

**AGENDA MEMO - PLANNING****CITY COUNCIL MEETING DATE: DECEMBER 21, 2022****DEPARTMENT: COMMUNITY DEVELOPMENT****ITEM DESCRIPTION: APPLICANT: CITY OF LAS VEGAS - OWNER: SOUTHERN NV RENTAL HOLDINGS, LLC**

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
22-0441-GPA1	Staff recommends APPROVAL.	

**** NOTIFICATION ******NEIGHBORHOOD ASSOCIATIONS NOTIFIED** 23**NOTICES MAILED** 572 (by City Clerk)**PROTESTS** 21**APPROVALS** 0

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a General Plan Amendment request from TOD-2 (Transit Oriented Development -2) to GC (General Commercial) on 17.99 acres at the southeast corner of Richfield Boulevard and Wilmington Way.

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 (22-0450-DIR1), Rezoning (22-0442-ZON1), Special Use Permit (22-0442-SUP1), Special Use Permit (22-0442-SUP2), Petition to Vacate (22-0442-VAC1) and Tentative Map (22-0442-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 sites, 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 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 Development Agreement (22-0450-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 site is a conglomeration of 111 parcels 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. The site comprises a residential neighborhood where Building Permits (R22-12442, R22-12445, R22-12450, and R22-12452) were issued for the demolition of the Richfield Village subdivision.

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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. These uses may include outdoor storage or display of products or parts, noise, lighting or other characteristics not generally considered compatible with adjoining residential areas without significant transition. The General Commercial category allows Service Commercial uses, and may also allow mixed-use development with a residential component where appropriate.

The subject sites are located within the City of Las Vegas 2050 designated 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 by:

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, and staff 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 (22-0441-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 adjacent (PF) Public Facilities, TOD-2 (Transit Oriented Development – Low) and LI/R (Light Industrial and Research) land use designations.

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

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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 other applicable adopted plans and policies

BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Bldg., 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-1), TOD-2 (Transit Oriented Development-2), TOC-1 (Transit Oriented Corridor-1), TOC-2 (Transit Oriented Corridor-2), or NMxu (Neighborhood Center Mixed Use) within the City of Las Vegas. The Planning Commission and staff recommended approval.
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-2) 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.

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<i>Related Relevant City Actions by Planning, Fire, Bldg., etc.</i>	
11/15/22	The Planning Commission voted (6-0) to recommend APPROVAL of a request FROM: TOD-2 (TRANSIT ORIENTED DEVELOPMENT - LOW) TO: GC (GENERAL COMMERCIAL) on 18.67 acres at the southeast corner of Richfield Boulevard and Wilmington Way (APNs Multiple), Ward 3 (Diaz)

<i>Most Recent Change of Ownership</i>	
09/22/20	Multiple deeds were recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
1963	The Richfield Village subdivision was constructed.
08/04/22	Building Permits (R22-12442, R22-12445, R22-12450, and R22-12452) were issued for demolition of the Richfield Village subdivision. The demolitions were tentatively scheduled to occur between 08/08/22 through 11/08/22.

<i>Pre-Application Meeting</i>	
02/09/22 through 08/17/22	Multiple preliminary meetings were held with the applicant to discuss the proposed project and the development agreement.

<i>Neighborhood Meeting</i>	
08/29/22	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 three representatives for the applicant, one representative from the Council Ward 3 Office and five Department of Community Development staff members. There were no members of the public was in attendance. The meeting was concluded by 6:00 PM.
09/29/22	<div> Meeting Start Time: 5:30 pm Meeting End Time: 7:15 pm </div> <div> Attendance: 4 Representatives for the Applicant 3 Department of Community Development Staff Members 1 City Attorney 1 Representative from the Ward 3 Council Office 36 Members of the Public </div>

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Neighborhood Meeting	
	<p>Concerns:</p> <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 four representatives for the applicant, one representative from the Council Ward 3 Office, three Department of Community Development staff members, one City Attorney, and 35 members of the public. The applicant gave an overview of the project. Questions or issues were raised on the following topics:</p> <ul style="list-style-type: none"> - Traffic <ul style="list-style-type: none"> ○ Elementary School <ul style="list-style-type: none"> ▪ Additional traffic in relation to students ▪ Additional traffic in relation to pick up/drop off surge ○ Speed from vehicles racing through the area (“drag strip”) <ul style="list-style-type: none"> ▪ Are speed bumps viable? ○ Traffic from large commercial vehicles ○ Traffic cut through from the Rancho Drive connection affecting the area ○ Will there be a cut-through to Richfield Boulevard? ○ Can the project be cut off from Richfield Boulevard on Milo Way? - Parking <ul style="list-style-type: none"> ○ Where will parking for visitors be provided? ○ Will there be enough parking for visitors? ○ How will parking in the neighborhood be prevented? ○ Is underground parking viable? - Noise <ul style="list-style-type: none"> ○ Construction noise ○ Commercial noise ○ Noise from events on the pedestrian promenade ○ Existing noise from Area 15

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Neighborhood Meeting	
	<ul style="list-style-type: none"> - Miscellaneous <ul style="list-style-type: none"> ○ How was potential asbestos handled from demolition? Was an asbestos study done? ○ This project will use too much water. ○ How will this affect the home values? ○ Could neighboring residents be compensated for events? (i.e. Downtown residents during Life is Beautiful) ○ Homeless migration from the Recycling Plant into this area via Rancho Drive connection - Questions/issues that were addressed: <ul style="list-style-type: none"> ○ Our neighborhood doesn't have access to parks. How will the proposed development provide open space? ○ What is the proposed density? ○ This project will eliminate my view of the Las Vegas Strip. ○ There are stray cats from the demolition. How is this being handled? ○ What is the proposed rental rate? ○ Will affordable units be provided? ○ Will there be phasing of the development? ○ Will alcohol be provided? ○ Will Fisher Brothers be doing more acquisitions in this area? ○ Does Station Casinos have a financial benefit in the project? <p>The meeting was concluded by 7:15 PM.</p>
11/01/22	<p>A voluntary neighborhood meeting was held at the Palace Station Hotel and Casino Grand Ballroom, at 2411 West Sahara Avenue at 5:30 PM.</p> <p>After reconfiguring the site to include the dedication of Milo Way, the site was reconfigured to address concerns regarding access to Richfield Boulevard. The primary concerns raised at the meeting regarded the proposed density, building heights, and traffic.</p> <p>The meeting was attended by four representatives for the applicant, two representatives from the Council Ward 3 Office, one City Attorney one Department of Community Development staff member, and 31 members of the public. The meeting was concluded by 8:00 PM.</p>

Field Check	
08/31/22	Staff conducted a field check of the subject site and noticed active demolition activity for the Richfield Village subdivision. Nothing of concern was noted.

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Details of Application Request	
Site Area	
Net Acres	17.99

Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Single Family, Detached	TOD-2 (Transit Oriented Development - Low)	R-1 (Single Family Residential)
North	Public or Private School, Primary	PF (Public Facilities)	C-V (Civic)
	Multi-Family Residential	TOD-2 (Transit Oriented Development - Low)	R-3 (Medium Density Residential)
South	Office, Other than Listed	LI/R (Light Industrial and Research)	R-1 (Single Family Residential)
			M (Industrial)
East	Multi-Family Residential	TOD-2 (Transit Oriented Development - Low)	R-4 (High Density Residential)
	Individual Care Center Banquet Facility General Personal Service Commercial Recreational (Indoor)		C-1 (Limited Commercial)
West	Single Family, Detached	L (Low Density)	R-1 (Single Family Residential)

Master and Neighborhood Plan Areas	Compliance
Master Plan 2050 Area: Charleston	Y
Special Area and Overlay Districts	Compliance
A-O (Airport Overlay) District (175 Feet)	N/A
Other Plans or Special Requirements	Compliance
Trails	N/A
Las Vegas Redevelopment Plan Area – Area 2	Y
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	Y
Project of Regional Significance	Y

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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 du/ac	560
<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>
Wilmington Way	Local Street	Title 13	60 Feet	Y
Richfield Boulevard	Local Street	Title 13	60 Feet	Y
Wyandotte Street	Local Street	Title 13	50 Feet	Y