



*City of Las Vegas*

Agenda Item No.: 115.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT  
CITY COUNCIL MEETING OF OCTOBER 4, 2006**

DEPARTMENT: PLANNING & DEVELOPMENT  
DIRECTOR: M. MARGO WHEELER

Consent  Discussion

SUBJECT: MASTER PLAN OF STREETS AND HIGHWAYS

MSH-13509 PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request to amend the Master Plan of Streets and Highways to reclassify Industrial Road from an 80-foot Secondary Collector to a 100-foot Primary Arterial between Wyoming Avenue and Sahara Avenue; to reclassify West Sahara Avenue from a 60-foot Minor Collector to a 80-foot Secondary Collector between Charleston Boulevard and Sahara Avenue; to add the Martin Luther King Boulevard/Industrial Road as a Primary Arterial with Limited Access; to reclassify Bearden Drive from a 60-foot Minor Collector to a 80-foot Secondary Collector between Shadow Lane and Martin Luther King Boulevard; to reclassify Shadow Lane from a 60-foot Minor Collector to a 80-foot Secondary Collector from Alta Drive to Charleston Boulevard and to add Grand Montecito Parkway as a 90-foot Primary Arterial from Centennial Parkway to Durango Drive, Wards 1 (Tarkanian), 3 (Reese), 5 (Weekly) and 6 (Ross). The Planning Commission (5-1-1 vote) and staff recommend APPROVAL

**PROTESTS RECEIVED BEFORE:**

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.	1	Planning Commission Mtg.	1
City Council Meeting	2	City Council Meeting	0

**RECOMMENDATION:**

The Planning Commission (5-1-1 vote) and staff recommend APPROVAL, subject to conditions.

**BACKUP DOCUMENTATION:**

1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Submitted after final agenda 2 protest letters
5. Backup referenced from the 09-07-06 Planning Commission Meeting Item 12

Motion made by LAWRENCE WEEKLY to Approve subject to conditions

Passed For: 4; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 3  
LOIS TARKANIAN, LAWRENCE WEEKLY, GARY REESE, STEVEN D. ROSS; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-LARRY BROWN, OSCAR B. GOODMAN, STEVE WOLFSON)

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### Minutes:

MAYOR PRO TEM REESE declared the Public Hearing open.

Under Item 61, BOB BROCKAW, 3031 Scenic Valley Way, Henderson and CHAD MELENGA, 3660 South Valley View Boulevard, were present to request that Item 115 [MSH-13509] be held in abeyance. MR. BROCKAW explained that they are involved with two projects on Bearden Drive. The owners of these projects are out of state, one in South Carolina and one in Texas. They would like additional time to evaluate how this amendment would affect their projects. BART ANDERSON, Public Works Department, explained that a portion of the Master Street and Highways amendment applies to the Bearden Drive alignment. He also indicated that the City Engineer was not present at this time, but would be able to answer all questions when the item is brought forward. MAYOR PRO TEM REESE suggested that MR. BROCKAW wait for the City Engineer to arrive.

JORGE CERVANTES, Public Works Department, explained that the Master Plan of Streets and Highways would be amended to add and modify several streets. The streets that are being modified are streets in connection with Project Neon which is a project the City is working in collaboration with the Department of Transportation (NDOT). This is a multitude of widening of streets, mainly the widening of I-15, the construction of the Charleston Interchange, the construction of the Industrial/Martin Luther King connector and the new off ramps that would service the downtown redevelopment area.

MR. CERVANTES explained the reasons beyond the changes. Industrial Road is being modified from an 80-foot right-of-way to a 100-foot right-of-way to provide continuity on that roadway. Shadow Lane was to be modified from 60 feet to 80 feet from Alta Drive to Charleston Boulevard. After meeting with the Rancho Manor residents, it would be modified from Bearden Drive to Charleston Boulevard.

Another change will be done on Bearden Drive from Shadow Lane to Desert Foothills and Martin Luther King Boulevard. With the combination of the Bearden Drive and Shadow Lane, as the Martin Luther King Boulevard and Industrial Road flyover is built, there will no longer be a connection with Martin Luther King Boulevard and Charleston Boulevard. Bearden Drive and Shadow Lane will replace that connection to Charleston Boulevard. Western Avenue is being modified from 60 feet to 80 feet from Charleston Boulevard to Sahara Avenue to allow accessibility into the redevelopment area. The widening effort as part of Project Neon, the Wall Street connection is disappearing and a connection is being prepared to allow property owners to have access on Wall Street. Finally, Grand Montecito Parkway will be added as a 90-foot primary arterial from Centennial Parkway to Durango Drive.

Once again MR. BROCKAW and MR. MELENGA came forward to represent two properties on Bearden Drive. They have entitlement for a mixed-use development on one site and other site

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will be entirely taken over to accommodate the widening. They are in the process of submitting applications to the Planning Commission. The medical district has changed over the years and has gone from being a medical district to a medical district that encouraged residential development. By changing the Bearden Drive portion, it will discourage the residential use. Additionally, the two properties he represents will be negatively impacted by the increased traffic and the access to the ramp for the flyover.

RENEE POOLE, owner of a retail business at 1422 Western Avenue, stated she does not oppose this amendment as long as access remains open for her business. MR. CERVANTES commented that access will always be available. In fact, the Western Avenue connection will provide the access to her property, as well as all the other properties along that corridor.

JES MEYERS, 1410 Western Avenue, stated that at neighborhood meetings it was expressed as an alignment. He asked what reclassification meant and if the widening is for the benefit of the Wall Street Towers. He pointed out that recently the Wall Street Towers spent money to put in a backflow line and the question arises what happens if the street is widened. They would have to make a connection into the main water line, which runs underneath the 12 foot by 12 foot flood control channel installed three years ago. He questioned if properties would be impacted. He further stated that these questions were discussed at neighborhood meetings and answers were not satisfactorily given.

MR. CERVANTES replied that the Master Plan of Streets and Highways is a planning document that affords the public awareness of what is planned for the future. As people buy properties, it makes them aware of what the City is proposing to do in the future. The widening of a street, when it goes from one section to another, it is done equally on both sides. Western Avenue will be changed from a 60 to an 80-foot right-of-way with 10 feet equally from each side. When it comes to hard design, they will take measurements and avoid buildings. MR. MEYERS reiterated that the flood channel will have to be rebuilt because there was not enough room when they installed the water to go over the top of the flood box to get the proper slope.

TOM McGOWAN, Las Vegas resident, stated this identifies the need for a coherent master plan for the City of Las Vegas. The City Council should seriously think about its planning policy and not on a case-by-case basis.

ATTORNEY STEPHANIE ALLEN, 3800 Howard Hughes Parkway, appeared on behalf of the owners and developers of World View Towers, previously known as the Wall Street Towers, to support the amendment. With the Wall Street connection closing with Project Neon improvements, the Western Avenue alignment becomes crucial for north/south access along Western Avenue.

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COUNCILWOMAN TARKANIAN asked what happens to already entitled properties. MR. CERVANTES replied that staff will work with property owners. Sometimes that means adjusting the design or not widening as wide. The reason for modifying the plan now is so that people coming with potential entitlements are aware when making decisions to develop their property.

COUNCILWOMAN TARKANIAN asked about eminent domain. MR. CERVANTES replied that if there should be any acquisition NDOT would do that. The City is in a joint partnership with NDOT. If an agreement cannot be reached then eminent domain is used to acquire the right-of-way.

COUNCILWOMAN TARKANIAN asked about the initiative question on the upcoming election and what it means if it passes. MR. CERVANTES replied his understanding is that the initiative would not prohibit eminent domain, but it would require paying the highest potential value for that land.

MAYOR PRO TEM RUESE declared the Public Hearing closed.

