

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 24, 2008
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: DIR-26231 - THE BOARD OF REGENTS OF THE NEVADA
SYSTEM OF HIGHER EDUCATION

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for consideration and possible action regarding the Development Agreement for the College of Southern Nevada development on approximately 41.17 acres at the northwest corner of Elkhorn Road and Grand Montecito Parkway.

ANALYSIS

The subject property is currently held by the City of Las Vegas under a Recreation and Public Purpose lease with the Bureau of Land Management. The City entered into an 18-month Memorandum of Understanding (MOU) with the College on April 5, 2006, for the purpose of developing the site as a college campus. The parties entered into an Exclusive Negotiating Agreement (ENA) on October 3, 2007, in order to continue work on the formal Development Agreement for the property past the expiration of the MOU.

The attached Development Agreement represents the negotiations that have taken place between City staff and the College of Southern Nevada (CSN). The agreement will allow the development of a mixed-use college campus, which will include complimentary commercial and residential facilities in addition to the typical academic functions. The intent of including commercial functions is to provide on-site training opportunities for students as well as the necessary services for student life. The inclusion of residential units will make it possible for students, faculty and employees to live on site and will assist in reducing vehicle trips associated with the campus. While there will be commercial and residential uses included on the campus, CSN will retain ownership of the land, and the bulk of the square footage will be dedicated to academic uses.

The Northwest Campus Design Standards document, which is included as an attachment to the Development Agreement, outlines the design for the subject site and provides minimum development standards. The site plan for the campus, shown on Map 1, depicts multi-story buildings along Durango Drive and Elkhorn Road, with a five-acre parcel reserved for a future post office at the northwest corner of the site, and a Regional Transportation Commission (RTC) park-and-ride facility located to the east of the campus. A secondary street and pedestrian network will connect the additional academic and commercial structures that are located behind the principal thoroughfares. Plazas will be located throughout the campus, so as to provide open space and gathering space for users of the site.

The development of the campus will occur in phases as enrollment increases. The design standards allow for the development of surface parking lots during the initial phases of construction, with the intent that all parking will be structured and on-street at the final build-out of the site. It is also the intent of CSN to enter into an agreement with the RTC to share parking with the park-and-ride facility, so as to efficiently maximize parking on the site.

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The development standards for the site are modeled on the Town Center Design Standards Manual, so that the campus will fit seamlessly into the Town Center area. Street standards within the project site will match the dimensions and landscape standards specified in the Town Center manual; the architectural standards and signage standards also replicate the Town Center requirements. A mixed-use parking ratio has been included in the design standards to address the fact that the mixture of uses on the site will reduce parking demand.

Nevada Revised Statutes (NRS) §278.0201 establishes the minimum requirements for Development Agreements. They are as follows:

- Description of the land that is the subject of the agreement;
- Duration of the agreement;
- Permitted uses of the land;
- Density or intensity of use;
- Maximum height and size of proposed buildings; and
- Any provisions for the dedication of any portion of the land for public use.

NRS §278.0201 also states that the agreement may include a period within which construction must commence and provisions for extension of that deadline. Compliance with the minimum standards required by NRS is detailed as follows:

Description of the Land

The legal description for the land to be utilized by the College of Southern Nevada (CSN) is contained in Exhibit C. Exhibit A provides the legal description for the entire parcel that is currently held under a Recreation and Public Purpose (R&PP) lease by the City of Las Vegas, and Exhibit B provides the legal descriptions for the parcels that are to be utilized by the Regional Transportation Commission (RTC) for park-and-ride facilities.

Duration of the Agreement

The duration of the agreement is a 30-year period as specified in Section 13.01 of the Development Agreement document. The document allows for a 15-year extension of the agreement subject to conditions.

Permitted Uses of Land

The list of permitted uses is attached as Exhibit D. It should be noted that the list of uses includes commercial and residential uses that are typically prohibited on land that is obtained by federal land patent; the applicant is pursuing legislation that would allow the proposed expansion of uses. Such uses shall not be permitted until the legislation is approved.

Density/Intensity of Use

Section 3 of the Development Agreement lists the maximum residential density and maximum commercial square footage allowed for the site. The maximum number of residential units is 500, and the maximum commercial square footage is 475,000 square feet. No maximum limit is established for the educational uses; the document states that the residential and commercial uses are subordinate to the educational use, and the height limits and site plan configuration will ultimately limit the square footage of the college.

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Maximum Height/Size of Buildings

The maximum height is established by Map 2 of the College of Southern Nevada Northwest Campus Design Standards document (Exhibit E). A 12-story limit is proposed for the buildings immediately adjacent to Durango Drive in accordance with the requirements of the Town Center Development Standards Manual, subject to residential adjacency standards. A seven-story limit is proposed for the rest of the site, with the exception of the area abutting the residential neighborhood to the west, which will be limited by the residential adjacency standard (3:1 proximity slope).

Dedication of Land for Public Use

Section 5 of the document addresses the provision of public facilities on the site. A five-acre portion of the CSN site has been set aside for the development of a post office facility; the City has already entered into an agreement with the RTC for the development of park-and-ride facilities.

FINDINGS

Staff finds that the proposed Development Agreement complies with the minimum standards mandated by NRS §278.0201. Furthermore, the development of the mixed-use college campus will allow the Town Center to be increasingly more self-sustaining by providing educational and employment opportunities within walking distance or minimal driving distance of area residents.

NOTICES MAILED

NEWSPAPER ONLY

APPROVALS

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PROTESTS

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