



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 8, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: GPA-35729 - APPLICANT: CITY OF LAS VEGAS - OWNER:
LIVEWORK, LLC ET AL, ET AL

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request to amend the Master Plan of Streets and Highways and modify Map 2A of the Transportation & Streets and Highways Element of the Las Vegas 2020 Master Plan to add a Secondary Collector to connect Bonneville Avenue with Clark Avenue between Casino Center Boulevard and First Street, and to reclassify Bonneville Avenue from an 80-foot Secondary Collector to a 125-foot Parkway Arterial between Casino Center Boulevard and Main Street. Clark Avenue and Bonneville Avenue are currently classified as 80-foot Secondary Collectors connected by a 20-foot public alley. The affected parcels contain a mix of single family dwellings, multi-family dwellings, offices, light commercial uses and vacant land.

The purpose of the amendment is to allow for eventual construction of a one-way couplet that will make Bonneville Avenue and Clark Avenue the primary east-west connector between downtown and the freeway system. An additional segment is needed to connect westbound traffic on Clark Avenue to the westbound lanes of Bonneville Avenue at First Street.

The proposed amendment will be compatible with the streetscape requirements of the Downtown Centennial Plan. Because the proposed amendment would allow for the improvement of mobility in downtown through increased traffic capacity; wider sidewalks for pedestrians; the addition of bicycle lanes; and would allow for pedestrian-friendly amenities such as lighting, landscaping and benches to be added to public rights-of-way, staff recommends approval of this request. If this request is denied, the proposed alignment and changes to the street classifications could not be made to the Master Plan of Streets and Highways and the Las Vegas 2020 Master Plan, and the existing roadways and adjacent parcels would remain unaffected.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc. and Property Sales</i>	
11/25/97	A deed was recorded for change of ownership on APN 139-24-311-006.
06/22/07	A deed was recorded for changes in ownership on APNs 139-34-311-007 through 009; 016 through 017; 139-34-311-023 through 031; and 139-34-302-009 relating to this site.
04/25/08	A deed was recorded for change of ownership on APN 139-24-301-008.
<i>Related Building Permits/Business Licenses</i>	
There are no building permits or business licenses related to this request.	
<i>Pre-Application Meeting</i>	
A pre-application meeting was not required for this request, nor was one held.	

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<i>Neighborhood Meeting</i>	
09/08/09	A neighborhood meeting was held at the city of Las Vegas Development Services Center, Room 2B on September 8, 2009 from 5:30 to 6:00 p.m. One member of the public attended and had no objection to the request. Two representatives of the applicant and one staff member were present. Questions were raised regarding how right-of-way would be acquired for the proposed couplet, construction of the Bus Rapid Transit line in the area, and streetscape beautification improvements.
<i>Field Check</i>	
09/03/09	A field check was conducted by staff with the following observations: ▪ The subject site consists of two east-west public streets, a north-south public alley and existing single-family, multi-family and office buildings in varying condition. ▪ On street parking is available on Clark Avenue.

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan	X		
Downtown Centennial Plan (Office Core)	X		Y
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts	X		
Downtown Overlay District	X		Y
A-O Airport Overlay District (NLV Airport 200 Feet)	X		Y
Live/Work Overlay District	X		Y
Trails	X		Y
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

ANALYSIS

This amendment is requested to allow for future development of a one-way couplet system with Clark Avenue running westbound and Bonneville Avenue running eastbound. Bonneville Avenue will transition to two-way traffic at First Street via a new connector street feeding westbound traffic from Clark Avenue. The connector is proposed to be classified as an 80-foot wide Secondary Collector and would utilize the existing alley alignment between First Street and Casino Center Boulevard. Bonneville Avenue will be reclassified from a Secondary Collector to a Parkway Arterial. It will be designed to allow up to 125 feet of right-of-way that will include up to three travel lanes in each direction, a center turn lane, landscaped median, a bike lane, and enhanced streetscaping that will include 10-foot detached sidewalks and five-foot landscaped amenity zone. Clark Avenue will remain classified as an 80-foot wide Secondary Collector, which has a design capacity of two travel lanes in each direction with either a center turn lane or raised median with left turn pockets.

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Classification of Right-of-Way (proposed changes)		
Street	Current Classification	Proposed Classification
Bonneville Avenue between Casino Center Boulevard and Main Street	Secondary Collector (80 feet)	Parkway Arterial (125 feet)
Unnamed Connector Street between Clark Avenue and Bonneville Avenue	Not classifiedproposed to be added to the Master Plan of Streets and Highways	Secondary Collector (80 feet)

The purpose of the Master Plan of Streets and Highways is to promote the orderly development of land, to eliminate existing congestion and facilitate rapid traffic movement and to make provisions for anticipated future traffic needs. The proposed amendment will improve the mobility of traffic by establishing Bonneville Avenue and Clark Avenue together as the primary east-west thoroughfares linking downtown to the freeway system and surrounding neighborhoods.

Map 2A of the Transportation & Streets and Highways Element of the Las Vegas 2020 Master Plan, which indicates the location and classification of streets and highways within the city limits, will be updated simultaneously with the Master Plan of Streets and Highways.

The proposed amendment will be compatible with the streetscape requirements of the Downtown Centennial Plan. The proposed amendment will not affect development of the Tortoise Trail and Art Trail, which will meet the requirements of the Downtown Centennial Plan. In addition to wider sidewalks, lighting, increased landscaping and other pedestrian-friendly amenities, the proposed improvements to the affected streets will increase traffic capacity and parking in the downtown area. Staff therefore recommends approval.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 23

ASSEMBLY DISTRICT 6

SENATE DISTRICT 3

NOTICES MAILED 147

APPROVALS 1

PROTESTS 0