



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MAY 14, 2009

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: TXT-33888 - APPLICANT/OWNER: CITY OF LAS VEGAS

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL

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**** STAFF REPORT ****

APPLICATION REQUEST

This is a request to amend the Las Vegas Downtown Centennial Plan. The Las Vegas Boulevard Overlay District has been removed and the Downtown Gateway Overlay District has been created to reflect evolving downtown developments. A new Implementation Chapter with Threshold Requirements and a new Relationship to other Documents Section has also been added to assist developers navigate the development process. Other revisions include updates to the maps, charts, and data as needed for general maintenance of the plan.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
07/05/00	The City Council adopted the Las Vegas Downtown Centennial Plan. The Planning Commission recommended the document be adopted at its meeting on 04/27/00
12/04/02	The City Council adopted Ordinance No. 5550 that updated various design standards as part of the Downtown Centennial Plan and applicable to the Downtown Overlay District
02/05/03	The City Council adopted Ordinance No. 5566 that established standards for outdoor dining in the Downtown Overlay District of the Las Vegas Downtown Centennial Plan
08/13/03	The City Council approved a General Plan Amendment (GPA-2591) to amend the Las Vegas Downtown Centennial Plan to include a revised definition of the boundaries of the Arts District, to include design standards for the Arts District, to establish permissible uses for the Arts District, to provide corrected station locations of the Las Vegas Monorail and establish standards for development adjacent to the monorail route, to revise elements of the streetscape and design standards, and to correct the Downtown Las Vegas Centennial boundaries
11/05/03	The City Council approved a General Plan Amendment (GPA-3000) to amend the Las Vegas Downtown Centennial Plan to include urban trail objectives and locations
11/05/03	The City Council approved a General Plan Amendment (GPA-3130) to amend the Las Vegas Downtown Centennial Plan to include a revised definition of the boundaries of the Arts District, to revise the design standards for the Arts District, to include a revised definition of the boundaries of the Office District, and to correct minor elements of the Downtown Centennial Plan

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10/21/04	The City Council approved a General Plan Amendment (GPA-5015) to amend the Las Vegas Downtown Centennial Plan to include the Scenic Byway urban trail along both sides of Las Vegas Boulevard between Sahara and Washington Avenues
09/21/05	The City Council adopted Resolution 85-2005 adopting 18b The Las Vegas Arts District as the official name of the Downtown Arts District in the Las Vegas Downtown Centennial Plan
01/03/07	The City Council adopted Ordinance Number 5857 that adopted an updated version of the Las Vegas Downtown Centennial Plan
10/17/07	The City Council adopted Ordinance Number 5941 which amended various sections of the plan to update land use, detailed graphics, clarify verbiage, edit chapter numbering and revise maps and tables. The Planning Commission and staff recommended approval.
02/04/09	The City Council adopted Ordinance Number 6028 which amended the Land Use Section of the 18b Arts District Overlay to allow Office, Other Than Listed, Banquet Facility and Massage as Accessory uses
03/18/09	The City Council adopted Ordinance Number 6033 which amended the Arts Trail alignment on First Street.

ANALYSIS

The proposed revisions to the Downtown Centennial Plan are intended to make it a more user-friendly document for the development community to use when considering projects in the downtown area. There are a few major changes and many minor changes being proposed. A summary of the major changes follows:

The new Implementation Chapter provides a guideline as to when a requirement is to be applied. The Threshold requirements section of this chapter sets out three categories that a development would fall within with a definition of each. The extent of development would be the deciding factor that would trigger which category the project would fall under and thus the requirements needed for that category. This addition will prevent many unexpected requirements from arising after the project has begun thus reducing the overall development costs for the project.

A new district has been created called the Downtown Gateway District and covers the general area around Stewart Avenue and Las Vegas Boulevard. This district was created so unique development guidelines could be established in the future depending on how the redevelopment of the area turns out. This new district also includes the land assemblage that the city has acquired east of City Hall. The Las Vegas Boulevard District was eliminated. The major changes are reflected in the following table:

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Districts	• Las Vegas Boulevard District was eliminated • Downtown Gateway District was created
Streetscape	• Urban Trails streetscape standards was defined • Enhanced streetscape amenities may be required along First Street • All north-south streets will be required to have palm trees with the option of placing shade trees between this requirement
Architectural Design	• Architectural details shall be carried on all sides of a building
Site Planning	• No building encroachments are permitted in the Right-of-way
Entitlement Process	• New Implementation section added • New Threshold Requirement section added

The remaining changes are relatively minor and are detailed in the following chart of all changes:

<u>Page</u>	<u>Proposed Change</u>
i	List of Credits updated
ii-viii	Table of Contents updated
2	Update Aerial photo of downtown
3	Change out Clark Co. building with Molasky building (photo as well)
3	Change ten to eight phases of WMC
4	1st paragraph add and Newport were completed
4	Change Bus to ACE route
8	Gaming Overlay Map (format change)
9	Change from nine to ten districts
9	Change District 2 from Las Vegas Boulevard to Downtown Gateway and change numbering
11	Update district numbering and add Union Park

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- 13 1st paragraph, before last sentence add, Ordinance 5874 was adopted on 1/3/07 that established design standards specific to the Union Park District. On 10/17/07 Ordinance 5941 was adopted that updated various use and design standards throughout the plan area.**
- 14 Add new section: Relationship to other Documents**
- 15 Change from nine to ten districts**
- 16 3rd paragraph delete at least and such as the Arts Trail along First Street**
- 17 Change nine to ten and change Bus to ACE route**
- 18 Update Map 6 delete Gray Ways and change LVB to Downtown Gateway adjust acreage as needed**
- 21 Map 7 (format change)**
- 23 3rd paragraph delete possible. 5th paragraph change name of Monorail to Tortoise**
- 24 Add the definition of an Urban Trail at bottom of page.**
- 24 2nd paragraph change BRT to ACE Transit Route and change Monorail to Tortoise**
- 25 Delete and replace with Trail cross section.**
- 27 3rd paragraph delete, The Citys acquisition of the 1933 United States Post Office Building at Stewart and Third allowed the creation of Frank Wright Plaza. This is the first public green space to be created in downtown in many years.**
- 31 B. Urban Form (4) replace Lloyd George Federal Courthouse with The Molasky Building.**
- 41 b. Change BRT to ACE f. change Bus to ACE h. add this paragraph to the appropriate sections of the plan**
- 41 e. add, Enhanced streetscape amenities may be required.**
- 44 Replace BRT map with ACE map**

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- 45 delete Except Main Street, Casino Center, Fourth Street and LVB**
- 46 New Graphic 7 (RTC Utility Drawing 501)**
- 47 delete Except Stewart Avenue, Ogden Avenue, Clark Avenue, Bonneville Avenue and Fremont Street also in the Plain View graph, replace Palm with Shade**
- 49 1st paragraph change the word nine to ten and Map 4 to Map 5. Change District 2 from LVB to Downtown Gateway. Change District 3a to District 4**
- 50 Renumber districts. District 10: Union Park (add verbiage)**
- 51 g. Encroachments change aerial to building**
- 52 Update map by adding LVB to area**
- 53 Change Graphic numbering**
- 58 add the color Black and add When required trees are larger than above openings, a similar designed tree grate may be used**
- 59 Add new Streetlight graphic 15.**
- 60 Add new Street Furniture graphic 16**
- 61 b. North-South Streets. Delete 1st sentence. Also delete All other north-south streets shall only have shade trees (Photo 17).**
- 62 End of 1st paragraph, add, (Photo 17).**
- 64 Add new section, g. Architectural details shall be carried on all sides of a building.**
- 64 Add new section b under Signage, Signage for parcels adjacent to Las Vegas Boulevard shall be in full conformance with Title 19.06.140, Scenic Byway Overlay District.**
- 65 Add the word, non-residential, before commercial under 8(a).**
- 66 Second to last sentence in 3. should read, Such signage shall be issued via the subdivision development sales signs, a temporary sign permit for up to 24 months.**

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- 67 Section B will be changed from Las Vegas Boulevard Development Standards to Downtown Gateway.**
- 67 Section g. Encroachments should replace the word aerial with building.**
- 68 Change map to reflect the new Downtown Gateway district boundaries.**
- 71 Change b. North-South Streets verbiage to read, Shall be designed thematically with Deglet-Noor Date Palms or similar type palms as the primary landscape element. Said trees shall be 25 feet or greater in height and be spaced at 30-foot increments. Southern Live Oak, Shoestring Acacia, African Sumac, Ash and Pistache shade trees may be provided between the palm trees with a minimum height of 15-feet.**
- 71 Add a new section c to read, Shall be designed thematically with Southern Live Oak, Shoestring Acacia, African Sumac, Ash and Pistache shade trees as the primary landscape element. Said trees shall be 36-inch box trees at 15 to 20 feet intervals. (Photo 17).**
- 72 Add new section, g. Architectural details shall be carried on all sides of a building.**
- 72 Section 6(a) should read, The design, installation and maintenance of all signs shall be in full conformance with Title 19.06.180 as revised and amended.**
- 72 Section 6(b) should read, Signage for parcels adjacent to Las Vegas Boulevard shall be in full conformance with Title 19.06.140, Scenic Byway Overlay District.**
- 72 Add new section 6(c) to read, All signage is subject to review and approval by the Downtown Design Review Committee (DDRC).**
- 75 Second to last sentence in 3. should read, Such signage shall be issued via the subdivision development sales signs, a temporary sign permit for up to 24 months.**
- 77 Section g. Encroachments should replace aerial with building.**
- 78 Update Map 13 to add parcels along Las Vegas Boulevard.**
- 81 b. North-South Streets. Delete 1st and last sentences.**

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- 81 c. East-West Streets. Add new verbiage.**
- 82 Add new section, g. Architectural details shall be carried on all sides of a building.**
- 82 Section 6(b) should read, Signage for parcels adjacent to Las Vegas Boulevard shall be in full conformance with Title 19.06.140, Scenic Byway Overlay District.**
- 84 Second to last sentence in C(3) should read, Such signage shall be issued via the subdivision development sales signs, a temporary sign permit for up to 24 months.**
- 85 Section g. Encroachments should replace aerial with building.**
- 91 b. North-South Streets. Delete 1st and last sentences.**
- 92 Add new section, h. Architectural details shall be carried on all sides of a building.**
- 93 c. should read, For all other applications, signage shall be reviewed and approved by Planning & Development Department staff.**
- 93 Add new section 6(j) to read, Signage for parcels adjacent to Las Vegas Boulevard shall be in full conformance with Title 19.06.140, Scenic Byway Overlay District.**
- 95 Second to last sentence in C(3) should read, Such signage shall be issued via the subdivision development sales signs, a temporary sign permit for up to 24 months.**
- 97 Section f. Encroachments should replace aerial with building.**
- 98 Revise Map 15 to remove Union Park.**
- 99 Remove Map 5 reference.**
- 103 remove the words, and shall be reviewed and approved by the PC-ARC. And subject to PC-ARC review**
- 104 Delete section J**
- 105 Delete section k**

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- 106 Add, No new Off Premise (Billboard) signs**
- 107 Section 7(c) should read, At Planning & Development Department staffs direction, perimeter landscaping may be required depending on the design of the project and its relationship to the lot and/or the surrounding area.**
- 109 Second to last sentence in C(3) should read, Such signage shall be issued via the subdivision development sales signs, a temporary sign permit for up to 24 months.**
- 111 Section g. Encroachments should replace aerial with building.**
- 112 Update Map 16 to included parcels along Las Vegas Boulevard.**
- 114 & 115 Delete 1st and last sentences in section 4(b).**
- 116 Add new section, g. Architectural details shall be carried on all sides of a building.**
- 116 Add new section 6(b) to read, Signage for parcels adjacent to Las Vegas Boulevard shall be in full conformance with Title 19.06.140, Scenic Byway Overlay District.**
- 118 Second to last sentence in C(3) should read, Such signage shall be issued via the subdivision development sales signs, a temporary sign permit for up to 24 months.**
- 119 Section g. Encroachments should replace aerial with building.**
- 123 Delete 1st and last sentences in section 4(b).**
- 124 Add new section, g. Architectural details shall be carried on all sides of a building.**
- 124 Add new section 6(b) to read, Signage for parcels adjacent to Las Vegas Boulevard shall be in full conformance with Title 19.06.140, Scenic Byway Overlay District.**
- 126 Second to last sentence in C(3) should read, Such signage shall be issued via the subdivision development sales signs, a temporary sign permit for up to 24 months.**
- 127 Section g. Encroachments should replace aerial with building.**

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- 132 Add new section, g. Architectural details shall be carried on all sides of a building.**
- 132 Add new section 6(b) Signage for parcels adjacent to LVB shall be in full conformance with Title 19.06.140, Scenic Byway Overlay District.**
- 134 Second to last sentence in C(3) should read, Such signage shall be issued via the subdivision development sales signs, a temporary sign permit for up to 24 months.**
- 135 Section g. Encroachments should replace aerial with building.**
- 139 Delete 1st and last sentences in section 4(b).**
- 140 Add new section, g. Architectural details shall be carried on all sides of a building.**
- 140 Add new section 6(b) to read, Signage for parcels adjacent to Las Vegas Boulevard shall be in full conformance with Title 19.06.140, Scenic Byway Overlay District.**
- 142 Second to last sentence in C(3) should read, Such signage shall be issued via the subdivision development sales signs, a temporary sign permit for up to 24 months.**
- 144 Add new Map 20 of the Union Park District.**
- 145 Implementation/Threshold Section added**

RECOMMENDATION

Staff recommends approval.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

ASSEMBLY DISTRICT

SENATE DISTRICT

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NOTICES MAILED NEWSPAPER ONLY

APPROVALS 0

PROTESTS 0