



AGENDA MEMO

CITY COUNCIL MEETING DATE: JULY 19, 2006
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: MSH-13365 - APPLICANT/OWNER: CITY OF LAS VEGAS

**** CONDITIONS ****

The Planning Commission (4-3/ld, ds, rt vote) and staff recommend APPROVAL, subject to:

Public Works

1. City Staff is empowered to modify this application, if necessary, for technical concerns or other related review actions provided current City of Las Vegas requirements are still complied with and the intent of the submitted Master Plan of Streets and Highways is satisfied.

**** STAFF REPORT ****

APPLICATION REQUEST

This request is to amend the Master Plan of Streets and Highways to add an alternate alignment for a freeway/expressway, known as Mountain Edge Parkway.

EXECUTIVE SUMMARY

A workshop of state and local entities identified the need for a multimodal transportation facility to accommodate growth of the north portion of the Las Vegas Valley. The Master Plan of Streets and Highways includes a corridor for this facility, known as the Mountain Edge Parkway. A feasibility study has identified an alternative to what is currently shown on the Master Plan of Streets and Highways that offers numerous advantages. Approval of this item will place the alternative alignment on the Master Plan of Streets and Highways and will allow the Mountain Edge Parkway project to advance to the next phase.

BACKGROUND INFORMATION

A) Related Actions

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| 01/27/03 | First day of a two-day workshop sponsored by the City of Las Vegas and including all major public entities with interests in the northwest to discuss transportation issues in the northwest. |
| 03/03/03 | Second phase of a workshop at which the essential alignments and roadway widths for master planned streets were worked out, and the Northwest Consensus Map was produced. All involved entities agreed to recommend approval. |
| 07/16/03 | Clark County Board of Commissioners adopted the Northwest Consensus Map as the Revised Transportation Element to the Clark County Master Plan. |
| 09/03/03 | The Las Vegas City Council unanimously approved the Northwest Consensus Map. |
| 02/18/04 | The City Council approved an amendment to the Master Plan of Streets and Highways (MSH-3453) to update the circulation system for the Centennial Hills Sector. The Planning Commission recommended approval. |

06/22/06 The Planning Commission voted 4-3/ld, ds, rt to recommend APPROVAL (PC Agenda Item #35/alj).

B) Pre-Application Meeting

Because this is a city-initiated application, a pre-application meeting was not held.

C) Neighborhood Meetings

A neighborhood meeting is not required for a Master Plan of Streets and Highway application; however the city of Las Vegas held an informational open house on 06/07/06 at the Mountain Crest Community Center. Approximately 42 people attended. Exhibits, including proposed cross-sections, alignments, land use and zoning maps were displayed. City staff was available to answer questions and provide information. Attendees were provided the opportunity to submit written comments. Two comment forms were handed in. Comments included:

- Concerns about future noise impacts to surrounding residences. Depressing the level of the freeway and the construction of sound walls is desired by the neighbors.
- That this facility is not needed at this location and does not justify the expense.

ANALYSIS & FINDINGS

In 2003, state and local agencies participated in a charrette to focus on the anticipated transportation needs of the northern portion of the Las Vegas Valley. The entities reached consensus that a multimodal transportation corridor would be needed to accommodate growth in the area. The charrette resulted in the production of a roadway plan called the Northwest Consensus Map. Representatives from all participating jurisdictions agreed to bring the Consensus Map before their respective governing boards for adoption.

The City Council adopted the Consensus Map (MSH-3453) for the Centennial Hills sector of the city of Las Vegas on 02/18/04. That amendment to the Master Plan of Streets and Highways included an alignment for a multimodal transportation corridor, referred to as the Mountain Edge Parkway. The purpose of the corridor is to preserve land for future infrastructure use, provide multimodal transportation access in the north Las Vegas Valley, enhance opportunities to meet long-range mobility needs, and promote integrated transportation and land use decision making.

The planning process for the Mountain Edge Parkway corridor is currently underway. A feasibility study has revealed an alternative to the current alignment on the Master Plan of Streets and Highways. The alternate alignment offers many advantages. City staff has decided to further explore this alternative due to the following reasons:

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- The alternative alignment requires 57 acres less of right-of-way and allows for a more efficient geometric design. NDOT prefers the alignment because it maximizes the spacing between the Horse Interchange and future Kyle Canyon System-to-System Interchange.
- Efficient connection for Kyle Canyon Road to Mountain Edge Parkway.
- Nevada Power, public works infrastructure including roadway and drainage facilities and trails, along with future transit will be provided in a single corridor, thus minimizing overall land requirements for utilities and infrastructure.
- About 360 acres of additional land will be provided flood protection by the realignment of the beltway.
- With the beltway adjacent to the Red Rock Conservation area, sound impacts and visual impacts to residential neighborhoods will be minimized.
- The Beltway will provide a valuable buffer area between development and the conservation area.
- Air quality impacts to neighborhoods will be minimized since the Red Rock Conservation area is to the west of the beltway.
- It allows for a more cohesive development within the Kyle Canyon Gateway property.

Approval of this application will adopt the alternative alignment on the Master Plan of Streets and Highways and allow the city of Las Vegas to move forward with the project.

PLANNING COMMISSION ACTION

There were five speakers in opposition to the application.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

ASSEMBLY DISTRICT N/A

SENATE DISTRICT N/A

NOTICES MAILED 199 by City Clerk

APPROVALS 0

PROTESTS 2