

*City of Las Vegas***AGENDA MEMO**

PLANNING COMMISSION MEETING DATE: OCTOBER 21, 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>
DIR-39292	Staff has NO RECOMMENDATION	

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This is an introduction for discussion purposes of the proposed Unified Development Code (UDC) chapters related to Residential Districts - Purpose and Development and Design Standards, Special Area and Overlay Districts - Purpose and Development and Design Standards and Applications and Procedures.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
05/29/08	The Planning & Development Department introduced the form-based code project to the Planning Commission at the Planning Commission Workshop.
03/23/09	At the Joint City Council and Planning Commission Workshop, the form-based code project was described as being a critical component for implementing corridor plans and walkable community plans.
03/26/09	The Planning & Development Department introduced the form-based code project to the Southern Nevada Home Builders Association (SNHBA) at their Community Development Committee meeting.
05/28/09	Project update presented at Planning Commission meeting under a Director's Business Item (DIR-34177).
01/28/10	The Planning & Development Department provided an update on the form-based code project to the Southern Nevada Home Builders Association (SNHBA) at their Community Development Committee meeting.
01/28/10	The Planning & Development Department held their first Customer Feedback Group meeting with representatives from various stakeholder groups.
03/04/10	The Planning & Development Department provided an overview and update on the form-based code project to the National Association of Industrial and Office Properties (NAIOP) at their membership meeting.
05/13/10	The Planning & Development Department provided an update on the form-based code project to the Planning Commission at the Planning Commission Workshop.
09/20/10	At the Joint City Council and Planning Commission Workshop, the form-based code project was updated and was highlighted as an integral part of addressing multiple findings in the Development Review Process Efficiency Report and promoting sustainable development in furtherance of the city's vision, mission, priorities and values.
09/23/10	The first of three presentations to introduce the Unified Development Code presented the chapters related to General Provisions, Permitted Uses, Nonconforming Uses and Structures and Definitions and Measures to the Planning Commission under a Director's Business Item (DIR-39291).

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<i>Neighborhood Meeting</i>	
n/a	<p>A neighborhood meeting has not yet been held as of the time this report was prepared. The public input sessions are scheduled as follows:</p> <ul style="list-style-type: none"> • Tuesday, October 19, 2010 at the Mirabelli Community Center, 6200 Hargrove Avenue, in the Small Conference Room; • Tuesday, October 26, 2010 at the YMCA – Durango Hills Community Center, 3521 North Durango Drive, in Classroom C; and • Tuesday, November 9, 2010 at the East Las Vegas Senior Center, 250 North Eastern Avenue, in Conference Room #1.

ANALYSIS

Introduction:

Title 19 of the Las Vegas Municipal Code, which is the city's zoning regulations, was last revised in 1997. As the city continues to grow and mature, codes must be updated to reflect changing conditions and adopted initiatives. Consequently, Planning & Development staff has initiated revisions to Title 19 to reflect current development patterns and incorporate new initiatives, such as sustainability and transit-oriented development. A form-based code approach has been selected as the appropriate graphic format for the code revision, as a means to promote understanding and application of zoning regulations. A form-based code is characterized by the following two qualities: the use of diagrams and visual examples to explain regulations, and an emphasis on regulating the form of the built environment. This form-based approach has been hybridized with current text standards in the creation of the proposed Unified Development Code.

Draft Organization:

Staff is proposing to organize the revision into generalized chapters that address the requirements of both the current subdivision regulation and zoning code as one comprehensive title. The merging of these two titles (Title 18 and 19) will create a Unified Development Code (UDC) for the city that will provide greater assurance that development is occurring in conformance with the master plan. UDCs streamline the development process by weaving development standards together, reducing conflicts between standards and providing staff and the community a single point of reference for standards and regulations related to development.

Previously, staff presented draft chapters for Chapter 19.00 – General Provisions, Chapter 19.12 – Permitted Uses, Chapter 19.16 – Nonconforming Uses and Structures and Chapter 19.18 – Definitions and Measures. These chapters represented minimal substantive changes but highlighted the merging of similar elements from Titles 18 and 19 and the new layout of the chapters.

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At this time staff is presenting draft chapters for Chapter 19.06 – Residential Districts - Purpose and Development and Design Standards, Chapter 19.10 – Special Area and Overlay Districts - Purpose and Development and Design Standards, and Chapter 19.16 – Applications and Procedures. The following tables summarize the cosmetic and substantive changes reflected in these three chapters from their corresponding existing regulations:

Chapter 19.06 - Residential Districts - Purpose and Development and Design Standards:

Cosmetic Changes	Substantive Changes
<ul style="list-style-type: none"> New format to how information is presented (ie standards present per district vs. summary comprehensive table with applicable standards spread through-out chapter) 	<ul style="list-style-type: none"> Streamlined the number of residential districts by merging several districts as follows: <ul style="list-style-type: none"> Retire R-PD, PD and T-D Remove R-CL from undesirable status Consolidate into one district: <ul style="list-style-type: none"> R-A into R-E R-D into R-1 R-3 into R-4 Address standards within those new combined districts to ensure they are still compatible and properly transition
<ul style="list-style-type: none"> Greater use of graphics, figures, and tables to illustrate standards 	<ul style="list-style-type: none"> Standards for signage, parking, and landscaping related to residential development place in chapter
	<ul style="list-style-type: none"> Added a Single Family Attached (R-TH) district to another option to the development community

Chapter 19.10 - Special Area and Overlay Districts - Purpose and Development and Design Standards:

Cosmetic Changes	Substantive Changes
<ul style="list-style-type: none"> New format to how information is presented 	<ul style="list-style-type: none"> Added maps (as appropriate) to connect the text of these districts with where the text is applicable
<ul style="list-style-type: none"> Greater use of graphics, figures, and tables to illustrate standards 	<ul style="list-style-type: none"> C-V district has graphics and modified text to better detail expectations for development within this district
	<ul style="list-style-type: none"> C-V use information moved to the Permitted Uses chapter

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Chapter 19.16 - Applications and Procedures:

Cosmetic Changes	Substantive Changes
<ul style="list-style-type: none"> Merged Title 18 and 19 applications and refined various common application elements 	<ul style="list-style-type: none"> Added sections for actions not previously addressed (i.e. EOTs)
	<ul style="list-style-type: none"> Added flow charts for each application type to visually represent the typical work flow for said application

Partnerships:

Staff has worked with a wide variety of stakeholders in the review of the proposed revisions. As the draft document is completed and moves through the adoption process staff will continue to work with these groups to address the concerns and questions of the public and development industries. Department staff has worked with the following groups:

- **Customer Feedback Group** – Staff has worked with representatives of the development community and other stakeholder groups to review various aspects of the proposed code revision. This group consists of representatives of various community and professional organizations, including the Southern Nevada Home Builders Association (SNHBA), NAIOP, Regional Transportation Commission (RTC) and Clark County School District (CCSD). Additionally, the group contains land use attorneys, architects and private sector planning professionals.
- **Southern Nevada Home Builders Association (SNHBA)** – In addition to the Customer Feedback Group, staff has worked with representatives of the SNHBA’s Community Development Subcommittee in reviewing their industry’s specific concerns.
- **Regional Transportation Commission (RTC)** – As mentioned above, staff has reviewed the RTC’s transportation plans in connection with proposed street sections and transit-oriented development (TOD) standards. Staff continues to work with the RTC regarding the location of future transportation infrastructure projects, such as the Downtown Transit Center, and how the city can capitalize on those improvements in the planning for future TOD districts, corridors or projects.
- **City of Las Vegas Departments** – The revisions anticipated as a part of this project extend beyond the Planning and Development Department. Staff has been working closely with members of the city’s Public Works and Fire and Rescue Departments and the Office of Sustainability to ensure that goals and proposed changes are achievable across the range of interests represented by these various departments.

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- **Public Works** - Areas where the staff has been working collaboratively include the merge of Titles 18 and 19 into a UDC, addressing street widths and streetscapes as a part of the improved streets effort, and working on site development standards that integrate Low Impact Development (LID) principles as a part of the city's stormwater management program.
- **Fire and Rescue** - Staff has been working collaboratively to address and resolve concerns related to street widths as a part of the improved streets effort.
- **Sustainability** - Areas where the staff has been working collaboratively include the merge of Titles 18 and 19 into a UDC, addressing the elimination of barriers to sustainable development practices, and working on additional improvements to promote sustainable development.
- **City Attorney's Office** – Staff from the City Attorney's Office have attended the special workshops, joint meetings and Planning Commission meetings where the revisions have been presented and various drafts have been discussed and distributed. Additionally, the CAO has been including in the routing process for the draft review process.

Timeline*:

- Upcoming events:
 - October/November 2010 Three neighborhood meetings to present the draft code and receive comments.
 - November 18, 2010 Public hearing before the Planning Commission to discuss the remaining draft UDC chapters, overall project and make a recommendation to the City Council.
 - 1st Quarter 2011 Based on the recommendation of the Planning Commission, the City Council will receive the revised code in ordinance form for their action.
 - 2nd Quarter 2010 Provided the City Council adopts the revisions, staff training and public outreach regarding any changes and how to use the new code will be conducted.

* All time frames are tentative based on the current available information and resources; anticipated action by the Commission and Council and staff's progress so far on this project. Any changes could advance or delay the occurrence of these events.

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NOTICES MAILED NEWSPAPER ONLY

APPROVALS 0

PROTESTS 0