



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MAY 27, 2010

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: APPLICANT/OWNER: CITY OF LAS VEGAS

** STAFF RECOMMENDATION(S) **

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
TXT-37903	Staff recommends APPROVAL.	

** PROPOSED AMENDMENT(S) **

1. Subsections VII(A)(4), VII(B)(4), VII(C)(4), VII(D)(4), VII(E)(4), VII(F)(4), VII(G)(4), VII(H)(4) and VII(I)(4) are hereby amended to remove the tree grate requirement and replace with crushed granite. Graphic 13 to be revised reflecting this change. Graphic 14 to be deleted from the Downtown Centennial Plan.
2. Map 6 to be revised to reflect the multi-use pedestrian path along Bruce Street and not along Eastern Avenue.
3. Map 12 and Map 13 to be revised to reflect the inclusion of parcels 162-03-110-024, 162-03-110-023, 162-03-110-124 and 162-03-110-125 into the official 18b Las Vegas Arts District boundaries.

Staff Report Page One
May 27, 2010 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for discussion and possible action to amend the Downtown Centennial Plan to remove the requirement for tree grates, remove the multi-trail alignment along Eastern Avenue and to adjust the southern boundary of the 18b Las Vegas Arts District.

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.
08/05/09	The City Council adopted Bill No. 2009-29, to adopt a revised Downtown Centennial Plan. The Planning Commission and staff recommended approval.
11/04/09	The City Council adopted Bill No. 2009-42, to adopt a revised Downtown Centennial Plan. The Planning Commission and staff recommended approval.

ANALYSIS

The downtown area has at least four different types of tree grates in use today. The goal of the Downtown Centennial Plan was to establish a consistent model to be used throughout downtown to provide a uniform appearance. However, several large projects have been exempt from installing them and thus the uniform appearance has not happened. Specifically, the Casino Center Boulevard and Fremont Street Streetscape improvement projects have only used crushed granite.

In addition, the Department of Field Operations, which maintains the tree grates, has reported that they are very hard to maintain. The grates reportedly are easy to break and it only takes one time for a vehicle to roll over them for a break to occur. To achieve the desired goal of a uniform appearance and to resolve the continuing maintenance issues, it would be best to not require tree grates at all. As an alternative, crushed granite will be required in place of tree grates. Graphic 13, Graphic 14 and all Streetscape Standards section will be modified to reflect this revision.

Staff Report Page Two
May 27, 2010 - Planning Commission Meeting

There is an error in the alignment of the multi-use trail on Map 6, Downtown Urban Pathways System. The trail alignment indicated along Eastern Avenue should be aligned along Bruce Street to the west. This adjustment will bring the Downtown Centennial Plan into conformance with the Master Plan Transportation Trails Element which identifies this trail alignment as a pedestrian path that runs along Bruce Street in the East Village District section of the Downtown Centennial Plan.

There also is an error in the southern most boundary of the 18b Las Vegas Arts District. This is reflected on Map 12 and Map 13. Four parcels were not included when the revision on January 3, 2007 took place. Two parcels along Third Street (162-03-110-024 & 162-03-110-023) and two parcels along Commerce Street (162-03-110-124 & 162-03-110-125) were mistakenly removed from these maps. This amendment will rectify this and include these lots in the official 18b Las Vegas Arts District boundaries.

FINDINGS

The proposed three amendments will accomplish the following:

1. Eliminate the requirement for tree grates and replace it with crushed granite in the Streetscape Standard sections of the Downtown Centennial Plan.
2. Bring the Downtown Centennial Plan into conformance with the Master Plan Transportation Trails Element; and
3. Reinstate four parcels into the official 18b Las Vegas Arts District boundaries that were mistakenly removed when the plan was revised in 2007.

NOTICES MAILED

NEWSPAPER ONLY

APPROVALS

0

PROTESTS

0