



AGENDA MEMO

CITY COUNCIL MEETING DATE: AUGUST 6, 2008

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: VAC-28094 - APPLICANT: NEWLAND COMMUNITIES -

OWNER: OFFICE DISTRICT PARKING I, LLC & CITY PARKWAY IV, INC.

**** CONDITIONS ****

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to:

1. The limits of this Petition of Vacation shall be the public drainage easement granted on the Parkway Center Final Map recorded as Book 53 Page 61, located west of Main Street, between Bonneville Avenue and Ogden Avenue.
2. Meet with the Flood Control Section of the Department of Public Works for assistance with providing an appropriate drainage easement for this site; comply with the recommendations of Flood Control. The new public drainage easement shall record concurrently with VAC-28094.
3. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.
4. All development shall be in conformance with code requirements and design standards of all City Departments.
5. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City rightofway requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any rightofway or easement being vacated must be retained.
6. If the Order of Vacation is not recorded within one (1) year after approval by the City of Las Vegas or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This Petition is a request to Vacate a 60-foot wide public drainage easement generally located at Grand Central Parkway and Bonneville Avenue along the west side of the railroad right-of-way to Ogden Avenue. The Vacation of this easement will facilitate in the development of Union Park. The current 60-foot wide public drainage easement will be replaced with a 38-foot wide drainage easement during the second phase Union Park. As this drainage easement is no longer needed in its current configuration, staff recommends approval of this request.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
11/23/98	The City Council approved a Rezoning (Z-0100-97) from M (Industrial) to P-D (Planned Development) for a proposed mixed-use project consisting of residential, commercial and office uses on 222.62 acres. The Planning Commission and staff recommended approval of this request.
08/15/06	The Planning Commission approved a Site Plan Development Review (ARC-15820) for a proposed 62,616 square-foot commercial development consisting of a Medical research and treatment building, museum and activities center, and Waivers of the Parkway Center build-to line requirements and exterior materials requirements on 1.9 acres at 22 South Grand Central Parkway. Staff recommended approval of this request.
11/15/06	The City Council approved a Site Development Plan Review application (SDR-16267), detailing the master site plan for the Union Park Development. The Planning Commission and staff recommended approval of this request.
01/03/07	The Union Park Design Standards manual (TXT-16302) was adopted by City Council, which establishes the development standards for the site and the Union Park Design Review Committee (UP-DRC). The Planning Commission and staff recommended approval of this request.
05/02/07	The City Council approved a Review of Condition (ROC-20820) of Condition number 18 of an approved Site Development Plan Review (SDR-15042) which stated to grant pedestrian access easements for all sidewalks located outside the public right-of-way adjacent to this site prior to the issuance of any permits; coordinate with right-of-way section department of public works for assistance in preparation of appropriate documents on 1.9 acres at 22 South Grand Central Parkway. Staff recommended approval of this request.

02/06/08	The City Council approved a Site Development Plan Review (SDR-25059) for a proposed 57-story mixed-use development including 1.12 million square feet of commercial space and 98 multi-family residential units with waivers of union park streetscape standards, building placement and frontage requirements, architectural standards, and access standards on a portion of 53.6 acres at the southwest corner of Grand Central Parkway and City Parkway. The City Council approved a Special Use Permit (SUP-25060) for a proposed 800-foot high mixed-use development in the Airport Overlay District. The Planning Commission and staff recommended approval of these requests.
02/20/08	The City Council approved minor revisions to the Union Park Design Standards manual (TXT-23991), and incorporated the Union Park Schematic Streetscape Design document by reference. The Planning Commission and staff recommended approval of this request.
02/28/08	The Planning Commission approved a Tentative Map (TMP-25738) for a proposed mixed-use subdivision consisting of 98 residential condominium units, 43 commercial condominium units, and one commercial lot on 5.84 acres at the southeast corner of Grand Central Parkway and City Parkway. Staff recommended approval of this request.
05/07/08	The City Council approved a Site Development Plan Review (SDR-26709) for a Performing Arts Center including a 2,100 seat auditorium and an education center with waivers of the Union Park streetscape standards, lighting standards, architectural standards and access requirements on a portion of 53.6 acres generally located at the northeast corner of Bonneville Avenue and Grand Central Parkway. The Planning Commission and staff recommended approval of this request.
06/26/08	The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #14/ed).
Related Building Permits/Business Licenses	
There are no building permits or business licenses related to this request.	
Pre-Application Meeting	
A pre-application meeting is not required, nor was one held.	
Neighborhood Meeting	
A neighborhood meeting is not required, nor was one held.	

Field Check	
05/21/08	A field check was conducted and found that this site is currently going through rough grading. The subject drainage easement is located west of an existing railroad right-of-way.

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	MXU (Mixed-Use)	PD (Planned Development)
North	Undeveloped	MXU (Mixed-Use)	PD (Planned Development)
South	Undeveloped	MXU (Mixed-Use)	PD (Planned Development)
East	Railroad Right-of-Way	Railroad Right-of-Way	Railroad Right-of-Way
West	Undeveloped	MXU (Mixed-Use)	PD (Planned Development)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
Downtown Centennial Plan	X		Y
PD Planned Development District	X		Y
Redevelopment Plan Area	X		Y
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
PD Planned Development District	X		Y
Downtown Overlay District	X		Y
G-O Gaming Enterprise Overlay District	X		Y
A-O Airport Overlay District	X		Y
Downtown Casino Overlay District	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

ANALYSIS

A) Planning discussion

This Petition is a request to Vacate a 60-foot wide public drainage easement generally located at Grand Central Parkway and Bonneville Avenue along the west side of the railroad right-of-way to Ogden Avenue. The Vacation of this easement will facilitate in the development of Union Park. The current 60-foot wide public drainage easement will be replaced with a 38-foot wide drainage easement, during the second phase Union Park. As this drainage easement is no longer needed in its current configuration, staff recommends approval of this request.

B) Public Works discussion

The Public Works Department states that this Vacation application proposes to vacate a portion of an existing public drainage easement. As no rightofway is proposed to be vacated, and thus no franchise rights are involved, it is not necessary to send this VAC request to the utility companies and franchise holders, nor wait for their responses. Since only City of Las Vegas easements are involved; any utility company interests will not be affected.

<u>NOTICES MAILED</u>	5 by City Clerk
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<u>APPROVALS</u>	0
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<u>PROTESTS</u>	0
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