



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 8, 2011

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT/OWNER: CITY OF LAS VEGAS

** STAFF RECOMMENDATION(S) **

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
TXT-43393	Staff recommends APPROVAL.	

** PROPOSED AMENDMENT(S) **

1. Chapter VII(J) is hereby deleted as a standalone chapter and relocated to Chapter VII(E) as a new Section 9: "Symphony Park."
2. Chapter VII(E) is hereby amended by creating a new Section 9: "Symphony Park."
3. The Table of Contents: Maps is hereby amended by deleting Map 19 and amending Map 5 to read, "Nine Downtown Planning Districts"
4. Map 5 is amended by deleting standalone District 10: Symphony Park, and merging it with District 5: Parkway Center.
5. Map 6 is amended by deleting stand-alone District 10: Symphony Park, and merging it with District 5: Parkway Center.
6. Map 14 is amended by making the UPRR the entire eastern boundary of the Parkway Center District.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for discussion and possible action to amend the Las Vegas Downtown Centennial Plan by deleting Chapter VII(J) "Symphony Park District" as a standalone section, relocating it within Chapter VII(E) "Parkway Center District" as a subsection named "Symphony Park." The design standards would remain those of the Symphony Park Design Standards Manual. The permitted uses would be those permitted in the Parkway Center District. Staff recommends approval. If denied, Symphony Park would remain as a standalone section and would not benefit from the uses allowed in the Parkway Center District.

ISSUES

- The permitted uses in the Parkway Center District are more liberal than those allowed in the Symphony Park District. By merging Symphony Park as a subsection under the Parkway Center District, the uses permitted in Parkway Center would also be permitted in Symphony Park.

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 and staff recommended approval.
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.
11/03/10	The City Council adopted Bill No. 2010-43, to adopt a revised Downtown Centennial Plan. The Planning Commission and Staff recommended approval.
02/02/11	The City Council adopted Bill No. 2011-1, to make various corrections and updates to the Downtown Centennial Plan. The Planning Commission and staff recommended approval.

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06/14/11	The Planning Commission recommended approval of Text Amendment (TXT-41601) that would allow outdoor dining without a Site Development Plan Review application in the Downtown Centennial Plan boundaries. Staff recommended approval. The case is pending placement on a City Council agenda.
10/11/11	The Planning Commission is scheduled to consider a Text Amendment (TXT-43042) that would extend hours for outdoor events in the Downtown Centennial Plan boundaries. Staff recommended approval.

ANALYSIS

The purpose of the Downtown Centennial Plan is to create guidelines to foster an active urban development in the core of the city by the private sector. This amendment will enable the Symphony Park area to benefit from the Parkway Center permitted uses as well as enable taverns to waive the distance separation requirement between similar uses. The end result will provide for a more cohesive development pattern for the entire area west of the Union Pacific Railroad.

FINDINGS

The proposed amendment will further the goals of developing an active downtown urban environment and remove the distance separation requirements for taverns in the new Symphony Park Sub-District.

NOTICES MAILED **NEWSPAPER ONLY**

APPROVALS 0

PROTESTS 0