



2050 MASTER PLAN

CHARLESTON AREA AMENDMENT
PLANNING COMMISSION
JULY 13, 2021
21-0326-GPA1

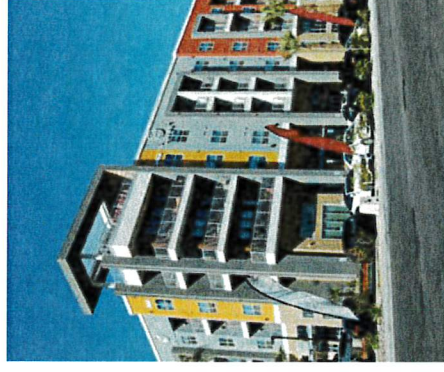
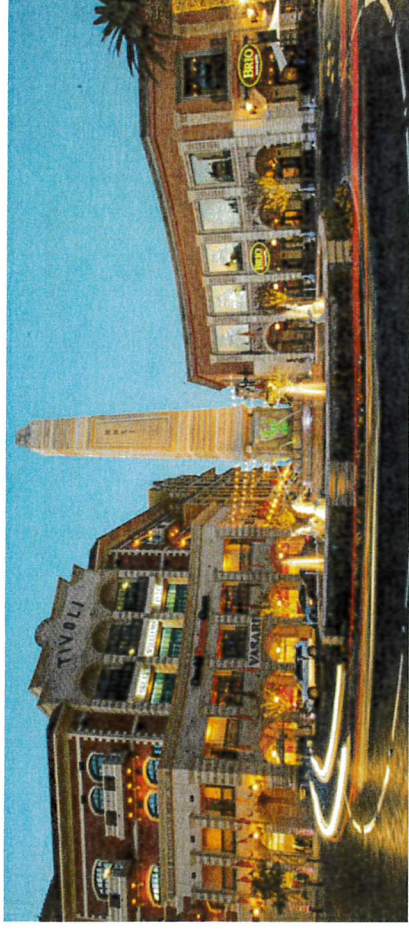
OVERVIEW

- **Approval of 21-0029-GPA1 – 2050 Master Plan (6.2.21)**
 - Adopted the 2050 Master Plan, the new comprehensive plan for the City of Las Vegas (NRS 278.150)
 - Created new land use designations (TOD-1, TOD-2, TOC-1, TOC-2, NMXU)
 - Land use and general plan change of 3,000 properties
 - Designated “Areas of the City”
 - Implementation (Chapter 5)
- **Amendment of Charleston Area (21-0326-GPA1)**
 - TOD-2 mixed-use development to enhance southern edge of city within the Charleston Area
 - 91 acres generally west of I-15/Rancho Dr between Sahara Ave and Desert Inn Rd
 - Facilitates infill and redevelopment opportunities



FUTURE LAND USE

- **Mixed Use Center (TOD-2)**
 - Moderate intensity transit-oriented development (supports RTC's current and future Bus Rapid Transit service)
 - Incorporates shopping, dining, services, employment, residential, and office uses (especially on upper floors)
 - Walkable, multi-modal emphasis
 - Up to 30 dwelling units per acre
 - Pocket parks, squares, neighborhood parks incorporated into the development
 - Storefronts have direct sidewalk access and face the street





PROPOSED AMENDMENT

■ 21-0326-GPA1 Amends Use to TOD-2

- 91 acres
- Uses: C, MXU, L, LI/R → TOD-2
- Higher densities, higher intensity
- mixed-uses would be allowed
- Provides consistency with the adjacent TOD-2 parcels to the north

