



AGENDA SUMMARY PAGE

REDEVELOPMENT AGENCY MEETING OF: JULY 20, 2016

DEPARTMENT: ECONOMIC AND URBAN DEVELOPMENT

DIRECTOR: WILLIAM ARENT

SUBJECT:

Discussion for possible action to amend the City of Las Vegas Redevelopment Plan for Redevelopment Area 2 to delete one parcel from the area and make other technical adjustments - Redevelopment Area 2 - Ward 1 (Eastman)

Fiscal Impact

☐

No Impact

☐

Augmentation Required

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Budget Funds Available

Amount:

Funding Source:

Dept./Division:

PURPOSE/BACKGROUND:

This action item is to have the RDA Board Approve the proposed amendment to the Amended and Restated Redevelopment Plan for Redevelopment Area 2. This amendment will delete one parcel from Redevelopment Area 2 associated with the Redevelopment Plan and make other technical adjustments.

RECOMMENDATION:

Staff recommends approval.

BACKUP DOCUMENTATION:

1. Agenda Memo
2. Amended and Restated Redevelopment Plan for Redevelopment Area 2
3. Letter Requesting Removal from RDA 2
4. Redevelopment Area 2 Amended Map 6-22-16
5. Redevelopment Area 2 Legal Description
6. Notice of Public Hearing on the Proposed Amendment to the City of Las Vegas Redevelopment Plan for the Redevelopment Area
7. Submitted at Meeting Redevelopment Area 2 Map and Letter from Station Casinos by Staff

Motion made by LOIS TARKANIAN to Approve

Passed For: 5; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 2

BOB COFFIN, LOIS TARKANIAN, CAROLYN G. GOODMAN, STEVEN D. ROSS, BOB BEERS; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-RICKI Y. BARLOW, STAVROS S. ANTHONY)

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Minutes:

BILL ARENT, Director of Economic and Urban Development, read and submitted for the record a corrected letter from Station Casinos requesting the removal of Parcel Number 162-08-602-005 from the Redevelopment Area 2 (RDA 2) plan. Station Casinos is moving forward with some improvements and renovations to the Palace Station property on Sahara Avenue, adjacent to the RDA 2. Referring to a map, MR. ARENT explained that the parcel highlighted in red is owned by Station Casinos and is located in the RDA 2; the other parcels that Station Casinos own to the south and west of that parcel are not in the RDA Area. In order to accommodate the land use application, specifically a general plan amendment, rezoning and special use permit, there has to be uniformity with land use and rezoning; therefore, all Station Casinos properties must either be in or out of the RDA area.

During the 2015 legislative session, changes were made to Nevada Revised Statutes 279 and there was need to incorporate some legislative changes in RDA 2 to be consistent with what is happening in RDA 1; these changes do not impact the applicant or any other property owners in the area, but it simply matches RDA 2 with RDA 1. MR. ARENT read the changes outlined in the Agenda Memo, which is part of the backup documents. These practices are already being done for the entire RDA area; however, the RDA 2 plan amendment was done prior to the recent legislative changes. With respect to this application, staff did not see any negative impact to the RDA 2 or any of the surrounding areas and recommended approval. A City Council public hearing on the proposed amendment will be held on 8/3/2016 and an ordinance will be introduced on 8/17/2016 with a final adoption on 9/21/2016.

Referring to the map shown by MR. ARENT, CHAIR GOODMAN asked what the grey area represented. MR. ARENT replied that the light grey is RDA 2 and properties not shaded are outside the RDA; the red parcel is currently in the RDA 2. He confirmed for CHAIR GOODMAN that it does not include the apartments on Teddy Drive and properties behind Teddy Drive and north of Kings Way are not in the RDA 2. He clarified that this action does not add any additional land in the RDA area and those properties not shaded will not be impacted by this action. CHAIR GOODMAN verified with MR. ARENT that properties to the west and north of the RDA area are within the City of Las Vegas.

MEMBER TARKANIAN stated that Station Casinos is proposing a beautiful development in that area, and the small parcel in question, which is currently being used as a parking lot for trucks, will have no implications for residents or the RDA; therefore, she supported the request.

TERRY MURPHY, 1930 Village Center Circle, thanked staff for their assistance with their plan, which will be coming before the Planning Commission and then the City Council in September.