



# AGENDA MEMO - PLANNING

CITY COUNCIL MEETING DATE: DECEMBER 21, 2022

DEPARTMENT: COMMUNITY DEVELOPMENT

ITEM DESCRIPTION: APPLICANT/OWNER: SOUTHERN NV RENTAL HOLDINGS, LLC

## **\*\* STAFF RECOMMENDATION(S) \*\***

<b>CASE NUMBER</b>	<b>RECOMMENDATION</b>	<b>REQUIRED FOR APPROVAL</b>
<b>22-0450-DIR1</b>	Staff recommends APPROVAL.	22-0441-GPA1 22-0442-ZON1 22-0442-SUP1 22-0442-SUP2 22-0442-VAC1 22-0442-TMP1

## **\*\* NOTIFICATION \*\***

**NEIGHBORHOOD ASSOCIATIONS NOTIFIED** N/A

**NOTICES MAILED** Newspaper Notification Only

**PROTESTS** 0

**APPROVALS** 0

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**\*\* STAFF REPORT \*\***

**PROJECT DESCRIPTION**

This is a request is for a Development Agreement for Vegas Rising, a proposed 1,341-unit mixed-use development between the City of Las Vegas and the Master Developer (Southern NV Rental Holdings, LLC). The Vegas Rising Development Agreement area will consist of 17.99 net acres generally bounded by Richfield Boulevard to the west, Wilmington Way to the north, and Wyandotte Street to the east.

**ISSUES**

- This application is in conjunction with applications 22-0441 and 22-0442.
- This Development Agreement intends to provide for an orderly and consistent plan of redevelopment for the 17.99-acre subject site with up to 1,341 residential units and a maximum density of 74.5 units per acre.
- The Vegas Rising Development Standards will govern the development of the subject site and is included as Exhibit J of the document. Where the development standards are silent, development will defer to a static version of the Unified Development Code.
- The subject site is located in the Charleston Area of the 2050 Master Plan and Redevelopment Plan Area 2.
- The Richfield Village subdivision contains one property at 2813 Milo Way that is not associated with this request.

**ANALYSIS**

The purpose of this action, in conjunction with applications 22-0441 and 22-0442, is to establish the Vegas Rising Development Agreement between the City of Las Vegas and the Master Developer. The Vegas Rising Development Agreement area will consist of the area generally bounded by Richfield Boulevard to the west, Wilmington Way to the north, and Wyandotte Street to the east.

**DEVELOPMENT AGREEMENT STATUTORY REQUIREMENTS**

Nevada Revised Statutes (NRS) Section 278.0201 governs the content of Development Agreements. The following analysis demonstrates the proposed development agreement's compliance with the minimum standards as required by NRS; criteria 1 through 4 below must be provided, while criteria 4 through 14 may be provided.

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1. Description of the Land

*The land being utilized for redevelopment is defined in Exhibit A of the Development Agreement.*

2. Duration of the Agreement

*Per Section 11.01, the agreement commences on the effective date and terminates in 12 years unless extended or terminated pursuant to the terms of the agreement. If at the 12-year expiration period, the Agreement may be automatically extended for eight years if 671 units have received Certificates of Occupancy (COO) or are subject to approval by the City Council.*

3. Specifying What Events Will Constitute Breach of the Agreement

*The expectations for both parties are located within Section 10 of the development agreement.*

4. Providing Periods During Which Any Breach May Be Cured

*Section 10 outlines the dispute resolution criteria and process.*

5. Permitted Uses of Land

*The list of permitted uses is provided as part of Exhibit J and includes a mix of commercial and high-density residential uses appropriate for a mixed-use development.*

6. Density/Intensity of Use

*Section 3.02 of the Development Agreement states that the maximum gross density of the subject site is 74.5 dwelling units per acre, with no specific density maximum per building or phase. Similarly, up to 225 units for hospitality uses such as hotel residences, hotel rooms/suites, or timeshare units are allowed. The Vegas Rising Development Standards (Exhibit J) indicate which types of buildings and land uses are permitted.*

7. Maximum Height and Size of Proposed Buildings

*The subject site is located within the Airport Overlay. As administered by the Federal Aviation Administration, the maximum buildable height for the subject site is 175 feet. In conjunction with Special Use Permit (22-0442-SUP1), a request is made to allow the height to exceed this limitation to 200 feet.*

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*The maximum building heights and building size are governed by the Vegas Rising Development Standards, which is included as Exhibit J of the development agreement. The Phasing Plan, shown in Exhibit C, depicts the maximum height for each phase. The maximum height for the proposed development is 200 feet tall.*

8. Any Provisions for the Dedication of any Portion of the Land for Public Use

*This requirement does not apply to the agreement as there are no requirements within this agreement for any land to be provided for public use.*

9. The Protection of Environmentally Sensitive Lands

*This requirement does not apply to the agreement.*

10. The Preservation and Restoration of Historic Structures

*This requirement does not apply to the agreement.*

11. The phasing or timing of construction of development on the land, including without limitation, the dates on which all or any part of the construction or development must commence and be completed, and the terms on which any deadline may be extended

*Section 3.03 outlines the time for construction and completion of the site. The overall project consists of four phases. Improvement milestones are tied to development milestones outlined in both Section 3.03 and Section 6. A corresponding phasing map is provided in Exhibit C.*

12. The conditions, terms, restrictions, and requirements for infrastructure on the land and the financing of the public infrastructure by a person having a legal or equitable interest in the land.

*Sections 4 (Maintenance), 5 (Public Facilities), 6 (Open Spaces), and 7 (Infrastructure) outline the infrastructure requirements for both parties.*

13. The conditions, terms, restrictions, and requirements for the annexation of land by the city or county and the phasing or timing of annexation by the city or county.

*This requirement does not apply to the agreement.*

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14. The conditions, terms, restrictions, and requirements relating to the intent of the governing body to include the land in an improvement district created pursuant to chapter 271 of NRS.

*Section 8 of the agreement outlines the creation of a Special Improvement District.*

## **DEVELOPMENT AGREEMENT ANALYSIS**

Notable terms of the Vegas Rising Development Agreement are summarized in detail below by section.

### Section Three - Planning and Development of the Project (PDF 15)

Section Three demonstrates compliance with the requirements of NRS 278.0201 regarding the content of development agreements. This section indicates the permitted uses of land, density or intensity of land use, maximum height and size of proposed buildings, the maximum number of units, phasing of construction, construction operations, conditions, terms, requirements, and restrictions for infrastructure and modification of the Agreement are addressed. Specifically, the Master Developer is proposing to construct up to a maximum of 1,341 dwelling units on the Property, for a maximum overall density of 74.5 dwelling units per acre. Exhibit J, the Vegas Rising Development Standards, accompanies this section of the Development Agreement.

Residential adjacency standards are traditionally applied to single-family residential zoning districts to protect against the adverse effects of more intensive development. Typically when protecting against building heights, a proximity slope of a 3 to 1 ratio is applied. Ordinarily, the neighboring R-1 (Single Family Residential) zoned properties would be protected against these standards. In order to obtain the residential densities and urban redevelopment encouraged by the Master Plan, residential adjacency standards will not apply within the Vegas Rising Development Agreement area. Despite this, protections have still been taken to mitigate the effect this may cause on neighboring properties. For instance, enhanced linear open spaces along Richfield Boulevard and Wilmington Way act as intentional buffering elements to these properties. Wilmington Way for example provides a 90-foot separation from the residential properties, consisting of a 51-foot right-of-way followed by a 40-foot landscape buffer featuring a meandering sidewalk trail with enhanced landscaping on both sides. Additionally, the building height of the proposed development gradually increases moving east, away from these protected uses; spanning 50 feet closest to residential, 80 feet closest to Rex Bell Elementary School, and 200 feet closest to Interstate 15.

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The accompanying Use Chart found in Exhibit J, the Vegas Rising Development Standards, indicates the allowable uses of land. Generally, these uses are a modified version of the C-2 Standards. The deviations include new land uses exclusively featured in Vegas Rising, changes in use definitions, permissibility differences, and use requirements. One of the key differences in the use requirements for Vegas Rising is the removal of distance separation protection requirements traditionally applied toward alcohol-related, gaming, massage establishment, nightclub, and car wash uses. As the subject site is adjacent to Rex Bell Elementary School across Wilmington Way and single-family residential dwellings across Richfield Boulevard, as well as the holdout property located within the subject site, these requirements are waived to allow businesses suitable for a mixed-use environment.

With the phased redevelopment project, the applicant is proposing Temporary Development as interim uses prior to construction. Without limitation, these Temporary Developments may include food and beverage programs, structures, retail, farmer's markets, mini golf, art shows, hotels, urban gardens, and uses that are traditionally covered through a Special Event Permit. Only one type of Temporary Development may be approved for a specific site within the subject site at a given time. These Temporary Developments are subject to a Site Development Plan Review with an approval period of up to three years. If necessary, one Extension of Time may be requested for up to three additional years subject to review and approval by the City Council. Events of shorter duration such as Outdoor Commercial Events or Seasonal Outdoor Sales are administered through a Temporary Commercial Permit.

Lastly, in conjunction with the underground power, utility, and connectivity lines, the Master Developer will install two, four-inch conduits parallel to the underground infrastructure. Doing so will assist in the City's vision of providing Smart City infrastructure and other emerging technologies moving forward.

Section Five - Public Facilities

Through the Development Agreement, the City of Las Vegas Fire and Rescue will receive a monetary contribution of \$500 per constructed residential unit. These payments will be made for each building containing residential units at the time of the issuance of a building permit. This contribution will go toward community fire services and specialized equipment.

To improve public safety and enhance the quality of life within the community, the Las Vegas Metropolitan Police Department has requested participation in the Crime Free Multi-Housing Program.

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Section Six - Open Spaces within the Project

The proposed development provides an aggregate of 2.72-acres of Open Space Elements throughout the subject site. Exhibit E, the Depiction of Open Space Elements, and Exhibit H, Maintenance Plan for All Open Space Elements, accompany this section of the Development Agreement. The design of such Open Space Elements will be reviewed through a Minor Site Development Plan Review application unless a change in location or size is requested. Based on the completion of such Open Space Elements will be constructed, completed, inspected, and approved after a certain period of days after either the issuance of a Temporary Certificate of Occupancy or a Certificate of Occupancy. The provided Open Space Elements are private and therefore public access is under the discretion of the Master Developer.

Section Seven - Project Infrastructure Improvements

The Master Sanitary Sewer Study (Exhibit G) shall determine the impact of the proposed development on Off-Property sewer pipelines; installation of a new sewer main will be performed during Phase 1 of the project.

Major traffic improvements include the provision of a right turn lane on southbound Rancho Drive to westbound Wyandotte Street prior to the issuance of a Certificate of Occupancy for the 1,000<sup>th</sup> unit or if any new development occurs on the affected property.

The Master Developer is responsible for the appropriate flood control facilities identified in the Conceptual Drainage Study or Technical Drainage Study

**DEPICTION OF OPEN SPACE ELEMENTS (Exhibit E)**

Exhibit E visually displays the contents of Section 6, the Open Spaces within the Project. The aggregate acreage for the open space elements is 118,464 square feet or 2.72-acres, the minimum acreage limit within the development project. The open space elements for Vegas Rising consist of Fisher Promenade, a pedestrian exclusive pathway; linear open space along Richfield Boulevard and Wilmington Way; and eight urban open space elements. The provided Open Space Elements are private and therefore public access is under the discretion of the Master Developer.

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**VEGAS RISING DEVELOPMENT STANDARDS (Exhibit J)**

In order to ensure orderly and consistent development and provide flexibility to fulfill the Master Developer's vision for the redevelopment of the Property, the Master Developer has proposed a unique set of standards, procedures, and permitted uses as part of the Development Agreement. These standards allow the Master Developer to deviate from the requirements established by LVMC Title 19 where it deems necessary for flexibility in the design of buildings and open spaces. The standards presented are a modified version of the C-2 (General Commercial) standards.

The table below indicates where the proposed standards meet, exceed, or are less restrictive than Title 19.

C-2 (General Commercial) Lot Standards			
Standard	Required per UDC	Required per DA	Compliance per UDC
Min. Lot Size	N/A	N/A	Same
Min. Lot Width	100 Feet	N/A	Less Restrictive
Max Lot Coverage	75%	N/A	Less Restrictive
Density	N/A	74.5 du/ac	More Restrictive
Min. Setbacks:			
Front	10 Feet	10 Feet*	Same
Side	10 Feet	0 Feet*	Less Restrictive
Corner Side	10 Feet	10 Feet*	Same
Rear	20 Feet	10 Feet*	Same
Max. Building Height:			
Stories	As limited by residential adjacency and 175-foot Airport Overlay (A-O)	Varies from 50 Feet, 80 Feet, and 200 Feet depending on phasing (Exhibit C)	Less Restrictive
Height (Flat Roof)			Less Restrictive
Height (Pitched Roof)			Less Restrictive
Landscape Buffers:			
Adjacent to the public right-of-way	15 Feet	Richfield Boulevard & north of Milo Way: 40 feet	More Restrictive
		Wilmington Way: 10 Feet	Less Restrictive
Interior Lot Lines	8 Feet	N/A	Less Restrictive



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<b>Perimeter / Non-Perimeter Wall and Fences (Exhibit C of the Vegas Rising Development Standards):</b>			
Maximum Wall Height	10 Feet	15 Feet	Less Restrictive
Maximum Perimeter Wall Height	6-8 Feet	8 Feet	Same
Maximum Retaining Wall Height	4 Feet	10 Feet	Less Restrictive
<b>Parking:</b>			
Multi-Family Residential - Studio & 1 Bedroom	1.25 spaces per unit	1.25 spaces per unit	Same
Multi-Family Residential - 2 Bedroom	1.75 spaces per unit	1.75 spaces per unit	Same
Multi-Family Residential - 3+ Bedroom	2 spaces per unit	2 spaces per unit	Same
Non-Residential Uses	Varying depending on specified use or 1 per 250 SF	1 per 250 SF	Same
Further Parking Reduction	Mixed Use Alternative Parking Table	Form Base Code	N/A

*\*Except for the building adjacent to Richfield Boulevard and south of Milo Way shall be 8.5 feet.*

Where the proposed development standards are silent, the static Unified Development Code as provided in Exhibit K applies.

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Specific parking for the proposed development will be calculated at the time of a Site Development Plan Review submittal for permanent development; each phase of the project will comply with the overall parking requirements set forth in the Vegas Rising Development Standards. Typically, parking for mixed-use developments is reduced based on the Mixed Use Alternative Parking Table, measured by the provided use's demands during peak operating times. Instead, the Vegas Rising parking requirements are based on the existing Title 19.09 Form-Based Code parking standards. Under these standards, a weighted calculation reduces the parking from a minimum of 40 percent to a maximum of 70 percent of the total number of Title 19.12 required parking spaces. Staff finds this parking reduction alternative to be appropriate for infill and urban redevelopment, and is the same standard currently applied to urban parcels governed by Title 19.09 Form Based Code standards. It is anticipated that parking will be provided on-site though a combination of surface parking, parking structures and interior on-street parking; however, final parking accommodations will be established through the approval of future Site Development Plan Reviews for each phase.

The Vegas Rising Development Standards include a Permitted Use table indicating the Permitted Uses named according to the terms used by the Unified Development Code. The following tables below indicate the permitted use discrepancies between Title 19.12 and the Vegas Rising Development Standards; these deviations include new land uses exclusively featured in Vegas Rising, changes in definitions, permissibility differences, and use requirements.

<b>New Land Uses</b>		
<b><i>Use</i></b>	<b><i>Definition</i></b>	<b><i>Requirements</i></b>
Artisanal Food Processing	A facility in which artisan food for human consumption is provided in its final form, such as candy, baked goods and ice cream, and the food is distributed to retailers or wholesalers for resale on or off the premises. This use does not include food or beverage processing which uses any mechanized assembly line production of canned or bottled goods.	Conditional Use Regulations: <ol style="list-style-type: none"> <li>1. Food processing shall be permitted only in conjunction with retail use.</li> <li>2. A maximum of 5,000 square feet in floor area shall be permitted.</li> </ol>

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<b>Permitted Use Table: Deviations from LVMC Title 19.12</b>		
<b>Use</b>	<b>C-2 (General Commercial)</b>	<b>Vegas Rising</b>
Alcohol, On-Premise Beer/ Wine	C	S
Animal Hospital, Clinic, or Shelter (with no Outside Pens)	P	C
Artisanal Food Processing	N/A	C
Assisted Living Apartments	S	P
Auction House	S	C
Banquet Facility	C	P
Car Wash, Full Service or Auto Detailing	C	S
Car Wash, Self-Service	C	S
Community Center, Private (Accessory)	Not allowed in this zoning district	A
Community Garden	P	C
Garden Supply/Plant Nursery	P	C
Hotel Residence	S	P
Motorcycle/Motor Scooter Sales	Not allowed in this zoning district	S
Nightclub	C	S
Second Hand Dealer	C	S
Senior Citizen Apartments	Not allowed in this zoning district	P
Small Wind Energy System	C	S
Tattoo Parlor/Body Piercing Studio	S	P
Temporary Real Estate Sales Office	C	T
Time Share Development	C	P
Transient Passenger Facility	C	S
Tutoring Center	C	P
Valet Parking	C	S

C = Conditional; S = Special use Permit ; P = Permitted ; A = Accessory

The signage within Vegas Rising follows the same standards set forth under the C-2 (General Commercial) zoning district. However, supergraphic signage is permitted on buildings over 150 feet tall through a Master Sign Plan application. Traditionally, these types of signs are only allowed in the Downtown Las Vegas Overlay District for commercial buildings with a minimum height of nine stories and a gross floor area of 120,000 or more square feet. The supergraphic signage request is appropriate as requests for supergraphic signage will be subject to the public hearing process and the location of buildings over 150 feet tall will be in close proximity to the I-15 frontage and away from adjacent residential neighborhoods.

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Staff is supportive of the amended development standards and uses provided in the Vegas Rising Development Standards as they are conducive to an urban infill mixed-use development.

**STREET SECTIONS AND LANDSCAPE SECTIONS (Exhibit B)**

Exhibit B visually displays the streetscape cross sections, both contents of Section 6, the Open Spaces within the Project. As specified within the Development Standards, 36-inch box street trees will be used in all provided landscape buffers and planter boxes, which exceeds Title 19 requirements. All tree spacing and species selection will be per Title 19.08 landscape standards. A summary of these streetscape elements are found in the following tables below:

<b><i>Exhibit B Street Sections Summary</i></b>							
	Total Right Of Way	Vehicular Lane	Bicycle Lane	On-Street Parking	Curb	Sidewalk	Landscape Buffer/Amenity Zone
Richfield Boulevard	51 Feet	18.5 Feet		Not Specified	2 Feet	5 Feet	40 Feet
Willington Way	51 Feet	18.5 Feet		Not Specified	2 Feet	5 Feet	10 Feet
Rigel Avenue, Milo Way, and Palm Springs Way	47 Feet	11 Feet	5 Feet	7.5 Feet	2 Feet	5 Feet	5 Feet
Wyandotte Street (between Milo Way and Palm Springs Way)	51 Feet	11 Feet	5 Feet	7 Feet	2 Feet	5 Feet	5 Feet
Wyandotte Street, North of Palm Springs and South of Milo Way	51 Feet	10 Feet and 11 Feet	5 Feet	N/A	2 Feet	5 Feet	5 Feet
Wyandotte Street with Eastern Parcel Annexation	75 Feet	2 Lanes at 10 Feet or 1 Lane at 14 Feet	5 Feet	7 Feet	2 Feet	5 Feet	5 Feet Landscape Median: 7 Feet

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<b>Exhibit B Pedestrian Elements</b>				
	Total Public Realm	Fire Lane	Seating Area	Landscape
Fisher Promenade (A)	50 Feet	24 Feet	10 Feet	
Fisher Promenade (B)	50 Feet	24 Feet		10 Feet

### **UNIFIED DEVELOPMENT CODE (UDC) (Exhibit K)**

As permitted by NRS 278.0201, the Master Developer intends to “freeze” the standards and processes contained within LVMC Title 19 (Unified Development Code) in order to maintain consistency of development throughout the life of the Agreement. The version of the UDC in effect at the time of recordation of the Agreement would become the basis for all plan review and procedural activity not explicitly contained within the Agreement or Development Standards. This includes all amendments approved prior to the Effective Date of the Agreement that have not been yet published in the UDC.

### **CITY OF LAS VEGAS 2050 MASTER PLAN**

The subject site is located within the Master Plan 2050 designated area of Charleston. The Charleston and Sahara Boulevard corridors are two of the City’s major east-west links 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 a high potential for transit-oriented development and new place types along multiple corridors with the introduction of high-capacity transit over the next thirty years.

As the population increases, and the supply of land decreases the city recognizes the need to shift to a strategy of infill and redevelopment in order to meet the housing needs of the community. The lack of diverse housing types inadvertently creates too many single-family homes and not enough “missing middle” attached housing types. Higher-density developments consume less water than single-family homes, and more walkable corridors will better support multi-modal transportation.

New innovative development models will be utilized to provide a mix of housing types for residents. The previous neighborhood depended on passenger vehicles to get around. Transforming, and improving walkability in mixed-use neighborhoods allows greater participation in active transportation between jobs, amenities, education, and services. Additionally, focused developments in infill and redevelopment areas improve the quality of districts and neighborhoods, promoting a vibrant sense of place.

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To implement the goals and objectives outlined in the 2050 Master Plan, measurable implementation strategies have been called out describing the actions, tools, and timeframe necessary for achievement. The proposed infill redevelopment will help push the City closer to reaching these goals. With the proposed development located in Redevelopment Area 2, the project will support the Master Plan's goal of having at least 60 percent of new residential and non-residential development occurring in designated place types, infill, and redevelopment areas by 2050. By utilizing native and adaptive drought-tolerant 36-inch box tree species, the project will improve the tree canopy, to achieve a 20 percent increase by 2035 and 25 percent by 2050. Lastly, the project will increase the amount of new commercial, residential, and mixed-use development that occurs within Redevelopment Areas 1, 2, and other designated infill or redevelopment areas.

## **REDEVELOPMENT AREA**

The subject sites are located within Redevelopment Area 2 of the City of Las Vegas Redevelopment Plan. Staff finds that the proposed development generally furthers the goals and intent of the Redevelopment Area 2. 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 the 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 investment by the private sector in the development and redevelopment of Redevelopment Area 2 by eliminating impediments to such development and redevelopment.
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. 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;
3. 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
4. Other means as determined appropriate.

**FINDINGS (22-0450-DIR1)**

The proposed Development Agreement conforms to the requirements of NRS 278 regarding the content of development agreements. Through the proposed development and design standards, the mixed-use development is compatible with the surrounding area. Furthermore, the development as proposed would be consistent with the goals, objectives, and policies of the City of Las Vegas 2050 Master Plan on infill redevelopment and quality neighborhoods. Lastly, the proposed redevelopment supports the goals of Redevelopment Plan Area 2 by encouraging investment by the private sector redevelopment in order to create an urban environment with a high level of concern for architectural, landscape, and urban design and land use principles. Staff, therefore, recommends approval of the proposed Development Agreement.

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**BACKGROUND INFORMATION**

<b><i>Related Relevant City Actions by Planning, Fire, Bldg., etc.</i></b>	
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 NMUX (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 Industry/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.
11/15/22	The Planning Commission voted (6-0) to recommend APPROVAL of a request regarding the adoption of the Vegas Rising Development Agreement on approximately 18.67 acres at the southeast corner of Richfield Boulevard and Wilmington Way (APNs Multiple), Ward 3 (Diaz).

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

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



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<b>Pre-Application Meeting</b>	
02/09/22 through 08/17/22	Weekly meetings were conducted with the applicant to discuss the project and Development Agreement.

<b>Neighborhood Meeting</b>	
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	<p>Meeting Start Time: 5:30 pm  Meeting End Time: 7:15 pm</p> <p>Attendance: 4 Representatives for the Applicant  3 Department of Community Development Staff Members</p> <p>1 City Attorney  1 Representative from the Ward 3 Council Office  36 Members 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 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"> <li>- <b>Traffic</b> <ul style="list-style-type: none"> <li>○ Elementary School <ul style="list-style-type: none"> <li>▪ Additional traffic in relation to students</li> <li>▪ Additional traffic in relation to pick up/drop off surge</li> </ul> </li> <li>○ Speed from vehicles racing through the area (“drag strip”) <ul style="list-style-type: none"> <li>▪ Are speed bumps viable?</li> </ul> </li> <li>○ Traffic from large commercial vehicles</li> <li>○ Traffic cut through from the Rancho Drive connection affecting the area</li> <li>○ Will there be a cut-through to Richfield Boulevard?</li> <li>○ Can the project be cut off from Richfield Boulevard on Milo Way?</li> </ul> </li> </ul>

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<b>Neighborhood Meeting</b>	
	<ul style="list-style-type: none"> <li>- <b>Parking</b> <ul style="list-style-type: none"> <li>○ Where will parking for visitors be provided?</li> <li>○ Will there be enough parking for visitors?</li> <li>○ How will parking in the neighborhood be prevented?</li> <li>○ Is underground parking viable?</li> </ul> </li> <li>- <b>Noise</b> <ul style="list-style-type: none"> <li>○ Construction noise</li> <li>○ Commercial noise</li> <li>○ Noise from events on the pedestrian promenade</li> <li>○ Existing noise from Area 15</li> </ul> </li> <li>- <b>Miscellaneous</b> <ul style="list-style-type: none"> <li>○ How was potential asbestos handled from demolition? Was an asbestos study done?</li> <li>○ This project will use too much water.</li> <li>○ How will this affect the home values?</li> <li>○ Could neighboring residents be compensated for events? (i.e. Downtown residents during Life is Beautiful)</li> <li>○ Homeless migration from the Recycling Plant into this area via Rancho Drive connection</li> </ul> </li> <li>- <b>Questions/issues that were addressed:</b> <ul style="list-style-type: none"> <li>○ Our neighborhood doesn't have access to parks. How will the proposed development provide open space?</li> <li>○ What is the proposed density?</li> <li>○ This project will eliminate my view of the Las Vegas Strip.</li> <li>○ There are stray cats from the demolition. How is this being handled?</li> <li>○ What is the proposed rental rate?</li> <li>○ Will affordable units be provided?</li> <li>○ Will there be phasing of the development?</li> <li>○ Will alcohol be provided?</li> <li>○ Will Fisher Brothers be doing more acquisitions in this area?</li> <li>○ Does Station Casinos have a financial benefit in the project?</li> </ul> </li> </ul> <p>The meeting was concluded by 7:15 PM.</p>

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**December 21, 2022 - City Council Meeting**

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 Vacation of a portion 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>
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<b>Field Check</b>	
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.

<b>Details of Application Request</b>	
<b>Site Area</b>	
Gross Acres	21.70
Net Acres	17.99

<b>Surrounding Property</b>	<b>Existing Land Use Per Title 19.12</b>	<b>Planned or Special Land Use Designation</b>	<b>Existing Zoning District</b>
Subject Property	Single Family, Detached	TOD-2 (Transit Oriented Development - Low)  Proposed: GC (General Commercial)	R-1 (Single Family Residential)  Proposed: C-2 (General Commercial)
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)

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<b>Surrounding Property</b>	<b>Existing Land Use Per Title 19.12</b>	<b>Planned or Special Land Use Designation</b>	<b>Existing Zoning District</b>
South	Office, Other than Listed	LI/R (Light Industrial / Research)	R-1 (Single Family Residential)
East	Multi-Family Residential	TOD-2 (Transit Oriented Development - Low)	M (Industrial)
	Individual Care Center Banquet Facility General Personal Service Commercial Recreational (Indoor)		R-4 (High Density Residential)
West	Single Family, Detached	L (Low Density)	C-1 (Limited Commercial)
			R-1 (Single Family Residential)

<b>Master and Neighborhood Plan Areas</b>	<b>Compliance</b>
Master Plan 2050 Area: Charleston	Y
<b>Special Area and Overlay Districts</b>	<b>Compliance</b>
A-O (Airport Overlay) District (175 Feet)	N*
<b>Other Plans or Special Requirements</b>	<b>Compliance</b>
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

*\*In accordance with Title 19.10, a Special Use Permit (22-0442-SUP1) is requested separately to allow the proposed Mixed-Use development to exceed the 175-foot height limitation.*

<b>Street Name</b>	<b>Functional Classification of Street(s)</b>	<b>Governing Document</b>	<b>Actual Street Width (Feet)</b>	<b>Compliance with Street Section</b>
Wilmington Way	Local Street	Title 13	60	Y
Richfield Boulevard	Local Street	Title 13	60	Y
Wyandotte Street	Local Street	Title 13	50	Y