

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

PLANNING COMMISSION MEETING DATE: SEPTEMBER 23, 2010

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: APPLICANT/OWNER: CITY OF LAS VEGAS

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**\*\* STAFF RECOMMENDATION(S) \*\***

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
<b>DIR-39291</b>	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 General Provisions, Permitted Uses, Nonconforming Uses and Structures and Definitions and Measures.

**BACKGROUND INFORMATION**

<i>Related Relevant City Actions by P&amp;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.

<i>Neighborhood Meeting</i>	
n/a	A neighborhood meeting has not yet been held. The public input sessions are being scheduled for October 2010.

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**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 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.

**Draft Organization:**

Currently, 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.

At this time staff is presenting 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. The following table summarizes the substantive changes reflected in these four chapters from their corresponding existing regulations:

<b>Proposed Chapter Reference/Subject</b>	<b>Summary of Substantive Change</b>
19.00 – General Provisions	<ul style="list-style-type: none"> <li>• Merged Title 18 and 19 elements related to the stated purpose, reference title, administration, interpretation, enforcement and fee schedule</li> <li>• Relocated Official Zoning Map sections</li> </ul>
19.12 – Permitted Uses	<ul style="list-style-type: none"> <li>• Reorganized Permitted Uses Table by eliminating the categorical listing and alphabetizing the uses</li> <li>• Separated the use/district matrix from the description/requirements text associated with each use</li> <li>• Relocated the Off-Premise Sign section to this chapter</li> </ul>
19.14 – Nonconforming Uses and Structures	<ul style="list-style-type: none"> <li>• No substantive changes from currently adopted non-conformity provisions</li> </ul>

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19.18 – Definitions and Measures	<ul style="list-style-type: none"> <li>• Merged Title 18 and 19 elements related to how terms and phases are defined</li> <li>• Addressed a number of inconsistent definitions and added many illustrations to provide greater clarity</li> <li>• Added a Subchapter to address how measurements and calculations are intended to be done</li> </ul>
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**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.
  - **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.

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- **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.

**Timeline\*:**

- Upcoming events:
  - Mid-October 2010      Three neighborhood meetings to present the draft code and receive comments.
  - October 21, 2010      Planning Commission review of the proposed Unified Development Code (UDC) chapters related to Complete Streets, Residential Districts - Purpose and Development and Design Standards and Applications and Procedures.
  - 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.
  - 1<sup>st</sup> Quarter 2011      Based on the recommendation of the Planning Commission, the City Council will receive the revised code in ordinance form for their action.
  - 2<sup>nd</sup> 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.

**NOTICES MAILED**                      NEWSPAPER ONLY

**APPROVALS**                              0

**PROTESTS**                                0

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