

CITY OF LAS VEGAS REDEVELOPMENT AGENCY

**PRELIMINARY REPORT FOR EXPANSION OF THE
1986 REDEVELOPMENT AREA, AS AMENDED**

FOR THE

LAS VEGAS REDEVELOPMENT AGENCY

Prepared by the

**Economic and Urban Development Department
City of Las Vegas**

April 16, 2013

TABLE OF CONTENTS

I.	Introduction.....	2
II.	Description of Boundaries of the Redevelopment Area	2
III.	General Statement of Proposed Land Uses.....	2
IV.	General Statement of Proposed Layout of Principal Streets.....	3
V.	General Statement of Proposed Population Densities	3
VI.	General Statement of Proposed Building Intensities and Standards.....	4
VII.	Attainment of the Purposes of the Nevada Community Redevelopment Law	4
VIII.	Conformance to the City’s Master Plan.....	6
IX.	General Impact of the Project Upon Residents Thereof and Upon Surrounding Neighborhoods	7
X.	Report and Recommendations of the Planning Commission	8
	Exhibit A.....	9
	Exhibit B	10

**PRELIMINARY REPORT FOR EXPANSION OF
THE 1986 REDEVELOPMENT AREA, AS AMENDED
LAS VEGAS REDEVELOPMENT AGENCY**

I. INTRODUCTION

This Preliminary Report has been prepared concerning the expansion of an existing redevelopment area and the formulation of a Preliminary Report. This Preliminary Report consists of text and a map.

II. DESCRIPTION OF BOUNDARIES FOR EXPANSION OF REDEVELOPMENT AREA

The proposed expansion area for the Redevelopment Area can be divided into nine (9) distinct Project Areas, as shown in Exhibit A and individually in Exhibit B:

- **Area A** can be generally described as being those parcels of land lying north of Sahara Avenue, bounded by Paradise Road on the west and Fremont Street on the east;
- **Area B** can be generally described as being those parcels of land lying north of Clifford Avenue, south of U.S. Route 95, east of Eastern Avenue and west of Mojave Road;
- **Area C** can be generally described as being those parcel of land lying north of Charleston Boulevard, south of Johnson Avenue, east of Pecos Street and west of Honolulu Street;
- **Area D** can be generally described as being those parcel of land lying north of Charleston Boulevard, south of Sherrill Avenue, east of Prince lane and west of Marion Drive;
- **Area E** can be generally described as being those parcels of land lying north of Washington Avenue, south of Owens Avenue, east of Interstate 15 and west of Las Vegas Boulevard;
- **Area F** can be generally described as being those parcels of land lying north of McWilliams Avenue, south of Gold Avenue, east of N Street and west of D Street;

- **Area G** can be generally described as being those parcels of land lying north of Owens Avenue, south of Paul Avenue, east of D Street and West of Interstate 15;
- **Area H** can be generally described as being those parcels of land lying north of Owens Avenue, south of Lake Mead Boulevard, east of J Street and west of H Street; and
- **Area I** can be generally described as being those parcels of land lying north of Winter Snow Avenue, south of Lake Mead Boulevard, east of Tonopah Drive and West of Stella Lake Street.

III. GENERAL STATEMENT OF PROPOSED LAND USES

On June 15, 2000, the City of Las Vegas adopted the City of Las Vegas Master Plan 2020. This Master Plan included a Vision Statement, Focus of the Master Plan, Reurbanization, Neighborhood Revitalization, Newly Developing Areas, Economic Diversity, Cultural Enhancement, Fiscal Management, Regional Coordination Implications and Implementation Methodologies. More importantly, it included Land Use Classifications and Overlays. This Preliminary Plan, and the proposed expansion of the existing Redevelopment Area, is in conformance with the Master Plan.

More specifically the following general statements regarding land uses, layout of principal streets, population densities, and building intensities and standards are proposed as the basis for expansion of the Redevelopment Area and its corresponding amended Redevelopment Plan.

It is proposed that, in general, the land uses for the various properties in the nine (9) project areas of the proposed expansion of the Redevelopment Area (see Exhibit A) shall be as described and defined in detail consistent with the current Las Vegas Master Plan 2020. It is anticipated that the Redevelopment Plan will abide by these detailed maps and provisions as they currently exist and they may be amended from time to time.

Within the nine (9) project areas of the proposed expansion of the Redevelopment Area, alternative uses may be established to the extent and in the manner provided by, and consistent with Las Vegas's Master Plan 2020 as it may be amended from time to time.

IV. GENERAL STATEMENT OF PROPOSED LAYOUT OF PRINCIPAL STREETS

It is proposed that, in general, the layout of the principal streets for the proposed expansion of the existing Redevelopment Area be as shown on the Redevelopment Area Map. The major streets within or serving as the boundaries for the proposed expansion of the Redevelopment Area are:

East Sahara Avenue	East Charleston Boulevard
Mojave Road	Stewart Avenue
Lamb Boulevard	Marion Drive
North Las Vegas Boulevard	North Main Street
Washington Avenue	D, H, I, J, & N Streets
Doolittle Avenue	Lake Mead Boulevard

In accord with the Las Vegas Master Plan 2020 and local codes and ordinances, existing streets within the proposed expansion area of the Redevelopment Area may be closed, vacated, widened, realigned or otherwise modified, and additional streets may be created as necessary for proper pedestrian and vehicular circulation, or other transportation needs as may be determined from time to time. However, no major changes or alterations to the existing street network are anticipated due to the expansion of the existing Redevelopment Area and its corresponding Redevelopment Plan.

V. GENERAL STATEMENT OF PROPOSED POPULATION DENSITIES

The proposed expansion of the Redevelopment Area will include commercial, residential and office properties. It is proposed that, in general, the population density for any residential uses permitted within the proposed expansion of the Redevelopment Area, shall be as established and defined in the Las Vegas Master Plan 2020 as it may be amended, or as otherwise provided in local codes and ordinances.

VI. GENERAL STATEMENT OF PROPOSED BUILDING INTENSITIES AND STANDARDS

It is proposed that, in general, building intensities and standards be controlled by procedures and criteria established in the Las Vegas Master Plan 2020 and local codes and ordinances. Such criteria may include limits on:

1. The percentage of ground area covered by buildings (land coverage).
2. The ratio of total floor area for all stories of the buildings to areas of the building sites (floor area ratio).
3. The size and location of buildable areas on building sites.
4. The height of buildings.
5. The number of required parking spaces.

However, it is anticipated that special criteria (such as mixed land uses, design criteria and street layout and design) for the nine (9) project areas within the proposed expansion of the existing Redevelopment Area may be recommended for use within the Redevelopment Area. However, any recommendation for special criteria must be reviewed by the members of the Planning Commission and approved by the City Council.

Land coverage, sizes and locations of buildable areas should be limited, as necessary and feasible, to provide adequate open space, parking access and other amenities.

It is proposed that building standards should generally conform to the building standards requirements of applicable City of Las Vegas codes and ordinances and State statutes.

VII. ATTAINMENT OF THE PURPOSES OF THE NEVADA COMMUNITY REDEVELOPMENT LAW

Certain goals and objectives have been identified in connection with the proposed expansion of the existing Redevelopment Area, the accomplishment of which will attain the purposes of the Nevada Community Redevelopment Law. In general, the goals and objectives of a redevelopment program for the Redevelopment Area are as follows:

- A. The elimination and prevention of the spread of blight and deterioration, and the conservation, rehabilitation and redevelopment of the Redevelopment Area in accord with the Las Vegas Master Plan 2020, the Redevelopment Plan and local codes and ordinances.
- B. Elimination of blighted areas which consist of social or economic liabilities, or both requiring redevelopment in the interest of health, safety and general welfare of the people of City of Las Vegas.
- C. Reduction of the conditions of blight which lend themselves to further obsolescence and deterioration due to the lack of incentive of an individual landowner and the inability to improve, modernize or rehabilitate a property while the condition of neighboring properties remains unchanged.
- D. Arresting the process of deterioration of a blighted area by redeveloping the entire area or a portion of it.
- E. The achievement of an environment reflecting a high level of concern for architectural, landscape, urban design and land use principles appropriate for the attainment of the objectives of the Redevelopment Plan.
- F. The control of unplanned growth by guiding revitalization activities and new development in such a fashion as to meet the needs of the Redevelopment Area, and the City and its citizens,
- G. The retention of existing business by means of redevelopment and revitalization activities and by encouraging and assisting the cooperation and participation of owners, businesses and public agencies, in the revitalization of the Redevelopment Area.

- H. The encouragement of investment by the private sector in the development and redevelopment of the Redevelopment Area by eliminating impediments to such development and redevelopment.
- I. Replanning, redesigning and developing areas which are stagnant or improperly used.
- J. Insuring adequate utility capacity for new development.
- K. Rehabilitation of dilapidated or deteriorating residential properties.

Redevelopment of the proposed project areas in the Redevelopment Area pursuant to this Preliminary Plan and the above goals and objectives will attain the redevelopment purposes as specified in Nevada Revised Statutes by:

1. The elimination of blighting influences and the correction of environmental deficiencies including, among others, buildings in which it is unsafe for persons to live or work, incompatible and uneconomic land uses, and small and irregular lots.
2. The assembly of land into parcels suitable for modern, integrated development with improved pedestrian and vehicular circulation.
3. The replanning, redesign, and redevelopment of areas which are stagnant or improperly used.
4. The provision of opportunities for participation by owners and tenants in the revitalization of their properties and businesses.
5. The strengthening of retail, residential and other commercial functions in the nine (9) project areas of the proposed expansion of the existing Redevelopment Area.
6. The strengthening of the economic base of the Redevelopment Area by stimulating new investment.
7. The expansion of employment opportunities.
8. The provision of an environment for social and economic growth.
9. The expansion and improvement of housing for low and moderate income persons.
10. The installation of new, or replacement of existing, public improvements, facilities, and utilities in areas which are currently inadequately served in regard to such improvements, facilities, and utilities.

VIII. CONFORMANCE TO THE CITY OF LAS VEGAS' MASTER PLAN

The intent of this Preliminary Report is to follow the guidelines outlined in the city of Las Vegas' June 2000 Master Plan 2020. For example, the Preliminary Report will adhere to the Land Use Classifications described on pages 66-74 of the Master Plan 2020.

Further, the Preliminary Report focuses on the Neighborhood Revitalization Area identified in the Master Plan 2020 which is in need of revitalization and is located near Downtown. The purpose of redevelopment and neighborhood revitalization is captured in Master Plan 2020 statements such as: "Neighborhood Revitalization embodies a strategy of halting and reversing the decline of some older areas, which have been affected by a range of social ills or impacted by a shift in the land use base. These may be neighborhoods which require improvements in infrastructure, or which have seen increases in property crime, vandalism and graffiti."

Further, "A key component of neighborhood revitalization is the redevelopment of declining commercial centers or vacant land into mixed-use urban hubs, creating a walkable and interesting urban environment."

"The City's tax base would improve from retaining jobs within the city, instead of allowing those jobs to migrate into the County. The redevelopment and strengthening of areas which already have existing infrastructure and services available is certainly more efficient than developing new areas, where the costs of extending infrastructure systems must be, in part, borne by tax revenue generated in older areas of the city.

Finally, Policy 2.6.1 states "that the City investigate the development of an incentive program designed to encourage property owners to develop vacant or derelict sites within the Neighborhood Revitalization area." This is precisely the type of program the state envisioned when it provided local government with redevelopment enabling laws targeted to the elimination of slum and blight.

IX. GENERAL IMPACT OF THE PROJECT UPON THE RESIDENTS THEREOF AND UPON SURROUNDING NEIGHBORHOODS

It is proposed that the principal purpose of the Redevelopment Plan be the elimination and prevention of blight through the assistance and encouragement of public and private rehabilitation and redevelopment efforts, through selective land acquisition, clearance and disposition for private redevelopment, and through the provision of new or replacement of existing public improvements, facilities, and utilities within, and serving, the nine (9) project areas within the proposed expansion of the existing Redevelopment Area. Direct redevelopment activity should occur only when sufficient financial resources are available and such action will produce effective and immediate redevelopment results.

The impact of the proposed Redevelopment Plan upon occupants of that area, and surrounding neighborhoods may, in general, be in the areas of relocation, traffic circulation, public facilities and services, environmental quality, employment opportunity and economic development. Las Vegas Redevelopment Agency (“Agency”) activity in the proposed project areas of the existing Redevelopment Area may include property acquisition, relocation of occupants or businesses, demolition of structures, construction of public improvements, public/private partnerships and land disposition for private development.

X. REPORT AND RECOMMENDATION OF THE PLANNING COMMISSION

Nevada Revised Statutes Section 279.608 requires that a report and recommendation of the Planning Commission on the proposed Redevelopment Plan be developed and submitted to the Redevelopment Agency prior to the Redevelopment Plan’s adoption. This Statute also states that the Planning Commission shall make and file its report and recommendation with the Agency of the Redevelopment Plan and whether it conforms to the Master Plan of the community.

It is anticipated that the Las Vegas Planning Commission will review the proposed amendment to the Redevelopment Plan and the Blight Study, and provide its report and recommendations on, _____ and make the findings that the proposed Redevelopment Plan conforms to Las Vegas’ Master Plan 2020.

The Planning Commission’s report and recommendation will be submitted either as a supplement to the Report to City Council, or as part of the record of the joint public hearing on the proposed Redevelopment Plan.

EXHIBIT A

EVALUATION AREA MAP

