

**AGENDA MEMO - PLANNING**

PLANNING COMMISSION MEETING DATE: MAY 8, 2012

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT/OWNER: CITY OF LAS VEGAS
REDEVELOPMENT AGENCY

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

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
DIR-45073	Staff recommends APPROVAL.	

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**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is requesting to establish a new redevelopment area (Redevelopment Area 2) within the City of Las Vegas, consisting of noncontiguous parcels generally located along Charleston Boulevard between Rainbow Boulevard and Martin L. King Boulevard, Sahara Avenue between Rainbow Boulevard and Interstate 15, and Decatur Boulevard between Sahara Avenue and U.S. 95. The area is being created to slow and prevent blight in the proposed areas.

Pursuant to state law, the applicant filed and the City Council approved a Preliminary Plan establishing the boundaries of the new redevelopment area. This action, if approved, would adopt a final plan containing regulations, recommendations for revitalization and methods of financing redevelopment.

As the Final Plan addresses the required NRS elements for submittal of a redevelopment plan to the City Council, staff recommends approval.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, 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 with the redevelopment area to C (Commercial) or MXU (Mixed Use). The Planning Commission and staff recommended approval.
	The City Council approved the Preliminary Plan for Redevelopment Area 2 (DIR-44582). The Planning Commission and staff recommended approval.

ANALYSIS

Having met the prerequisites for establishment of a new redevelopment area and gaining approval of a preliminary plan for redevelopment, revitalization and rehabilitation of Area 2, the applicant is further required by NRS 279 to submit a final plan addressing the following:

1. The amount of open space to be provided and the layout of streets;
2. Limitations on type, size, height, number and proposed use of buildings;
3. The approximate number of dwelling units;
4. The property to be devoted to public purposes and the nature of those purposes;
5. Other covenants, conditions and restrictions which the legislative body prescribes; and
6. The proposed method of financing the redevelopment plan in sufficient detail so that the legislative body may determine the economic feasibility of the plan.

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The Final Plan contains the plan text detailing the above requirements, a blight study documenting areas of deterioration, a map showing the boundaries of Redevelopment Area 2 and a legal description of the parcels contained therein.

FINDINGS (DIR-45073)

The Final Plan addresses the required NRS elements for submittal of a redevelopment plan to the City Council. Therefore, staff recommends approval.

<u>NOTICES MAILED</u>	NEWSPAPER ONLY
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<u>APPROVALS</u>	0
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<u>PROTESTS</u>	0
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