



AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JANUARY 13, 2015

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-57244	Staff recommends APPROVAL.	

** PROPOSED AMENDMENT **

1. Section VII (E)(2)(d) of the Las Vegas Downtown Centennial Plan, “Parkway Center District – Permitted Uses,” is hereby amended as follows:

d. Recreation, Entertainment and Amusement Uses

- Casino/Hotels (only within Gaming Enterprise Overlay District)
- Commercial Recreation/Amusement (Outdoor)
- Nightclub Night Club
- ~~Sports Stadium~~

2. Chapter 5.0 of the Symphony Park Design Standards, “Design Review Process – Development Standards – Permitted Uses,” is hereby amended by adding “Commercial Recreation/Amusement (Outdoor)” under the “Commercial/Retail” category.
3. The Permitted Uses subsection of Chapter 5.0 of the Symphony Park Design Standards is hereby amended by amending the sub-sectional headings as follows:
 - a. “Permitted Uses—Parkway Center” shall be amended to “Permitted Uses—Symphony Park.”
 - b. Under the Permitted Uses—Parkway Center” heading, the subheadings “Development Standards” and “Permitted Land Uses” shall be deleted.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for possible action to update the Downtown Centennial Plan and Symphony Park Design Standards to add the Commercial Recreation/Amusement (Outdoor) use to the Parkway Center District and Symphony Park Sub-District to allow for a possible stadium development.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
08/04/10	The City Council adopted the Symphony Park Design Standards and related design documents through Ordinance #6102.
04/02/14	The City Council adopted an updated Symphony Park Design Standards Manual through Ordinance #6311.
12/17/14	The City Council approved the Second Amendment of the Exclusive Negotiation Agreement and Predevelopment Schedule for financing and development of a proposed soccer stadium within Symphony Park.

ANALYSIS

The proposed amendment would introduce the “Commercial Recreation/Amusement (Outdoor)” use, which is already established in LVMC Title 19, as a permitted use in the Parkway Center District. The Symphony Park Design Standards would also be amended to add this use to the list of permitted uses within Symphony Park, as the two lists are separate and contain different uses.

The definitions of land uses included in the Downtown Centennial Plan and the Symphony Park Design Standards (or their equivalents) are listed in Title 19.18. The term “Commercial Recreation/Amusement (Outdoor)” is defined as “an outdoor facility or area for sport, entertainment, games of skill or recreation that is open to use by the general public for a fee. The term includes without limitation game courts, water slides, golf courses, outdoor miniature golf courses, drive-in theaters, batting cages, practice/instructional fields, amusements parks, amphitheaters and sports events.” While the primary impetus behind adding this use in Parkway Center is to allow for a proposed soccer stadium, approval of this amendment would allow for a broader range of fee-based recreational activities to be offered.

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The Parkway Center standards already allow for “Sports Stadium” as a permitted use; however, this term is not defined in Title 19 and does not allow for the same broad range of recreational uses that “Commercial Recreation/Amusement (Outdoor)” does. In order to eliminate confusion, the term “Sports Stadium” is proposed to be deleted from the Parkway Center District use table and replaced by the “Commercial Recreation/Amusement (Outdoor)” use. The Symphony Park Design Standards Manual has not previously listed “Commercial Recreation/Amusement (Outdoor)” as a permitted use; therefore, it is now included.

FINDINGS

The proposed text amendment is intended to achieve the following:

- Permit use of land within Symphony Park for a proposed sports stadium and other fee-based outdoor recreational activities.
- Increase the viability of the Parkway Center District (and Symphony Park Sub-District by reference) by permitting an increased range of uses.
- Clarify that permitted uses listed in the Symphony Park Design Standards apply only to Symphony Park, thereby eliminating confusion with the uses permitted for Parkway Center.

NOTICES MAILED

RJ ONLY