

*City of Las Vegas*

**AGENDA MEMO**

**CITY COUNCIL MEETING DATE: MARCH 18, 2009**  
**DEPARTMENT: PLANNING AND DEVELOPMENT**  
**ITEM DESCRIPTION: WVR-32366 APPLICANT: CITY OF LAS VEGAS**

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

**STAFF RECOMMENDATION: APPROVAL**

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

**PROJECT DESCRIPTION**

This is a request for Waiver from Section IV(C) of the City of Las Vegas Street Naming and Address Assignment Regulations, as adopted by Title 13.28, to allow the use of the Suffix Place on a NE/SW street where only allowed for NW/SE 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 name Promenade Place for a principal street within the Union Park development. While there are generally no public safety issues related to the Waiver request, the name Promenade is used in some derivation for two other existing streets. However, the location and suffix of the proposed Union Park street offer sufficient distinction from the other existing streets, and staff recommends approval of the request.

**BACKGROUND INFORMATION**

<i>Related Relevant City Actions by P&amp;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.
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 recommended approval of the request on 11/05/06.
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 11/05/06.
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 09/27/07.
11/21/08	The Union Park Design Review Committee (UP-DRC) reviewed and recommended approval of the proposed Waiver request. This recommendation was then reviewed at the 12/03/08 joint meeting of Newland Communities and the City of Las Vegas.
02/12/09	The Planning Commission recommended approval of a Street Name Change (SNC-32359) application to change the name of Discovery Drive to Symphony Park Avenue. City Council will consider the application at their 03/18/09

	meeting.
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<b><i>Related Building Permits/Business Licenses</i></b>	
12/13/07	A Building Permit (#18393) was issued for Phase I design and development of the 61-acre Union Park site. The permit is still active.
12/13/07	A Building Permit (#24669) was issued for Phase II design and development of the Union Park site. Improvements include roadways, parking, and landscaping. The permit remains active.
<b><i>Neighborhood Meeting</i></b>	
A neighborhood meeting was neither required nor held for this application.	

<b><i>Details of Application Request</i></b>	
<b><i>Site Area</i></b>	
Net Acres	52.62 acres

<b>Surrounding Property</b>	<b>Existing Land Use</b>	<b>Planned Land Use</b>	<b>Existing Zoning</b>
Subject Property	Undeveloped	MXU (Mixed-Use)	PD (Planned Development)
North	Office Use	MXU (Mixed-Use)	PD (Planned Development)
South	Government Facility	PF (Public Facility)	C-V (Civic)
East	Hotel Use, Non-Restricted Gaming Use	C (Commercial)	C-2 (General Commercial), M (Industrial)
West	Furniture Mart	MXU (Mixed-Use)	PD (Planned Development)

<b><i>Special Districts/Zones</i></b>	<b><i>Yes</i></b>	<b><i>No</i></b>	<b><i>Compliance</i></b>
<b>Special Area Plan</b>			
Downtown Centennial Plan	X		Y
PD Planned Development District	X		Y
<b><i>Special Districts/Zones</i></b>	<b><i>Yes</i></b>	<b><i>No</i></b>	<b><i>Compliance</i></b>
<b>Special Purpose and Overlay Districts</b>			
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
<b>Trails</b>		X	N/A
<b>Development Impact Notification Assessment</b>		X	N/A
<b>Project of Regional Significance</b>		X	N/A

## **BACKGROUND**

Section IV(C)(6) of the City of Las Vegas Street Naming and Address Assignment Regulations states that the suffix Place shall generally be used to represent a NW/SE street. Any variation from that use requires the approval of a Waiver application by City Council. It has been proposed that the name Promenade Place be used for a street within the Union Park development that has a NE/SW alignment.

The street in question is currently identified as Union Park Promenade in the Union Park Design Standards Manual. Staff has been notified that street names of 20 characters in length or greater are not permissible, due to emergency response limitations. In order to comply with this limitation, the Union Park Design Review Committee considered several alternatives for a shortened street name, and recommended approval of Promenade Place as a replacement name.

## **ANALYSIS**

The proposed Promenade Place street will be located wholly within the Union Park development, with direct access from Bonneville Avenue, and will terminate approximately 2000 feet to the northeast. The use of the suffix Place for the street should not be confusing to the public or emergency personnel, due to its limited length and confined location.

The Fire and Rescue Department has reviewed the application and has no issues with the Waiver request, but has recommended denial of the proposed street name due to the fact that the name Promenade is used elsewhere in the valley. The other uses are as follows:

- Promenade Park Court is in use in unincorporated Clark County, and is located southeast of the intersection of Charleston Boulevard and Town Center Drive. The street has six houses and an address range of 10478 to 10499.
- Promenade Boulevard, located southwest of the intersection of Meadows Lane and Decatur Boulevard, is a private street within a gated multifamily development. There are 304 units within the development, and all are addressed at 300 Promenade Boulevard (Unit #X).

The Promenade Place street within Union Park will have a tentative address range of 200 to 499. While this is approximately the same as address range as Promenade Boulevard, the suffixes Boulevard and Place should be distinct enough so as to not cause confusion for the public or emergency service personnel.

## **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 for the use of the suffix Place should not be confusing to the public and supports redevelopment efforts in the downtown area. While the name Promenade is used elsewhere in the valley, its suffix will distinguish it from other derivations already in place, and should not be detrimental to public safety or welfare.

**NEIGHBORHOOD ASSOCIATIONS NOTIFIED** N/A

**ASSEMBLY DISTRICT** N/A

**SENATE DISTRICT** N/A

**NOTICES MAILED** 72

**APPROVALS** 0

**PROTESTS** 0