



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 19, 2009

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: TXT-36430 - APPLICANT/OWNER: CITY OF LAS VEGAS

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL.

1. Title 19.04.010 is hereby amended as follows:

USE	RESIDENTIAL												COMMERCIAL					INDUSTRIAL			
Transit Passenger Facility	U	R-A	R-E	R-D	R-1	R-CL	R-2	R-3	R-4	R-5	R-MH	R-MHP	P-R	N-S	O	C-D	C-1	C-2	C-PB	C-M	M
																	<u>C</u>	S-C	<u>C</u>	P	P
	Description: A facility, <u>including a park and ride</u> , for the loading and discharging of train or bus passengers,																				
	Conditional Use Regulations: <u>1. Must be operated by a public entity</u> <u>2. Must be located along a collector or arterial street</u> <u>3. There must be no significant conflict in the principal operating hours of the transit passenger lot and other uses on the lot.</u> <u>4. The use shall be ancillary to a primary use, and parking spaces dedicated for the transit passenger use shall not exceed 10% of the total parking required for the primary use pursuant to Title 19.04 and Title 19.10</u>																				
	On-site Parking Requirement: To be determined on a case-by-case basis.																				

2. Title 19.20.020 Words and Terms Defined is hereby amended as follows:

Park and Ride. A parking and loading facility where commuters are provided a space to park vehicles and to board transit vehicles.

Transit Passenger Facility. A facility, including a park and ride, for the loading and discharging of train or bus passengers.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request to amend Table 2 of 19.04.010 and Title 19.20 to modify the applicable zoning districts and Conditional Use Regulations for the Transit Passenger Facility and define Park and Ride.

ANALYSIS

Currently, there is no language in Title 19 that addresses Park and Ride facilities. This amendment proposes to modify the Transit Passenger Facility use in Title 19.04.010 to include Park and Ride.

Under existing use standards the Transit Passenger Facility use is permitted in the C-M (Commercial/Industrial) and M (Industrial) zoning districts and is permitted in the C-2 (General Commercial) zoning district with the approval of a Special Use Permit. This amendment proposes to conditionally permit the Transit Passenger Facility use in the C-2 (General Commercial), C-1 (Limited Commercial) and C-PB (Planned Business Park District) zoning districts.

The proposed conditional use regulations are the following: it must be operated by a public entity; it must be located along a collector or arterial street; there must be no significant conflict in the principal operating hours of the transit passenger facility and other uses on the lot; and the use shall be ancillary to a primary use, and parking spaces dedicated for the transit passenger use shall not exceed 10% of the total parking required for the primary use pursuant to Title 19.04 and Title 19.10

Conditioning the transit passenger facility to have no significant conflict in the principal operating hours of the transit passenger facility and other uses on the lot meets the intent of the transit passenger facility to provide a parking and loading facility where commuters are provided a space to park during non-peak hours of the primary use.

Conditioning the use to be ancillary to the primary use and parking spaces dedicated for the transit passenger use to not exceed 10% of the total parking required for the primary use will ensure that if the transit passenger facility is not ancillary to a primary use and there are substantial amount of transit passenger facility spaces in relation to total primary spaces, it would require a Special Use Permit.

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In addition, an amending of Title 19.20 to add a definition for Park and Ride and amend the definition of Transit Passenger Facility to included Park and Ride is included in this amendment. As proposed, a Park and Ride use is defined A parking and loading facility where commuters are provided a space to park vehicles and to board transit vehicles.

LAS VEGAS 2020 MASTER PLAN & TRANSIT ELEMENT

This amendment continues to further and support the objectives and policies of the Las Vegas 2020 Master Plan Element and the Transit Element.

Las Vegas 2020 Master Plan

Regional Coordination - Policy 7.3.5. That the City work with the Clark County Regional Transportation Commission, the Nevada Department of Transportation and local governments in the Las Vegas Valley to ensure that the roadway network is planned and developed to meet the needs of the anticipated population growth in the Valley, and provides for multi-modal transportation opportunities.

Transit Element

Recommendation #5: Coordinate the planning and development of park-and ride facilities.

- Coordinate with RTC, local entities, and developers to integrate park-and-ride spaces into proposed multiple use and transit oriented projects.
- Participate in evaluating broad policy issues, formulating goals and objectives, system level measures of effectiveness, operational goals and responsibilities, and generalized location decisions regarding park-and-ride facilities.
- Support park-and-ride facilities through local funding.

Recommendation #6: Coordinate with regional entities to fund and implement programs that aim to improve air quality in the Las Vegas Valley.

- Support RTC Ride Share, Park-and-Ride and other travel demand management programs that aim to reduce the volume of single occupancy vehicles on city roadways.

NOTICES MAILED

NEWSPAPER ONLY

APPROVALS

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PROTESTS

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