

*City of Las Vegas*

**AGENDA MEMO**

**PLANNING COMMISSION MEETING DATE: OCTOBER 23, 2008**

**DEPARTMENT: PLANNING AND DEVELOPMENT**

**ITEM DESCRIPTION: GPA-29886 - APPLICANT/OWNER: CITY OF LAS VEGAS**

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**\*\* CONDITIONS \*\***

**STAFF RECOMMENDATION: APPROVAL.**

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**\*\* STAFF REPORT \*\***

**PROJECT DESCRIPTION**

This is a request to amend the Downtown North Land Use Plan. There are two major changes as well as general text and map updates that are a part of this request. First, approximately nine acres of land generally located between Maryland Parkway, Bonanza Road, Ninth Street and Wilson Avenue will be designated from MXU (Mixed-Use) designation to C-V (Civic Use) designation. This change is to prepare for the re-location of civic uses on the southwest corner of Las Vegas Boulevard and Bonanza Road when U.S. 95 is widened by The Nevada Department of Transportation (NDOT). The second major change is the proposed new east/west Parkway connecting Maryland Parkway to Veterans Memorial Drive along the south parking lots of Cashman Field and the Reed Whipple Community Center. The remaining updates reflect physical changes that have taken place since the last update in 2004.

**BACKGROUND INFORMATION**

<b><i>Related Relevant City Actions by P&amp;D, Fire, Bldg., etc.</i></b>	
05/21/03	The City Council approved General Plan Amendment (GPA-2249) adopting the Downtown North Land Use Plan for the area bounded by Interstate 15 on the west, U.S. 95 on the south, Owens and the City limits on the north and Maryland Parkway and Bruce Streets on the east.
10/21/04	The City Council approved General Plan Amendments (GPA-5015 and GPA-5016) to the Downtown North Land Use Plan that added the Scenic Byway Trail along both sides of Las Vegas Boulevard and the Cultural Corridor Trail along the west side of Las Vegas Boulevard between Washington Avenue and Bonanza Road respectfully.
<b><i>Pre-Application Meeting</i></b>	
N/A	This requirement was Waived.
<b><i>Neighborhood Meeting</i></b>	
08/12/08	A Neighborhood Meeting was held at the Reed Whipple Community Center where 12 residents attended. Most questions concerned the new BRT bus routes and the proposed new east/west Parkway along the south parking lots of Cashman Field and the Reed Whipple Community Center..
<b><i>Field Check</i></b>	
09/12/08	Nothing out of the normal was noticed during this field check.

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<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	551.9 Acres

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
<b>Special Purpose and Overlay Districts</b>	X		
A-O (Airport Overlay) District	X		Y *
Las Vegas Boulevard Scenic Byway Overlay District	X		Y **
<b>Trails</b>	X		Y ***

\* The northwest portion of the plan area is covered by the North Las Vegas Airport Overlay.

\*\* The Las Vegas Boulevard Scenic Byway Overlay District governs the design of all signage along Las Vegas Boulevard.

\*\*\* The Las Vegas Boulevard Scenic Byway Trail and the Cultural Trail are located along Las Vegas Boulevard in the plan area, as well as the Pioneer Trail along Washington Avenue.

**ANALYSIS**

A summary of the proposed changes are reflected in the following table:

<b>Section</b>	<b>Proposed Changes</b>
Executive Summary Tasks	<ul style="list-style-type: none"> <li>• Added verbiage to protect cultural amenities;</li> <li>• Added verbiage to seek out funding sources to enhance the cultural amenities;</li> <li>• Added verbiage to install a landscaped median on Las Vegas Boulevard;</li> <li>• Added verbiage to install three restored historic neon signs on the new landscaped median of Las Vegas Boulevard;</li> <li>• Added verbiage to support the RTCs Bus Rapid Transit route in the plan area;</li> <li>• Maintain a 100 wide right-of-way and an additional ten-foot pedestrian trail easement along both sides of Las Vegas Boulevard;</li> <li>• Construct a new east-west connector street along the south parking lots of Cashman Field and Reed Whipple Community Center;</li> <li>• Install a pedestrian bridge over Las Vegas Boulevard.</li> </ul>

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Introduction	<ul style="list-style-type: none"> <li>• Description was updated to include two additional areas along Maryland Parkway;</li> <li>• Map 1 was updated to reflect the new added areas;</li> <li>• Add verbiage to reflect the Woodlawn Cemetery was added to the National Registry of Historic Places and as a National Historic District;</li> <li>• Added verbiage relating to the Planning Process.</li> </ul>
Background Information	<ul style="list-style-type: none"> <li>• Added verbiage explaining why the civic facilities need to be re-located;</li> <li>• Update data in Figure 1;</li> <li>• Update Map 2 to reflect new areas;</li> <li>• Added verbiage regarding how the Cultural Trail connects downtown with those amenities in the Cultural Corridor;</li> <li>• Added verbiage detailing the Mormon Fort;</li> <li>• Added verbiage regarding the Office of Cultural &amp; Community Affairs;</li> <li>• Added enhanced verbiage regarding the Neon Bone Yard;</li> <li>• Update Map 3 to reflect new areas;</li> <li>• Update data in Figure 2;</li> <li>• Added verbiage regarding Ninth Street School being demolished and replaced with a new police station;</li> <li>• Updated the Social Services section;</li> <li>• Updated data in Figure 4;</li> <li>• Updated the Scenic Byway section;</li> <li>• Updated data in Figure 5;</li> <li>• Updated the Pioneer Trail section;</li> <li>• Updated Map 5 to include new areas and to remove Veterans Memorial Drive from the Cultural Trail;</li> <li>• Added a new section on Sustainability;</li> <li>• Updated the Public Investment section;</li> <li>• Added a photo-rendering of the proposed pedestrian bridge.</li> </ul>
Goals, Objectives, Policies	<ul style="list-style-type: none"> <li>• Updated the Redevelopment Plan Objectives from the 2006 Redevelopment Plan;</li> <li>• Added verbiage regarding the historic property survey conducted that determined that the Biltmore neighborhood did not qualify for designation.</li> </ul>

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Land Use Plan & Strategy	<ul style="list-style-type: none"> <li>• Added verbiage regarding NRS allowing redevelopment plans and areas;</li> <li>• Updated Map 7 to reflect proposed land use changes;</li> <li>• Updated Map 8 with current information;</li> <li>• Updated Map 9 to include new areas;</li> <li>• Updated Map 10 to include new areas;</li> <li>• Added verbiage regarding North Las Vegas Fifth Street widening project;</li> <li>• Added a new action item to construct an east-west connector street;</li> <li>• Added a new action item to obtain a ten-foot trail easement along both sides of Las Vegas Boulevard;</li> <li>• Added Map 11 to show North Las Vegas Fifth Street project;</li> <li>• Added verbiage regarding non-compatible land uses along Las Vegas Boulevard in the Cultural Corridor;</li> <li>• Added Map 12 to show proposed new street alignment;</li> <li>• Updated Map 13 with current information.</li> </ul>
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## **FINDINGS**

Section 19.18.030.I of the Las Vegas Zoning Code requires that the following conditions be met in order to justify a General Plan Amendment:

**1. The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations,**

The changes proposed do not affect the density and intensity of land uses and thus meets the requirement.

**2. The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts,**

The proposed C-V (Civic Uses) designation is compatible with the surrounding R-1, R-2 and R-3 zoning districts and thus meets the requirement.

**3. There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and**

This area of the City is completely development and the proposed changes will not affect these areas of concern and thus meet the requirement.

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4. **The proposed amendment conforms to other applicable adopted plans and policies that include approved neighborhood plans.**

The proposed changes are compatible with the Downtown Neighborhood 2000 Plan and the Redevelopment Area Plan and thus meet the requirement.

ASSEMBLY DISTRICT      6

SENATE DISTRICT      4

NOTICES MAILED      NEWSPAPER ONLY

APPROVALS      0

PROTESTS      0