

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 24, 2008

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: GPA-26994 - APPLICANT/OWNER: CITY OF LAS VEGAS

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL

GPA-26994 - Staff Report Page One
April 24, 2008 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

The request is to adopt the Community Design Element, thereby incorporating it into the City of Las Vegas 2020 Master Plan.

The Community Design Element is intended to accomplish the following:

- To build upon previous plans and measure our progress, and set new priorities for achieving a healthy, safe and sustainable community;
- To identify a list of issues that have a discernable impact on the quality of life for Las Vegas citizens;
- To establish standards, goals, and objectives for community and urban design;
- To identify recommendations and strategies to achieve a healthy, safe and sustainable community.

The preparation and adoption of the Community Design Element is an important step in achieving the city's priority to create, integrate, and manage orderly and sustainable development and growth of our community, as called for in the Strategic Plan.

The Community Design Element is compliant with NRS 278.160, which requires cities with a population of 400,000 or greater to adopt a community design element that establishes standards and principles governing the subdivision of land and suggestive patterns for community design and development. Additionally, this element goes further than what is mandated by NRS by incorporating the latest planning techniques such as Transit-Oriented Developments, Form-Based Codes, and the establishment of sustainable development practices into the element.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
4/1/92	City Council adopted the city of Las Vegas General Plan
9/6/00	City Council adopted the city of Las Vegas Master Plan 2020 through ordinance 2000-62
<i>Neighborhood Meeting</i>	
3/24/08	Public meeting held at Mirabelli Community Center
3/25/08	Public meeting held at Centennial Hills Community Center
3/26/08	Public meeting held at Rafael Rivera Community Center

GPA-26994 - Staff Report Page Two
April 24, 2008 - Planning Commission Meeting

ANALYSIS

The purpose of the Community Design Element (Element) of the Las Vegas 2020 Master Plan is to establish standards, goals, objectives and policies for community and urban design within the city of Las Vegas. The Element focuses on three components to create a strong community and contribute to the overall quality of life through community design. These include: sustainability, safety, and input by members of the public that live, visit, and work in the area.

Sustainability is addressed within the Community Design Element through the incorporation of Smart Growth practices which includes infill and redevelopment, mass transit, low impact development, and the need for an appropriate amount of open space. The element also emphasizes the importance of creating streetscapes that encourage walkability as is scene in Traditional Neighborhood Development (TND) design. Additionally, the element addresses efficient water management through xeriscape and maintaining the natural arroyos and the Las Vegas Wash.

The second focus in the Community Design Element, safety, is addressed by Crime Prevention Through Environmental Design (CPTED) methods of development, which makes criminal activities more visible through the placement of buildings in relation to sidewalks and parking areas. Additionally, neighborhood street layout and connectivity plays an important role in the safety of pedestrians by helping to ensure their visibility in traffic.

The Community Design Element also addresses the necessity of input by members of the public. By encouraging public participation in the development process in a community, residents develop a greater sense of place and become more involved in issues such as historic preservation and it increases community interaction through the creation of third places such as a farmers market.

As a component of the 2020 Master Plan, the Community Design Element is intended to not only satisfy NRS requirements, but also to provide a comprehensive document that will assist with the long range planning efforts of future development. This Element discusses the importance of how we link existing and new communities while maintaining unique community identities, provide healthy sustainable opportunities for movement throughout the city, and increase safety for residents and visitors.

Relationship to the Nevada Revised Statutes (NRS)

The Nevada Revised Statutes (NRS) are the current codified laws of the State of Nevada. The Statutes of Nevada are a compilation of all legislation passed by the Nevada Legislature during a particular Legislative Session. The proposed Community Design Element conforms to the following Nevada Revised Statute:

GPA-26994 - Staff Report Page Three
April 24, 2008 - Planning Commission Meeting

NRS 278.160, Subject matter of master plan, requires that the city of Las Vegas prepare and adopt a comprehensive, long-term general plan for the physical development of the city. This document, known as the city of Las Vegas 2020 Master Plan, must also include a Community Design Element, which includes Standards and principles governing the subdivision of land and suggestive patterns for community design and development.

Relationship to Las Vegas 2020 Master Plan

The city of Las Vegas 2020 Master Plan consists of a series of goals, objectives and policies within its elements. The 2020 Master Plan was approved in September of 2001, and it provides a broad policy structure intended to direct the actions of the city regarding land use and development for the period from 2000 to 2020. The individual elements are intended to provide a more specific direction, through detailed analysis and recommended actions, as to how the city should respond to certain land use issues. The intent of the Community Design Element is to establish standards, goals, objectives and policies for community and urban design within the city of Las Vegas.

The Relationship to city of Las Vegas Strategic Planning Guide Priorities:

The proposed element is supported by the City of Las Vegas Strategic Planning Guide with the following priorities:

- Create, integrate, and manage orderly and sustainable development and growth of our community,
- Support and encourage sustainability, livability, and pride in our neighborhoods.

FINDINGS

The proposed master plan element meets the intent of NRS 278.160 by establishing standards and principles governing the subdivision of land and suggestive patterns for community design and development. Additionally, this element goes further than what is mandated by NRS by incorporating the latest planning techniques such as Transit-Oriented Developments, Form-Based Codes, and the establishment of sustainable development practices.

In order to be able to effectuate the requirements of NRS 278.160 the Community Design Element has three broad-based recommendations. They are:

GPA-26994 - Staff Report Page Four
April 24, 2008 - Planning Commission Meeting

- Create development standards for Transit Oriented Design to improve transportation connectivity and opportunities.
- Use Form-Based codes to improve community design standards.
- Establish guidelines and standards for infill and new development that support sustainable growth through resource conservation and management.

By effectively carrying out these recommendations, the city of Las Vegas will be compliant with the requirements of NRS 278.160.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 15

NOTICES MAILED NEWSPAPER ONLY

APPROVALS 0

PROTESTS 0