



AGENDA MEMO - COMMUNITY DEVELOPMENT

CITY COUNCIL MEETING DATE: FEBRUARY 21, 2024

DEPARTMENT: COMMUNITY DEVELOPMENT

ITEM DESCRIPTION: APPLICANT: CITY OF LAS VEGAS - OWNER: SOUTHERN NV RENTAL HOLDINGS, LLC

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

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
23-0567-GPA1	Staff recommends APPROVAL.	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 14

NOTICES MAILED 169 (by City Clerk)

PROTESTS 1-23-0567-GPA1

APPROVALS 0

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a General Plan Amendment request from TOD-2 (Transit Oriented Development - Low) to GC (General Commercial) on 0.14 acres on the south side of Milo Way, approximately 172 feet west of Wyandotte Street.

ISSUES

- A General Plan Amendment is requested by staff to amend the land use designation from: TOD-2 (Transit Oriented Development - Low) to: GC (General Commercial). Staff supports this request.
- This request is related to Director's Business Item (23-0592-DIR1), Rezoning (23-0591-ZON1, Special Use Permit (23-0591-SUP1), Vacation (23-0591-VAC1), and Tentative Map (23-0591-TMP1).
- The subject site is located in Redevelopment Area 2.

ANALYSIS

On July 21st, 2021 the City of Las Vegas adopted Ordinance #6788 to adopt the City of Las Vegas 2050 Master Plan, which introduced new land use "place types" which reassigned various parcels, including the subject property, to a new land use designation that was to be effective for a period of at least three years. This ordinance prevents changes or adjustments at the instance of property owners other than the City of Las Vegas until August 1, 2024. Therefore, the City of Las Vegas Department of Community Development has initiated this General Plan Amendment request in order to facilitate the amended Development Agreement (23-0592-DIR1) between the Master Developer (Southern NV Rental Holdings, LLC) and the City of Las Vegas. The proposed General Plan Amendment will allow the Master Developer more flexibility in density as desired by the proposed Development Agreement.

The subject property is the last remaining parcel of the Richfield Village residential subdivision and is currently zoned R-1 (Single Family Residential) with a TOD-2 (Transit Oriented Development - Low) land use designation. It is subject to Title 19 development standards. On 05/23/23, a Building Permit (R23-07478) was issued for the complete demolition of a single-family dwelling and was final on 05/26/23. The subject site now remains undeveloped.

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The proposed GC (General Commercial) land use designation generally allows retail, service, wholesale, office and other general business uses of a more intense commercial character. The General Commercial category allows Service Commercial uses, and may also allow mixed-use development with a residential component where appropriate.

The subject site is located within the City of Las Vegas designated neighborhood area of Charleston. The Charleston Boulevard corridor is the City's major east-west link and commercial corridor between Downtown Las Vegas and its western suburbs. Comprised of both the City's earliest inner-ring suburbs and new suburban neighborhoods, this area has high potential for transit-oriented development and new place types along multiple corridors with the introduction of high capacity over the next thirty years. The proposed GC (General Commercial) land use remains suitable for the intended mixed-use transit oriented development while also providing the flexibility to allow for greater density.

The subject sites are located within Redevelopment Area 2 of the City of Las Vegas Redevelopment Plan. In general, the goals and objectives of the redevelopment program in Redevelopment Area 2 are as follows:

1. To eliminate and prevent the spread of blight and deterioration and the conservation, rehabilitation, and redevelopment of Redevelopment Area 2 in accordance with the Master Plan, the Redevelopment Plan, local codes, and ordinances.
2. To achieve an environment reflecting a high level of concern for architectural, landscape, and urban design and land use principles appropriate for attainment of the objectives of the Redevelopment Plan.
3. To minimize unplanned growth by guiding revitalization activities and new development in such fashion as to meet the needs of Redevelopment Area 2, the City and its citizens.
4. To retain existing businesses by means of redevelopment and rehabilitation activities and by encouraging cooperation and participation of owners, businesses, and public agencies in the revitalization of Redevelopment Area 2.
5. To encourage maximum participation of residents, businesspersons, property owners, and community organizations in the redevelopment of Redevelopment Area 2.
6. To encourage maximum participation of residents, businesspersons, property owners, and community organizations in the redevelopment of Redevelopment Area 2.
7. To replan, redesign, and develop areas which are stagnant or improperly used.
8. To insure adequate utility capacity to accommodate redevelopment and new development.

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Redevelopment of Redevelopment Area 2 pursuant to this Redevelopment Plan and the above goals and objectives will attain the purposes of the Nevada Revised Statutes Chapter 279.

1. Elimination of areas suffering from economic dislocation, and disuse in affected areas;
2. Replanning, redesign, and/or redevelopment of areas which are stagnant or improperly utilized, in ways which could not be accomplished solely by private enterprise without public participation and assistance.
3. Protection and promotion of sound development and redevelopment of blighted areas and the general welfare of the citizens of the City by remedying such injurious conditions through the employment of appropriate means;
4. Installation of new, or replacement of existing public improvements, facilities, and utilities in areas which are currently inadequately served with regard to such improvement, facilities and utilities; and
5. Other means as determined appropriate.

Staff finds the proposed General Plan Amendment fulfills goals, policies, and objectives outlined in the City of Las Vegas 2050 Master Plan and the City of Las Vegas Redevelopment Plan - Redevelopment Area 2 by replanning an area which is stagnant or improperly utilized. Staff also finds the land use can be compatible and harmonious with the surrounding area and land uses. Therefore, staff recommends approval of the requested General Plan Amendment.

FINDINGS (23-0567-GPA1)

Section 19.16.030(l) 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 density and intensity of the proposed General Plan Amendment is compatible with the existing adjacency PF (Public Facility), TOD-2 (Transit Oriented Development - Low) and LI-R (Light Industrial and Research) land use designations.

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

The proposed General Plan Amendment to GC (General Commercial) allows for C-2 (General Commercial), C-1 (Limited Commercial), O (Office) and P-O (Professional Office) zoning designations, which will be compatible with the existing adjacent land uses or zoning districts.

- 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 facilities to accommodate the uses and densities that would be permitted with the approval of the General Plan Amendment.

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

The proposed amendment conforms to Title 19, City of Las Vegas 2050 Master Plan, Las Vegas Redevelopment Plan - Redevelopment Area 2 and all other applicable adopted plans and policies.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
04/18/12	The City Council approved a General Plan Amendment (GPA-43991) to establish Redevelopment Area 2 and change the future land use designation on Various parcels within the redevelopment area to C (Commercial) or MXU (Mixed Use). The Planning Commission and staff recommended approval.
06/02/21	The City Council approved a General Plan Amendment (21-0029-GPA1) to adopt the City of Las Vegas 2050 Master Plan and amend the City of Las Vegas General Plan from: various categories to: TOD-1 (Transit Oriented Development - High), TOD-2 (Transit Oriented Development - Low), TOC-1 (Transit Oriented Corridor - High), TOC-2 (Transit Oriented Corridor - Low) or NMUX (Neighborhood Center Mixed Use) within the City of Las Vegas. The Planning Commission and staff recommended approval.

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08/18/21	The City Council approved a General Plan Amendment (21-0326-GPA1) from: C (Commercial), MXU (Mixed-Use), L (Low Density Residential) and LI/R (Light Industrial and Research) to: TOD-2 (Transit Oriented Development - Low) on 91.10 acres generally bounded by Rancho Drive to the east, Desert Inn Road to the south, Teddy Drive to the north, and Richfield Boulevard to the west. The Planning Commission and Staff recommended approval.
12/21/22	The City Council approved a General Plan Amendment (22-0441-GPA1) from: TOD-2 (Transit Oriented Development - Low) to GC (General Commercial) at the southeast corner of Richfield Boulevard and Wilmington Way (APNs Multiple)
01/09/24	The Planning Commission voted (7-0) to recommend APPROVAL For possible action on a Land Use Entitlement project request FROM: TOD-2 (TRANSIT ORIENTED DEVELOPMENT - LOW) TO: GC (GENERAL COMMERCIAL) on 0.14 acres on the south side of Milo Way, approximately 172 feet west of Wyandotte Street (APN 162-08-610-071), Ward 3 (Diaz)

<i>Most Recent Change of Ownership</i>	
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02/09/23	A deed was recorded for a change in ownership.
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<i>Related Building Permits/Business Licenses</i>	
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05/23/23	A Building Permit (R23-07478) was issued for the complete demolition of a single family dwelling, pathway, and driveway at 2813 Milo Way. The building permit was finalized 05/26/23.
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<i>Pre-Application Meeting</i>	
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A pre-application meeting was not required, nor was one held.	
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Neighborhood Meeting	
11/27/23	<p>Meeting Start Time: 6:00 p.m. Meeting End Time: 7:00 p.m.</p> <p>Attendance: 3 Representatives for the Applicant 2 Department of Community Development Staff 1 Representative from the Ward 3 Council Office. 1 Member of the public.</p> <p>Concerns:</p> <p>A neighborhood meeting was held at the Palace Station Hotel and Casino Grand Ballroom, at 2411 West Sahara Avenue at 6:00 p.m. The meeting was attended by three representatives for the applicant, one representative from the Council Ward 3 Office, two Department of Community Development staff members, and one member of the public. The applicant gave an overview of the project where no questions or issues were raised.</p>

Field Check	
11/29/23	Staff conducted a routine field check of the subject site and observed an undeveloped site. Nothing of concern was noted.

Details of Application Request	
Site Area	
Net Acres	0.14

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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	Undeveloped	TOD-2 (Transit Oriented Development - Low)	R-1 (Single Family Residential)
North	Undeveloped	TOD-2 (Transit Oriented Development - Low)	C-2 (General Commercial)
South	Undeveloped	TOD-2 (Transit Oriented Development - Low)	M (Industrial)
East	Undeveloped	TOD-2 (Transit Oriented Development - Low)	C-2 (General Commercial)
West	Undeveloped	TOD-2 (Transit Oriented Development - Low)	C-2 (General Commercial)

<i>Master and Neighborhood Plan Areas</i>	<i>Compliance</i>
Las Vegas 2050 Master Plan Area: Charleston	Y
<i>Special Area and Overlay Districts</i>	<i>Compliance</i>
No Applicable Special Area or Overlay Districts	N/A
A-O (Airport Overlay) District 175 Feet	Y
<i>Other Plans or Special Requirements</i>	<i>Compliance</i>
Trails	N/A
Las Vegas Redevelopment Plan Area - Area 2	Y
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

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DEVELOPMENT STANDARDS

<i>Existing General Plan</i>	<i>Permitted Density</i>	<i>Units Allowed</i>
TOD-2 (Transit Oriented Development - Low)	< 30 units/acre	560 units
<i>Proposed General Plan</i>	<i>Permitted Density</i>	<i>Units Allowed</i>
GC (General Commercial)	N/A	N/A

<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>
Milo Way	Local Street	Title 13	60 Feet	Y