



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 18, 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-39836	Staff recommends APPROVAL.	

** PROPOSED AMENDMENT(S) **

1. Subsection II(D) Linkages is hereby amended to add the following before the final paragraph, "NDOT has announced plans to widen the I-515/US-95 freeway east of the Spaghetti Bowl interchange. This project will result in the loss of approximately 450' of occupied land to the north of the current alignment. Several projects crucial to the continued rejuvenation of the Downtown area are located directly south of the current alignment. These projects are listed in Map 7".
2. Subsection VII(D)(2)(1) Residential and Lodging Uses is hereby amended to add Bed & Breakfast Inn as a Permitted Use; and
3. Subsection VII(D)(2)(5) Retail and Personal Services is hereby amended to add Auction House (Special Use Permit), Bakery, Beer/Wine/Cooler Off-Sale Establishment, (Special Use Permit), Convenience Store, Custom & Craft Work, Grocery Store, and Internet Café as Permitted Uses.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for discussion and possible action to amend Section II(D) Linkages to add language relating to the Nevada Department of Transportation's plans to widen I-515/U.S. 95 on the north side. This proposal also includes a request to amend Section VII(D)(2) Permitted Uses of the Downtown Centennial Plan, to include Bed & Breakfast Inn, Auction House (Special Use Permit), Bakery, Beer/Wine/Cooler Off-Sale Establishment, (Special Use Permit), Convenience Store, Custom & Craft Work, Grocery Store and Internet Café in 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.
06/24/10	The Planning Commission recommended approval of Text Amendment (TXT-37903) to update sections of the Downtown Centennial Plan. Staff recommended approval.
10/20/10	The City Council held the second reading of Bill No. 2010-43 (TXT-37903).

ANALYSIS

Since the adoption of the Las Vegas Downtown Centennial Plan in 2000, there have been numerous updates and changes to Title 19. These changes often affected the language that is found in the Las Vegas Downtown Centennial Plan. However, some of these changes were never made. In addition, some previously approved Land Uses allowed in the 18b Arts District were mistakenly removed from the Plan. This amendment will correct these errors.

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The proposed land uses to be added to the permitted Land Uses in the 18b Arts District are the following: Auction House, Bakery, Bed & Breakfast Inn, Beer/Wine/Cooler Off-Sale Establishment, Convenience Store, Custom & Craft Work, Grocery Store, and Internet Café. These uses are consistent with the goals of creating a vibrant, thriving arts community in downtown Las Vegas.

It is also important to know about major changes outside the Downtown Centennial Plan boundaries that may impact the plan area. As a result, language is being added to the Linkage Section about pending plans to widen I-515/U.S. 95 that forms the northern boundary of the Downtown Centennial Plan. Plans call for a 450-foot wide addition to the northern side of the existing right-of-way.

FINDINGS

The proposed amendment will further the goals of developing a thriving arts district by allowing additional Land Uses in the emerging 18b Arts District in downtown Las Vegas. This proposal will also provide additional information about the transportation network adjacent to the Downtown Centennial Plan area.

<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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