

## MIXED USE DEVELOPMENT

In 2001, the Downtown Overlay District was created to coincide with the Downtown Centennial Plan area and establish special standards for any zoning district in this area. Many traditional standards such as for setbacks, height, parking, landscaping and lot coverage were relaxed to encourage developments having both residential and nonresidential uses on the same parcel or to allow both residential and nonresidential uses in an area zoned for one or the other. By 2003, a specific use called “Mixed Use” was created and defined, and was deemed appropriate anywhere inside the boundaries of the Las Vegas Redevelopment Area. The area permitting mixed-use developments later expanded to the boundaries of the Neighborhood Revitalization Area, and then became permissible anywhere within the C-1, C-2 and ~~C-PB~~ Districts with certain restrictions.

The Mixed Use (MXU) District was created in 2003 as part of a revision to the Las Vegas Redevelopment Area. Both residential and nonresidential land use categories could be allowed on redevelopment parcels designated as MXU.

The Centennial Hills Town Center area was envisioned as a mixed-use employment center that would create an economic hub in the northwest part of the city. The Town Center (TC) land use category, T-C (Town Center) zoning district and the Town Center Development Standard Manual were created to designate and regulate development in this area.

The Planned Development (PD) zoning district is intended to be flexible in the distribution of land uses, the density of development and in other matters typically regulated in zoning districts, thereby allowing the possibility of mixed-use development. Symphony Park is an example of a mixed-use planned development within the city.

Transit Oriented Development (TOD) is walkable, mixed-use development which occurs within a quarter-mile radius of transit station locations. The goal of creating walkable neighborhoods is most fully realized by the city’s TND designation, ~~which allows the T-D (Traditional Neighborhood) zoning district~~. The encouraged development pattern is for an interconnected street grid and buildings that relate to the street. This permits shorter walking times practical for access to all points in the neighborhood, whether for leisure or transportation. Complete streets that accommodate vehicles, transit, pedestrians and bicycles are mandated, with emphasis on streetscaping and sidewalks. Commercial service uses are near residential dwellings. Kyle Canyon is a development area designated for Traditional Neighborhood Development.

## Tables

Additionally, tables 5, 10, and 14 of the Land Use Element require changes to accommodate the Unified Development Code.

**Table 10: Iron Mountain Ranch Land Use Designations**

| <b>Iron Mountain Ranch Master Plan Area</b> | <b>RESIDENTIAL</b> |       |       |       | <b>COMMERCIAL</b> | <b>OTHER</b> |
|---------------------------------------------|--------------------|-------|-------|-------|-------------------|--------------|
| Master Plan Land Use Designation            | DR                 | R     | L     | ML    | N/A               | PF, PR-OS    |
| Maximum Allowable Density (Units Per Acre)  | 2.00               | 3.49  | 5.49  | 8.49  | N/A               | N/A          |
| Allowable Zoning Categories                 | R-PD2*             | R-PD* | R-PD* | R-PD* | N/A               | C-V          |

\* The types of development permitted under the R-PD designation prior to the adoption of the Unified Development Code shall now be achieved under the TND designation. All existing R-PD designated development as of the effective date of the Unified Development Code shall be governed by any approved Development Standards, Design Guidelines, or other active entitlements that may be applicable.

**Table 14: Downtown Area Land Use Designations**

| <b>Downtown Land Use Plan Area</b> | <b>RESIDENTIAL</b> | <b>COMMERCIAL</b> |   | <b>OTHER</b> |    |
|------------------------------------|--------------------|-------------------|---|--------------|----|
| Master Plan Land Use Designation   | MXU                | MXU               | C | LI/R         | PF |

|                                             |                                                                                                                                                     |                                                                                                                                                                                                    |                                                                      |                                        |     |
|---------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|----------------------------------------|-----|
| Corresponding<br>General Plan<br>Categories | L, ML, M, H, O,<br>SC, GC                                                                                                                           | L, ML, M, H,<br>O, SC, GC                                                                                                                                                                          | O, SC, GC                                                            | LI/R                                   | PF  |
| Allowable<br>Zoning<br>Categories           | <del>R-A, R-E, R-D,</del><br>R-MH, <del>R-PD,</del> R-<br>1, R-2, R-3, R-4,<br><del>R-5, R-TH,</del> O, P-<br><del>RO, N-S, C-D,</del> C<br>-1, C-2 | <del>R-A, R-E, R-</del><br><del>D,</del> R-MH, <del>R-</del><br><del>PD,</del> R-1, R-2,<br>R-3, R-4, <del>R-5,</del><br><u>R-TH,</u> O, P- <u>R</u><br><u>O,</u> <del>N-S, C-D,</del><br>C-1, C-2 | O, P- <del>RO,</del> <del>N-</del><br><del>S, C-D,</del> C-1,<br>C-2 | C-M, M, <del>C-</del><br><del>PB</del> | C-V |