



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JUNE 25, 2009

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: DIR-34649 - APPLICANT/OWNER: CITY OF LAS VEGAS

**** CONDITIONS ****

STAFF RECOMMENDATION: NO RECOMMENDATION

DIR-34649 - Staff Report Page One
June 25, 2009 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a progress report by the Planning & Development Department regarding the development of corridor plans, as discussed at the March 23rd 2009 Joint City Council and Planning Commission workshop.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc and Property Sales</i>	
03/23/09	At the Joint City Council and Planning Commission Workshop, corridor plans were discussed as being a critical component of
<i>Neighborhood Meeting</i>	
N/A	Neighborhood meetings have not yet been held. The initial public input session for the West Charleston Corridor Plan will be tentatively scheduled for late July 2009.

ANALYSIS

The development of corridor plans was first discussed at the Joint City Council and Planning Commission Workshop, held on 23 March 2009. At that meeting, Planning & Development Department staff provided information regarding the American Planning Associations Great Streets award program, and described the qualities and characteristics of great streets. It was noted that the quality of streetscapes is a vital factor in defining the character of a city, and that residents and visitors alike form impressions of a city based on the appearance of its streets, boulevards and corridors. To that end, staff is initiating a series of corridor plans as a means to improve the appearance and functionality of major thoroughfares, and to attract private investment in the city of Las Vegas.

General Information Corridor Plans

Corridor plans are plan documents that focus on defined segments of primary thoroughfares, and typically contain standards and recommendations that are specific to the existing conditions and context of the area. Corridor plans differ from standard zoning codes in that they contain a greater specificity as to aesthetics, and address streetscape and other right-of-way improvements.

DIR-34649 - Staff Report Page Two
June 25, 2009 - Planning Commission Meeting

The goals of corridor plans are as follows:

- Improve the quality of life in neighborhoods along the corridors, including public safety, physical appearance, and personal opportunity;
- Support local demand for goods and services through economic development;
- Expand mobility choices and improve safety and efficiency of all modes of travel; and
- Attract private investment through the demonstration of a public commitment to streetscape and right-of-way improvements.

Corridors to be Studied

A total of eight corridors have been identified for study by the Planning & Development Department. The corridors were selected based upon one or more of the following factors: they serve as a focus for surrounding neighborhoods, connect nodes or districts, and/or have been identified for potential transit projects.

The following corridors have been selected for study:

- Alta/Rampart/Fort Apache
Length: 3.5 miles (Desert Inn to Summerlin Parkway)
- Charleston Boulevard
Length: 5.5 miles (I-15 to Buffalo Drive)
- Cheyenne Avenue
Length: 6.5 miles (215 Beltway to Rancho)
- Eastern Avenue
Length: 3.2 miles (Sahara to Owens)
- Fremont Street
Length: 1.5 miles (8th Street to Boulder Highway)
- Grand Teton Drive
Length: 7 miles (Puli to Decatur)
- Rancho Drive
Length: 6.25 miles (US 95 to Lone Mountain)
- Sahara Avenue
Length: 6.0 miles (Decatur to Boulder Highway)

Corridor Plan Contents

Each corridor plan document will define the study area, provide a description of existing conditions, and a list of proposed improvements to the corridor. Specifically, the plans will address the following:

- Background information, including the history and context of the corridor;
- Description of the relationship of the corridor plan to other planning documents;
- Community involvement in the development of the plan;
- Existing conditions analysis;
- Traffic and transit analysis;
- Proposed sidewalk and streetscape improvements;
- Proposed traffic and transit improvements, including bicycle lanes where possible;
- Proposed design standards for the corridor; and
- An implementation plan, listing all action items and possible funding sources.

June 25, 2009 - Planning Commission Meeting**Corridor Plan Development and Adoption Process**

The process for the development of each corridor plan is intended to follow the steps listed below:

- Preparation of background information and study of existing conditions by Planning & Development staff, including consultation with other departments;
- Public input session with property owners, business owners, and any associations within the corridor to discuss existing conditions and identify improvements;
- Development of a draft plan by Planning & Development staff, with internal review by other departments as necessary;
- Second public input session to review the draft plan document and receive comments;
- Planning Commission input and review of the draft document, and recommendations to City Council;
- City Council review and adoption of the corridor plan; and
- Implementation of the corridor plan.

Timeframe for Development of Corridor Plans

It is intended that the Planning & Development Department will produce two to three corridor plans for adoption each year. The initial schedule is as follows:

Year: 2009

- West Charleston Boulevard
- Sahara Avenue

Year: 2010

- Rancho Drive
- Alta/Rampart/Ft. Apache
- Cheyenne Avenue

Year: 2011

- Fremont Street
- Eastern Avenue
- Grand Teton Drive

After adoption of the first group of corridor plans, additional corridors will be selected for study. The timeframe for development of corridor plans may be modified depending on the initiation of plans for street or transit improvements proposed by the Public Works Department or the Regional Transportation Commission.

Progress to Date

The first corridor selected for study is Charleston Boulevard, between I-15 on the east and Buffalo Drive on the west. As the plan will focus on the portion of Charleston west of I-15, it will tentatively be called the West Charleston Corridor Plan. The initial research and study of existing conditions has been completed; the first meeting for public input is proposed to be held at the end of July 2009. Additional updates on the development of the plan will be given to Planning Commission as work progresses.

DIR-34649 - Staff Report Page Four**June 25, 2009 - Planning Commission Meeting**

<u>NOTICES MAILED</u>	NEWSPAPER ONLY
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<u>APPROVALS</u>	0
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<u>PROTESTS</u>	0
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