

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 25, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ABEYANCE - GPA-24203 - APPLICANT/OWNER: CITY OF LAS VEGAS

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL

GPA-24203 - Staff Report Page One
October 25, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

The request is to adopt the Public Buildings Element, thereby incorporating it into the City of Las Vegas 2020 Master Plan. The Public Buildings Element is intended to accomplish the following goals:

- State goals, objectives, and policies to guide the long-range planning of public buildings.
- Inventory and identify public buildings as per Nevada Revised Statute requirements.
- Analyze and predict future facility and space needs.
- Identify proposed public facilities.
- Describe the various considerations when planning a public building.
- Provide accurate information that can be integrated with the Strategic Plan and inform the Capital Improvement Plan decision making process.

This element is intended be used in conjunction with other existing elements to guide policy and funding decisions regarding public buildings within the City of Las Vegas.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
4/1/92	City Council adopted the city of Las Vegas General Plan.
9/6/00	City Council adopted the city of Las Vegas Master Plan 2020 through ordinance #2000-62
10/11/07	The Planning Commission abeyed this item to the October 25, 2007 meeting.
<i>Neighborhood Meeting</i>	
9/10/07	Public meeting held at YMCA- Durango Hills Community Center
9/11/07	Public meeting held at Doolittle Community Center
9/12/07	Public meeting held at Mirabelli Community Center

ANALYSIS

The purpose of the Public Buildings Element is to inventory and assess the present and future needs of public buildings given various population trends, level of service goals, and administrative space needs. All aspects of city government and their buildings are analyzed and recommendations are provided based on the future needs and service requirements of particular city functions. The appendix section contains an inventory of all public buildings that identifies each facilities location, size, use, construction year, type of architecture, and type of landscaping.

GPA-24203 - Staff Report Page Two
October 25, 2007 - Planning Commission Meeting

The Public Buildings Element became a required component of the master plan for cities and counties with a population greater than 400,000 (Assembly Bill 182) in 1999. While the NRS only requires showing locations and arrangement of civic centers and all other public buildings, including the architecture thereof and the landscape treatment of the grounds thereof, public building planning is a critical component of the City's future growth and it was determined that this proposed element would be more comprehensive than what is required by state law.

As a component of the 2020 Master Plan, the Public Buildings Element is intended to not only satisfy NRS requirements, but also to provide a comprehensive document that will assist with the long range planning efforts of future public buildings and facilities needed to maintain acceptable levels of services as the city continues to grow. This element provides a baseline of detailed information that will aid in the decision making process that determine the City's funding priorities for capital projects.

FINDINGS

The Nevada Revised Statutes (NRS) are the current codified laws of the State of Nevada. The Statutes of Nevada are a compilation of all legislation passed by the Nevada Legislature during a particular Legislative Session. The proposed Public Building Element conforms to the following Nevada Revised Statute:

NRS 278.160, Subject matter of master plan, requires that the city of Las Vegas prepare and adopt a comprehensive, long-term general plan for the physical development of the city. This document, known as the Las Vegas 2020 Master Plan, must also include a Public Building Element showing locations and arrangement of civic centers and all other public buildings, including the architecture thereof and the landscape treatment of the grounds thereof.

The Public Buildings Element as proposed exceeds the minimum requirements as per NRS. In addition to showing locations and arrangement of civic centers and all other public buildings, including the architecture thereof and the landscape treatment of the grounds thereof, this comprehensive document provides an analysis of current and future facility needs, which can be utilized to aid in the capital improvement decision making process.

GPA-24203 - Staff Report Page Three
October 25, 2007 - Planning Commission Meeting

Relationship to Las Vegas 2020 Master Plan

The city of Las Vegas 2020 Master Plan consists of a series of goals, objectives and policies within its elements. The 2020 Master Plan was approved in September of 2001, and it provides a broad policy structure intended to direct the actions of the city regarding land use and development for the period from 2000 to 2020. The individual elements are intended to provide a more specific direction, through detailed analysis and recommended actions, as to how the city should respond to certain land use issues. The intent of the Public Buildings Element is to identify the existing city facilities and future needs within the city of Las Vegas. This element can be used in conjunction with other elements to determine future building needs and help guide policy in areas such as funding, land acquisition, and land use.

The Master Plan policies are organized into seven themes developed by the Master Plan Steering Committee. Realization of these policies requires long-term planning commitments integrated with the strategic plan and Capital Improvement Plan. Some of the themes follow geographic boundaries; Reurbanization (Downtown), Neighborhood Revitalization (central city areas), and Newly Developing Areas (Centennial Hills); others such as Economic Diversity, Cultural Enhancement, Fiscal Management, and Regional Coordination are broad topic areas applicable citywide. Each theme contains goals, objectives, and policies providing broad policy context for that geographic area.

The following goals, objectives, and policies from the Las Vegas 2020 Master Plan provide the policy framework and direction for the development of all publicly owned land and city facilities.

Downtown Reurbanization

GOAL 1: The Downtown area will emerge as the preeminent hub of business, residential, government, tourism and gaming activities in the City of Las Vegas and as a major hub of such activities in the Las Vegas Valley.

OBJECTIVE 1.3: To recognize the role of gaming, tourism and entertainment as a principal focus of Downtown Las Vegas, while at the same time to expand the role of other commercial, government and cultural activities in the Downtown core.

POLICY 1.3.3: That the role of the Downtown as the preeminent center of government activities in the Las Vegas Valley be continued and strengthened.

POLICY 1.4.1: That the buildings within the greater Downtown area which have been identified on the City's inventory of historic structures be adaptively reused where financially viable. Flexibility in terms of the reuse of these buildings should be encouraged, provided that the reuse does not have undesirable impacts on surrounding sites.

GPA-24203 - Staff Report Page Four
October 25, 2007 - Planning Commission Meeting

POLICY 1.4.2: That the City develop guidelines for reuse of historical structures, including the scope of modifications and the use and extent of exterior business signage.

OBJECTIVE 1.5: To bring cultural, entertainment and sports facilities that will draw patrons from across the Las Vegas Valley to the Downtown area, to provide another dimension to the attraction of Downtown Las Vegas.

POLICY 1.5.1: That the City pursue the development of a performing arts center within the Downtown area.

POLICY 1.5.2: That the City explore the potential viability of a major sports entertainment center for the City of Las Vegas.

Neighborhood Revitalization

GOAL 2: Mature neighborhoods will be sustained and improved through appropriate and selective high quality redevelopment and preservation.

OBJECTIVE 2.3: To prepare, adopt and implement special area plans and neighborhood plans where more detailed planning is needed. These special area plans shall conform to and implement the Master Plan and address land use and other issues specific to that area. Neighborhood plans shall be prepared in conformance with the neighborhood planning process.

POLICY 2.3.7: That the Las Vegas Redevelopment Plan continue to be used as a means of promoting the development of commercial areas near the Downtown, as identified within the Redevelopment Area, in order to optimize the vitality of these areas, and to support the role of the Downtown as the regional center for finance, business, and governmental services, entertainment and recreation, while retaining gaming and tourism.

POLICY 2.3.8: That the Las Vegas Technology Park continue to provide opportunities for high technology and medical-related research and industry for the western part of Las Vegas.

GOAL 3: Newly developing areas of the city will contain adequate educational facilities and recreational and open space and be linked to major employment centers by mass transit, including buses, and by trails.

OBJECTIVE 3.4: To ensure that adequate portions of the lands released for urban development by the Bureau of Land Management (BLM) are developed for recreational and educational public facilities, transit facilities and fire stations, that will benefit the city.

GPA-24203 - Staff Report Page Five
October 25, 2007 - Planning Commission Meeting

Cultural

GOAL 5: A full range of cultural enrichment opportunities is available to all citizens of Las Vegas.

OBJECTIVE 5.1: To provide more cultural enrichment opportunities for all citizens of Las Vegas.

POLICY 5.1.1: That the City assist in the development of a performing arts center to establish Las Vegas as a world class art center, given the available professional and local talent.

POLICY 5.1.2: That the City work with private interests and with other levels of government to develop museums.

POLICY 5.1.3: That existing programs which offer dance, ballet, symphony and other forms of artistic expression be encouraged to continue and to grow.

POLICY 5.1.4: That the City actively work with private and public interests to develop additional venues suitable for artistic expressions.

POLICY 5.1.5: That the City support the placement of, and establish and follow a policy to set aside funds for, art in public places.

OBJECTIVE 5.2: To promote cultural awareness and pride within the city.

POLICY 5.2.1: That the City assist with efforts to publicize artistic and cultural activities and events within the city and the City will provide public forums for these cultural activities and events, and where appropriate, in cooperation with entities such as the University of Nevada, Las Vegas, the Clark County Library District, and local arts groups.

OBJECTIVE 5.3: To support and encourage the creativity and innovation of our citizens.

POLICY 5.3.1: That the City support and assist in the development of new programs which provide incentives for the development and expansion of arts and cultural activities, particularly those which demonstrate an identifiable local context.

OBJECTIVE 5.4: To support and encourage civic pride and corporate responsibility through the use of public/private partnerships in the development of facilities and programs for public art and culture.

GPA-24203 - Staff Report Page Six
October 25, 2007 - Planning Commission Meeting

POLICY 5.4.1: That the City actively seek corporate involvement in the planning and development of venues for public art, the availability of land for arts and cultural activities, and the development of programming of displays and performances for these venues.

Fiscal Management

GOAL 6: The City of Las Vegas will link capital improvement programming and maintenance and operations programming with long range planning.

OBJECTIVE 6.1: To ensure that capital and operating expenditures are planned and scheduled in accordance with long range planning commitments.

POLICY 6.1.1: That the City monitor and coordinate capital improvement and operating/maintenance expenditures with long range planning.

POLICY 6.1.4: That the City establish and follow a policy to set aside funds for public art and architecture.

POLICY 6.1.6: That the City, where possible use public/private partnerships to pay for public capital improvements.

Regional Coordination

GOAL 7: Issues of regional significance, requiring the City of Las Vegas to coordinate with other government entities and agencies within the Valley, will be addressed in a timely fashion.

OBJECTIVE 7.3: To ensure that public safety problems are fully and adequately identified and that long term solutions are identified and implemented by the respective local government departments and agencies vested with those responsibilities.

POLICY 7.3.1: That the Las Vegas Metropolitan Police Department uphold its mandate in cooperation with the government of Clark County and the City.

POLICY 7.3.2: That the City continue to provide efficient and cost effective services and facilities for fire prevention, fire suppression, hazardous material control and emergency medical care for the City of Las Vegas and assist Clark County as deemed appropriate in the provision of these services for County islands and County areas north of Cheyenne Avenue and west of Decatur Boulevard.

GPA-24203 - Staff Report Page Seven
October 25, 2007 - Planning Commission Meeting

OBJECTIVE 7.6: To ensure that joint use of public facilities is pursued to provide efficient and cost effective services and facilities.

POLICY 7.6.1: That the City coordinate with other public agencies in the Las Vegas Valley to pursue the design and construction of public facilities to have multiple uses.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 0

ASSEMBLY DISTRICT N/A

SENATE DISTRICT N/A

NOTICES MAILED Notices of neighborhood meetings published in Las Vegas Review Journal 08/31/07; 09/05/07; and 09/10/07

APPROVALS 0

PROTESTS 0