

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: AUGUST 20, 2008
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: WVR-29327

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL

**** STAFF REPORT ******PROJECT DESCRIPTION**

This is a request for a Waiver from Section IV(B) and Section V(B) of the City of Las Vegas Street Naming and Address Assignment Regulations, as adopted by Title 13.28, to allow the use of the Bridger, Carson, and Clark Avenue street names and directional prefixes for non-continuous streets in the Union Park development, located at the northeast intersection of Bonneville Avenue and Grand Central Parkway.

The proposed Waiver will allow the use of the Bridger, Carson and Clark Avenue street names in the Union Park development, helping to unify Union Park with the rest of downtown Las Vegas. The proposal will result in the addition of directional prefixes for properties on Bridger, Carson and Clark Avenues, requiring existing property owners on the east side of the Main Street to add the prefix East to their addresses.

Staff recommends approval of the Waiver, as the request is consistent with adopted city plans and objectives, and the use of directional prefixes will maintain public safety and welfare.

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) to PD (Planned Development) on the subject property. The Planning Commission and staff recommended approval.
01/02/02	The City Council approved the Parkway Center Development Standards, which have since been incorporated as part of the Las Vegas Downtown Centennial Plan.
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 recommended approval of the document on 5 October 2006.
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 recommended approval of the revisions on 27 September 2007.
<i>Related Building Permits/Business Licenses</i>	
09/19/07	Civil improvements plans (CIP-24669) were submitted for the Phase I infrastructure improvements at the Union Park site. Revised drawings were submitted on 11 January 2008, and are still awaiting review by the Flood Control Section of Public Works.

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<i>Pre-Application Meeting</i>	
08/05/08	A meeting was held with a representative from the Office of Business Development; the application process and number of properties affected by the proposed Waiver were discussed.
<i>Neighborhood Meeting</i>	
N/A	A neighborhood meeting is not required, nor was one held.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	52.6 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	MXU	PD (Planned Development)
North	Office Use	MXU (Mixed-Use)	PD (Planned Development)
South	Government Use	PF (Public Facilities)	C-V (Civic)
East	Union Pacific Railroad	C (Commercial)	M (Industrial) C-2 (General Commercial)
West	Furniture Mart	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
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment	X		Y*
Project of Regional Significance	X		Y*

*A DINA/PRS form was submitted with the master site plan (SDR-16267) for the Union Park development.

BACKGROUND

Section V(B)(2) of the City of Las Vegas Street Naming and Address Assignment Regulations states that a new street name shall be assigned to any street which is neither aligned with or an extension of any existing street. The Union Park development proposes to use the Bridger, Carson and Clark Avenue street names within the project, so as to provide continuity with the rest of downtown. The proposed streets in Union Park are roughly aligned with the existing streets, but cannot be connected as the Union Pacific railroad tracks separate the development from the existing city core, and at-grade crossings are not allowed. The Union Park Design Standards manual proposes the use of pedestrian bridges over the tracks at the Bridger, Carson and Clark Avenue street alignments as a means to provide a pedestrian connection between the existing downtown and Union Park.

To avoid confusion and the duplication of street addresses, it is proposed that directional prefixes (East/West) be utilized to distinguish the Union Park street segments from the existing streets. Main Street, which is designated as the city's zero line, would be the dividing line between the East and West prefixes. Section IV(B)(8) of the City of Las Vegas Street Naming and Address Assignment Regulations does not allow the use of directional prefixes (North/South, East/West) for a non-continuous street; consequently, a Waiver must be approved to allow the use of the prefixes.

ANALYSIS

The use of the Bridger, Carson and Clark Avenue street names is consistent with the goals and objectives of the Downtown Centennial Plan, which describes the need for connectivity between the existing core and new development on the west side of the railroad tracks. The Waiver is also consistent with the adopted Union Park Development Standards and site plan, which utilizes the street alignments as a reference to the existing downtown grid, and proposes the use of the Bridger, Carson and Clark Avenue street names to further that relationship.

The proposed Waiver will require the addition of the prefix East to the address of properties east of Main Street on Carson Avenue, Clark Avenue, and Bridger Avenue. A total of 156 addresses would be affected by this request; a list of the affected addresses is attached to this staff report. Each property owner has been notified by mail of the Waiver application and date of the public hearing, as well as the resulting change to their address if the Waiver is approved.

The use of the East/West prefixes is necessary in preventing confusion, as addresses with the West prefix will currently be limited to the Union Park site, and addresses with the East prefix will be limited to the existing streets on the east side of Main Street. This distinction will assist public safety personnel in responding to emergencies by providing a rational pattern for distinguishing the Union Park addresses from the addresses on the east side of Main Street.

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The proposed request has been reviewed by the Communications Division of the Fire & Rescue Department, which is responsible for reviewing all street names and address changes. No objections to the request were raised, as the addressing will utilize the East/West directional prefixes.

The requirements of the Street Naming and Address Assignment Regulations are intended to provide uniformity to the pattern of street names and addresses, and to assist public safety personnel and the general public in locating addresses. As the proposed streets in Union Park are generally aligned with the existing streets, and prefixes will be used to distinguish property locations on either side of Main Street, the Waiver request is generally consistent with the intent of the street naming regulations.

FINDINGS

In accordance with the provisions of Title 13.28.070, the City Council may grant a waiver from the Street Naming and Address Assignment Regulations upon a showing that there are exceptional circumstances so as to justify the waiver and that the granting of the waiver will not be materially detrimental to public safety or welfare.

The Waiver request is consistent with adopted city plans and objectives, and supports redevelopment efforts in the downtown area. The use of directional prefixes will assist public safety personnel in distinguishing the Union Park addresses from the existing streets on the east side of Main Street, so that public safety and welfare is maintained.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 21

ASSEMBLY DISTRICT 9

SENATE DISTRICT 3

NOTICES MAILED 188

APPROVALS 0

PROTESTS 0