPLY/PLANT NURSERY DEVELOPMENT WITH A WAIVER OF BUILDING ORIENTATION REQUIREMENTS</p>

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Relevant Code Enforcement Case History	
07/05/16	Code Enforcement Case (#CE-168422) was opened regarding a falling fence around a vacant lot and weeds at 510 South Rampart. The case was resolved as of 07/12/16.
12/19/16	Code Enforcement Case (#CE-173104) was opened regarding unpermitted outdoor storage at 510 South Rampart. The case was resolved as of 01/24/17.
11/14/18	Code Enforcement Case (#CE-194728) was opened regarding unpermitted outdoor storage at 510 South Rampart. The case was resolved as of 02/04/19.

Relevant Code Enforcement Case History	
11/02/21	Code Enforcement Case (#CE21-04855) was opened regarding construction noise and unpermitted tree sales at 510 South Rampart. The case was resolved as of 02/18/22.
06/02/22	Code Enforcement Case (#CE22-02812) was opened regarding unpermitted outdoor storage at 510 South Rampart. The case was resolved as of 09/14/23.

Most Recent Change of Ownership	
08/05/19	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
08/11/04	The Department of Community Development approved a request for a Temporary Commercial Permit (TCP-4969) for an Italian Cultural Festival [San Gennaro Feast] at 510 South Rampart Boulevard.
10/02/07	The Department of Community Development approved a request for a Temporary Commercial Permit (TCP-24908) for a Halloween Town Pumpkin Patch at 510 South Rampart Boulevard from 10/04/07 to 10/31/07 from 9am -11pm.

<i>Related Building Permits/Business Licenses</i>	
11/16/07	The Department of Community Development approved a request for a Temporary Commercial Permit (TCP-25618) for a Christmas Tree lot at 510 South Rampart Boulevard from 11/23/07 to 12/23/07 from 9am - 10pm.
12/09/08	The Department of Community Development approved a request for a Temporary Commercial Permit (TCP-29965) for a Christmas Tree lot at 510 South Rampart Boulevard.
04/01/09	The Department of Community Development approved a request for a Temporary Commercial Permit (TCP-33988) for a Carnival at 510 South Rampart Boulevard from 03/30/09 to 04/14/09.
09/25/09	The Department of Community Development approved a request for a Temporary Commercial Permit (TCP-35781) for a Holiday Festival at 510 South Rampart Boulevard from 10/09/09 to 10/31/09.
12/04/09	The Department of Community Development approved a request for a Temporary Commercial Permit (TCP-35782) for a Holiday Forest at 510 South Rampart Boulevard from 12/04/09 to 12/24/09 from 10am – 10pm.
03/03/11	The Department of Community Development approved a request for a Temporary Commercial Permit (TCP-41118) for a temporary trailer located within an existing parking lot at the southeast corner of Alta drive and Rampart Boulevard for the purpose of signing gym memberships to a gym that will be opening at the Tivoli shopping complex. The trailer will be utilized from March 15, 2011 through August 30, 2011 between the hours of 9 am and 6 pm.
12/12/11	The Department of Community Development approved a request for a Temporary Commercial Permit (TCP-43826) for a temporary sales trailer for the proposed David Barton Gym located at 510 S. Rampart Blvd. The sales trailer will be located on a portion of APN 138-03-602-009 from November 14 to February 15, 2012.
02/14/12	The Department of Community Development approved a request for a Temporary Commercial Permit (TCP-44600) for a temporary sales trailer for the proposed David Barton Gym located at 510 S. Rampart Blvd. The sales trailer will be located on a portion of APN 138-03-602-009 from February 15, 2012 to March 31, 2012.

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Related Building Permits/Business Licenses	
09/18/13	The Department of Community Development approved a request for a Temporary Commercial Permit (TCP-50976) for a Christmas tree lot at 510 S. Rampart Blvd. The dates of the sale are from 11/25/13 to 12/24/13 (lot cleared and cleaned by 01/01/14). The hours of operation are 10 AM to 10 PM daily.
11/10/15	The Department of Community Development approved a request for a Temporary Commercial Permit (TCP-62080) for a Christmas tree lot at 510 S. Rampart Blvd. The dates of the sale are from 11/27/15 to 12/24/15 (lot cleared and cleaned by 01/01/16). The hours of operation are 10 AM to 10 PM daily.
11/22/17	The Department of Community Development approved a request for a Temporary Commercial Permit (TCP-72074) for a Christmas Tree Lot at 510 S Rampart Blvd from 11/23/17 to 12/23/17 9am-10pm.
05/17/18	The Department of Community Development approved a request for a Temporary Commercial Permit (TCP-67987) for a Christmas Tree Lot at 510 S Rampart Blvd from 11/30/16 to 12/24/16 9am-10pm.
11/15/18	The Department of Community Development approved a request for a Temporary Commercial Permit (TCP-75101) for a Christmas Tree lot at 510 South Rampart Boulevard from 11/23/18 to 12/23/18 from 9am - 10pm.
11/26/19	The Department of Community Development approved a request for a Temporary Commercial Permit (TCP-77989) for a Christmas Tree lot at 510 South Rampart Boulevard from 11/24/19 to 12/24/19 from 9am - 10pm.
09/15/22	The Department of Community Development approved a request for a Temporary Commercial Permit (100130-TCP) for a Christmas Tree Lot at 510 South Rampart Boulevard.
08/17/23	The Department of Community Development approved Special Event Permit (#SEA23-01257) for a pumpkin patch at 510 South Rampart Boulevard.
11/21/23	The Department of Community Development approved Special Event Permit (#SEA23-01378) for the sale of Christmas trees at 510 South Rampart Boulevard.

Pre-Application Meeting	
11/29/23	Staff conducted a pre-application meeting with the applicant where the submittal requirements and deadlines were reviewed for a proposed Special Use Permit and Site Development Plan Review.

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Neighborhood Meeting

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

Field Check

01/04/24	Staff conducted a routine field check and found an undeveloped lot with an unpermitted modular building, chain link fencing and lights strung throughout the property.
05/16/24	Staff conducted a follow-up field check and found trailers, the unpermitted modular building, chain link fencing and lights strung throughout the property as previously observed.

Details of Application Request
Site Area

Net Acres	7.66
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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	TOD -1 (Transit Oriented Development - High)	PD (Planned Development)
North	Mixed Use (Tivoli Village)	TOD -1 (Transit Oriented Development - High)	C-2 (General Commercial)
South	Shopping Center (Boca Park)	TOD – 1 (Transit Oriented Development - High)	PD (Planned Development)
East	Single Family, Detached	L (Low Density Residential)	R-PD4 (Residential Planned Development - 4 Units Per Acre)
West	Undeveloped	M (Medium Density Residential)	R-3 (Medium Density Residential)

<i>Master and Neighborhood Plan Areas</i>	<i>Compliance</i>
Master Plan 2050 Area: Angel Park	N*
Las Vegas Renaissance Master Plan	N**
<i>Special Area and Overlay Districts</i>	<i>Compliance</i>
No Applicable Special Area or Overlay Districts	N/A
<i>Other Plans or Special Requirements</i>	<i>Compliance</i>
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

*The proposed development does not align with the City of Las Vegas 2050 Master Plan which calls for higher density, transit oriented development for the subject site.

**The proposed development does not align with the architectural design characteristics called out in the Las Vegas Renaissance Master Plan.

DEVELOPMENT STANDARDS

Pursuant to Title 19.08 and the Las Vegas Renaissance Master Development Plan the following standards apply:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Setbacks			
• Front	5 Feet	220 Feet	Y
• Corner	5 Feet	330 Feet	Y
Max. Lot Coverage	70%	<1%	Y
Max. Building Height	60 Feet	12 Feet	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated, w/ a Roof or Trellis	Y
Mech. Equipment	Screened	Screened	Y

Pursuant to the Las Vegas Renaissance Master Development Plan the following standards apply:

<i>Landscaping and Open Space Standards</i>				
<i>Standards</i>	<i>Required</i>		<i>Provided</i>	<i>Compliance</i>
	<i>Ratio</i>	<i>Trees</i>		
Buffer Trees:				
• North	N/A*	N/A*	15 Trees	Y
• West			21 Trees	Y
TOTAL PERIMETER TREES		N/A*	36 Trees	Y
Parking Area Trees	N/A*	N/A*	8 Trees	Y
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	N/A*		15 Feet	Y
• West			15 Feet	Y

*Per the Las Vegas Renaissance Master Plan landscape standards are to be established at the time of a Site Development Plan Review.

<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>
Alta Drive	Major Collector	Master Plan of Streets and Highways Map	80	Y
Rampart Boulevard	Primary Arterial	Master Plan of Streets and Highways Map	100	Y

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

<i>Parking Requirement</i>							
<i>Use</i>	<i>Gross Floor Area or Number of Units</i>	<i>Required</i>		<i>Provided</i>		<i>Compliance</i>	
		<i>Parking Ratio</i>	<i>Parking</i>		<i>Parking</i>		
			Regular	Handi-capped	Regular	Handi-capped	
Garden Supply/Plant Nursery	0 SF	One per 500 SF of indoor display area	27				
	66,000 SF	One per 2500 SF of outdoor display area.					
TOTAL SPACES REQUIRED			27		30		Y
Regular and Handicap Spaces Required			25	2	28	2	Y

<i>Waivers</i>		
<i>Requirement</i>	<i>Request</i>	<i>Staff Recommendation</i>
Buildings on corner lots shall be oriented to the corner	To not be oriented to the corner	Denial