

RESOLUTION ADOPTING THE “CHARLESTON 2050 SPECIAL AREA PLAN” FOR THE CHARLESTON AREA

WHEREAS, the City of Las Vegas 2050 Master Plan (Ordinance 6788, adopted by the City Council on July 21, 2021) created sixteen areas of the City, comprised of neighborhoods, districts, and nodes of various parts of the City; and

WHEREAS, the City Council has adopted special area plans for other areas of the City, including the Downtown Las Vegas Vision 2045 Master Plan (R-25-2016 on June 15, 2016) for Downtown Las Vegas, the Nuestro Futuro Este Las Vegas Special Area Plan (R-30-2023 on June 21, 2023) for East Las Vegas, the Kyle Canyon Special Area Plan (R-27-2025 on April 16, 2025) for the Kyle Canyon Area, and the La Madre Foothills Special Area Plan (R-63-2025 on August 20, 2025) for the La Madre Foothills Area; and

WHEREAS, the 2050 Master Plan contains an outcome to develop a special area plan for each area of the City and recognizes the need to work with residents, visitors, businesses, and other stakeholders of the community to develop a plan to establish priorities for implementing recommended improvements; and

WHEREAS, Charleston is an area with existing established neighborhoods including Meadows, Charleston Heights, Westleigh, Richfield, and the College of Southern Nevada’s Charleston campus, comprised of approximately 75,000 residents, as well as land that is anticipated to redevelop, leading to significant demographic, socio-economic, and environmental changes that may bring increases to the area’s population by 2050; and

WHEREAS, Charleston faces challenges of an older built environment intermixed with large-lot estates, inner-ring suburb residential and commercial strips, and a regional shopping mall; the need for safer and calmer streets for walking and biking with less cut-through traffic in neighborhoods; the need for higher quality public transportation; the need for additional city facilities and services, employment centers and commercial amenities; the need for trees, shade, and accessible parks and open spaces, and the need for multi-modal transportation choices; and

WHEREAS, extensive public outreach was conducted in both English and Spanish by the planning consultant team of Happy Cities to address the relationship among land-use planning, transportation infrastructure and economic diversification, requiring feedback and participation from a diverse group of stakeholders to identify goals, objectives and strategies to connect Charleston with new economic and educational opportunities and housing and transportation options; and

WHEREAS, the result is the Charleston 2050 Special Area Plan (the “Plan”) which identifies and establishes a vision for Charleston’s diverse population, important destinations, and transit infrastructure that offers significant potential to cement a healthy, livable community with a strong sense of community pride and belonging; and

WHEREAS, the City of Las Vegas sponsored Senate Bill 28 at the 83rd (2025) session of the Nevada Legislature, an act relating to municipalities that revised Nevada Revised Statutes

Chapter 278C, expanding undertakings for tax increment areas for projects related to transportation, affordable housing, and transit oriented development; and

WHEREAS, the Plan recommends a number of implementation activities, programs, and catalytic redevelopment projects, including to create safe, comfortable, vibrant streets, offer diverse housing choices for all incomes through mixed-use transit oriented development, provide parks and community amenities within a short distance of homes, and focus City investments and incentives within strategic transit-accessible locations.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LAS VEGAS:

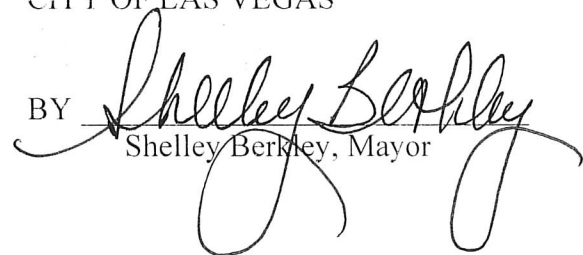
- A. To adopt the Charleston 2050 Special Area Plan (attached to this Resolution) as a vision document to guide Plan implementation and future development within the Charleston area. The Plan does not have any additional regulatory authority and does not bind the City Council to any funding obligation.
- B. To direct the relevant departments of the City to:
 - 1. Coordinate with the Regional Transportation Commission of Southern Nevada for the development of high capacity transit such as light rail, bus rapid transit, or other suitable mode along Charleston Boulevard as part of the Charleston Alternatives Analysis, as well as any other future upgrades of transit service along Sahara Avenue and Decatur Boulevard identified in the RTC's On Board Mobility Plan, and any associated projects resulting from studies, planning reports, or preliminary engineering;
 - 2. Develop, establish, authorize, or fund the catalytic redevelopment program incentives described within the Plan. In the cases where the City may not be authorized to provide for specific incentives or programming under the general laws of the Nevada Revised Statutes or under the provisions of the Las Vegas City Charter, the City Council may transmit statutory additions or amendments as part of a bill draft request to the Nevada Legislature for consideration during a regular session.
 - 3. Ensure coordinated development of replacement schools and classroom additions by the Clark County School District and other public, charter or private schools, new buildings or additions at the College of Southern Nevada's Charleston campus by the Nevada System of Higher Education, development near or associated with the Las Vegas Medical District, for the Campus for Hope project, and for other public facilities including parks, trails, fire stations, or city facilities;
 - 4. Work to develop new public or quasi-public parks, a City community center, and other public or private amenities, especially near the identified locations that lack existing City infrastructure and facilities;
 - 5. Investigate means of ensuring and addressing identified concerns with Clark County, state agencies, the Las Vegas Metropolitan Police Department, the Southern Nevada Housing Authority, and other regional entities; and
 - 6. Work with developers on ensuring entitlement applications meet the vision and spirit of this Plan and the 2050 Master Plan, the Unified Development Code (LVMC Title 19), and applicable building codes adopted by the City.

- C. To direct the Department of Community Development to develop appropriate text amendments to Las Vegas Municipal Code (LVMC) Title 19 Unified Development Code, and other associated titles of LVMC with respect to transit oriented development, tax increment areas, complete street standards, affordable and attainable housing and business incentives, trees, landscaping and shade, and other planning, housing, and economic development standards and regulations.
- D. To direct the Department of Community Development to review the General Plan, the LVMC Title 19 Unified Development Code, and other plans, codes, and regulations, and propose revisions that implement the goals, outcomes, key actions, and implementation strategies of the Plan where appropriate. In conducting the aforementioned reviews, the Department of Community Development shall consider zoning districts, rezonings, overlays and regulations that implement the Charleston 2050 Special Area Plan and any desired actions that would need to be taken by the City Council, agencies or departments to implement the steps taken or planned.

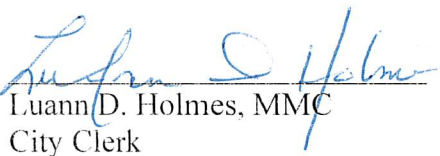
PASSED, ADOPTED, AND APPROVED this 5th day of November, 2025

CITY OF LAS VEGAS

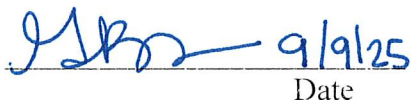
BY


Shelley Berkley, Mayor

ATTEST:


Luann D. Holmes, MMC
City Clerk

APPROVED AS TO FORM


Date

Gillian Block Segerblom
Deputy City Attorney