



**AGENDA MEMO - COMMUNITY DEVELOPMENT**

**PLANNING COMMISSION MEETING DATE: JUNE 16, 2026**  
**DEPARTMENT: COMMUNITY DEVELOPMENT**  
**ITEM DESCRIPTION: APPLICANT/OWNER: CITY OF LAS VEGAS**  
**REDEVELOPMENT AGENCY**

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

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
<b>26-0176-GPA1</b>	Staff recommends APPROVAL.	
<b>26-0176-DIR1</b>	Staff recommends APPROVAL.	

**\*\* NOTIFICATION \*\***

**NEIGHBORHOOD ASSOCIATIONS NOTIFIED**      RJ ONLY

**NOTICES MAILED**      RJ ONLY

**PROTESTS**      0

**APPROVALS**      0

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

**PROJECT DESCRIPTION**

The City of Las Vegas Redevelopment Agency is requesting to establish a new redevelopment area (Redevelopment Area 3) within Ward 3 of the City of Las Vegas, totaling 1350.23 acres consisting of noncontiguous parcels generally bounded by Owens Avenue to the north, Nellis Boulevard to the east, Charleston Boulevard to the south, and 21st Street to the west. The area is being created to slow and prevent blight in the proposed areas.

**ISSUES**

- The General Plan Amendment to establish the Redevelopment Area 3 will result in a change to the Economy element, Section II.B Redevelopment, Pages 3-41 and 3-41, of the 2050 City of Las Vegas Masterplan to include the RDA Area 3 in maps and language regarding of the Redevelopment Area.
- Parcels within the East Las Vegas area are proposed to be included in the new redevelopment area; however, the future land use designation of these parcels would remain unchanged.
- A preliminary review of this plan (25-0285-DIR1) was approved by the Planning Commission on August 12, 2025.
- In accordance with NRS 279.570, before the redevelopment plan is submitted to the legislative body, it must be submitted to the Planning Commission for its report and recommendation and for its conformity to the Master or General Plan for the community. Within 30 days after a redevelopment plan is submitted to it for consideration, the Planning Commission shall make and file its report and recommendation with the agency.
- A Project of Regional Significance form was processed and sent to outside agencies due to the proposed project affecting a large area which could result in a qualifying development, and the proposed Redevelopment Area 3 being within one-half mile of the boundary of both another municipality (North Las Vegas) and an unincorporated area.

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## **ANALYSIS**

The proposed Redevelopment Area 3 consists of a variety of existing land uses, including a diverse range of residential housing types and densities, auto-oriented commercial corridors, and civic spaces as reflected based on the current zoning and land use designations.

On July 21, 2021, the City Council adopted the City of Las Vegas 2050 Master Plan. Recognizing that the City's supply of undeveloped land will be greatly reduced over the next 30 years, the Master Plan establishes a renewed focus on infill and redevelopment strategies, particularly within areas such as East Las Vegas.

Further, the City of Las Vegas 2050 Master Plan recognizes the critical importance of managing long-term land use planning with essential sustainability principles. This will result in greater density citywide while protecting and conserving natural resources critical to the City's future. Shifting land use priorities will increase density along primary throughfare corridors, transit lines, and part of specific development cluster nodes, all of which increase multi-modal transportation opportunities. While land use strategies often focus on where density should be, the Master Plan also strategizes where new development should not be placed, thereby maximizing land use efficiency. Citywide, the 2050 Master Plan aims to: Develop compact and mixed-use neighborhoods with walkable access to jobs, amenities, education, services, and transit; Focus new development in infill and redevelopment areas to optimize infrastructure, particularly water resources; Provide diverse housing and neighborhood types to serve residents of varying income levels and stages of life; Improve the quality and character of districts and neighborhoods to promote an authentic, vibrant sense of place; Preserve and reuse historic structures and culturally significant sites; Building intensities within the Redevelopment Area should align with these guiding principles to ensure that future development supports the City's long-term sustainability, equity, and livability goals.

The goals and objectives identified for Redevelopment Area 3 are designed to fulfill the purposes of redevelopment as established in the Nevada Community Redevelopment Law (Nevada Revised Statutes Chapter 279). These goals provide a framework for guiding redevelopment efforts in a manner that is consistent with the 2050 Master Plan, the Redevelopment Plan, and applicable local codes and ordinances. On June 21, 2023, the City Council adopted the first such Special Area Plan: the Nuestro Futuro East Las Vegas Special Area Plan. This plan was the result of extensive community engagement and serves as a blueprint for inclusive growth, revitalization, and investment in East Las Vegas. The plan identifies five big idea themes, which are a summary of the recommendations throughout the plan. One of these core ideas, "Create a Sense of Place with Mixed-Use Hubs", specifically calls for revitalizing aging commercial corridors in East Las Vegas by transforming them into vibrant, walkable, mixed-use centers.

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These hubs are intended to support existing businesses and residents while improving access to transit, housing, and economic opportunities. The strategy emphasizes redevelopment as a means of reinforcing neighborhood identity and fostering a sense and pride of place. To achieve this, the Nuestro Futuro Plan explicitly recommends expanding the Redevelopment Area boundaries to include strategic locations within East Las Vegas. This recommendation aligns with both the community’s desires and the City’s long-term land use, transportation, and economic development objectives. Accordingly, this Preliminary Redevelopment Plan is in full conformance with the 2050 Master Plan and the Nuestro Futuro East Las Vegas Special Area Plan. The proposed expansion directly supports established policies and fulfills implementation actions identified in both guiding documents. It reflects the City’s commitment to equitable reinvestment, neighborhood revitalization, and the creation of complete communities.

Nevada Revised Statutes Section 279.516 defines two prerequisites for formation of a new redevelopment area. The community must have a Planning Commission and a Master Plan. The Planning Commission serves under the auspices of the City Council as established under the City’s charter. The 2050 City of Las Vegas Masterplan is the City’s current long-range plan for development of the city. NRS requires that the Master Plan contain the following:

NRS Requirement	Las Vegas Master Plan Conforming Document
The general location and extent of existing and proposed major thoroughfares, transportation routes, terminals and other major public utilities and facilities	2050 City of Las Vegas Masterplan Transportation Element (adopted July 21, 2021)
A land use plan which designates the proposed general distribution and general location and extent of the uses of the land for housing, business, industry, recreation, education, public buildings and grounds and other categories of public and private uses of land.	2050 City of Las Vegas Masterplan (adopted July 21, 2021)
A statement of the standards of population density and building intensity recommended for the various districts and other territorial units, and estimates of future growth in population, in the territory covered by the plan, all correlated with the land-use plan.	2050 City of Las Vegas Masterplan Housing Element (adopted July 21, 2021)

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NRS Requirement	Las Vegas Master Plan Conforming Document
Maps, plans, charts or other descriptive matter showing the areas in which conditions are found indicating the existence of blighted areas.	Blight study included as a supporting document to this plan.

Once a redevelopment area is established, the Las Vegas Redevelopment Agency may use its powers as defined by NRS Section 279 to aid in the redevelopment of properties for public purposes within the boundaries of the redevelopment area.

**FINDINGS (26-0176-GPA1)**

Section 19.16.030(I) of the Las Vegas Zoning Code requires that the following conditions be met to justify a General Plan Amendment:

- 1. The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations;**

The future land use designation of the Redevelopment Area 3 parcels would remain unchanged through this action. Future amendments may change the allowed density and intensity of the parcels within the Redevelopment Area, which will be considered at that time.

- 2. The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts;**

The zoning designation of the Redevelopment Area 3 parcels would remain unchanged through this action. Future amendments may change the zoning of the parcels within the Redevelopment Area, which will be considered at that time.

- 3. There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and**

The proposed Redevelopment Area 3 plan is being created to slow and prevent blight in the proposed areas, and to invest in the transportation, recreation, utility, and other facilities for the subject area to accommodate future redevelopment.

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**4. The proposed amendment conforms to other applicable adopted plans and policies.**

All conditions per state law pertaining to the creation of a new redevelopment area are demonstrated to be met.

**FINDINGS (26-0176-DIR1)**

As conditions per state law pertaining to the creation of a new redevelopment area are demonstrated to be met and the land use designations proposed to be changed are compatible with adjacent designations, staff recommends approval of the proposed land use amendment. If denied, a new redevelopment area could not be created.

**BACKGROUND INFORMATION**

<b><i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i></b>	
03/05/86	The City Council adopted the Las Vegas Redevelopment Plan (Ordinance #3218) and established the boundaries of the Downtown Redevelopment Area.
02/03/88	The City Council amended the Las Vegas Redevelopment Plan (Ordinance #3339) to include additional area within the Plan boundaries.
04/01/92	The City Council approved an amendment to the Redevelopment Plan (Ordinance #3637) in order to bring the land use categories and definitions into conformance with the General Plan.
11/04/96	The City Council adopted Ordinance #4036, thereby approving an expansion of the Downtown Redevelopment Area.
10/01/03	The City Council approved a General Plan Amendment (GPA-2497) to amend the Downtown Redevelopment Plan Map 9 of the Las Vegas Redevelopment Plan in order to consolidate all categories and to make certain other changes. The Planning Commission and staff recommended approval.
12/17/03	The City Council adopted Ordinance #5652, thereby amending the Downtown Las Vegas Redevelopment Area to consolidate and update the Plan's land use designations and to extend the duration of the plan.
05/17/06	The City Council approved a General Plan Amendment (GPA-9219) redesignating various parcels located within the Las Vegas Redevelopment Area and proposed expansion area. The Planning Commission and staff recommended approval.

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<b>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</b>	
05/17/06	The City Council adopted Ordinance #5830, which amended and restated the Las Vegas Redevelopment Plan and included additional property within the Plan.
04/18/12	The City Council amended the Las Vegas Redevelopment Plan (DIR-44582) to establish a new redevelopment area (Redevelopment Area 2)
	The City Council approved a General Aplan Amendment (GPA-43991) to amend the land use designation on various parcels within Redevelopment Area 2 to C (Commercial) or MXU (Mixed-Use).
08/12/25	The Planning Commission approved a Director’s Business (25-0285-DIR1) item for a review of a preliminary plan for consideration of Redevelopment Area 3.

<b>Neighborhood Meeting</b>	
05/13/26	<p>A Neighborhood Meeting was held at the East Las Vegas Community Center at 250 North Eastern Avenue.</p> <p>Representatives for the City of Las Vegas Community Development Department - Economic and Urban Development Division, the City of Las Vegas Community Development Department - Planning Division, the Ward 3 City Council office, and the First Congressional District of Nevada attended the meeting. Approximately 64 members of the public attended the meeting.</p> <p>Questions were received relating to the tax collection changes, the funding mechanisms and programs, the relation of a Redevelopment Area to eminent domain, the relation of a Redevelopment Area to public safety services, the relation of a Redevelopment Area to ongoing maintenance, the relation of a Redevelopment Area to unhoused services, and the relation of a Redevelopment Area to residential and commercial properties. Concerns were raised that the Redevelopment Area would result in gentrification, that the plan would not deliver public safety and homelessness prevention goals, and that the plan is not specific enough for citizens to predict what redevelopment would take the form of.</p>

<b>Details of Application Request</b>	
<b>Site Area</b>	
Gross Acres	Approximately 1350.23 acres