



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 18, 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>
TXT-39750	Staff recommends APPROVAL.	N/A

Staff Report Page One
November 18, 2010 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for discussion and possible action regarding the merging of Titles 18 (Subdivision Regulations) and 19 (Zoning Code) into one Title to be known as the Unified Development Code (UDC) of the City of Las Vegas. Various chapters of the proposed UDC have been presented at past meetings. While the entire document is presented as a part of this text amendment, the staff presentation focus will be on the three chapters not previously presented. Those chapters are the chapters related to Subdivision Design, Construction and Improvement Requirements; Complete Street Standards; and Commercial and Industrial Districts – Purpose and Development and Design Standards.

Previously, the chapters related to General Provisions; Residential Districts – Purpose and Development and Design Standards; Special Purpose and Overlay Districts – Purpose and Design Standards; Permissible Uses; Nonconforming Uses and Structures; Applications and Procedures; and Definitions and Measures were presented and discussed.

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 was presented at the 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.

Staff Report Page Two
November 18, 2010 - Planning Commission Meeting

09/23/10	A review of Chapters 19.00, 19.12, 19.14 and 19.18 was presented at the Planning Commission meeting under a Director's Business Item (DIR-39291).
10/21/10	A review of Chapters 19.06, 19.10 and 19.16 was presented at the Planning Commission meeting under a Director's Business Item (DIR-39292).

<i>Neighborhood Meeting</i>	
10/10/10	A neighborhood meeting was held at the Mirabelli Community Center, 6200 Hargrove Avenue between 6:00 and 7:00 PM. Planning and Development staff was present to provide public guidance regarding the proposed Unified Development Code.
10/21/10	A neighborhood meeting was held at the Durango Hills Community Center, 3521 North Durango Drive between 6:00 and 7:00 PM. Planning and Development staff was present to provide public guidance regarding the proposed Unified Development Code.
11/09/10	A neighborhood meeting was held at the East Las Vegas Senior Center, 250 North Eastern Avenue between 6:00 and 7:00 PM. Planning and Development staff was present to provide public guidance regarding the proposed Unified Development Code.

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

Staff Report Page Three
November 18, 2010 - Planning Commission Meeting

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.

Public Input:

Staff has provided multiple avenues for public comment and review of the proposed Unified Development Code. These avenues have consisted of community open houses, public review and updates at the Planning Commission meetings and the creation of an online forum where all members of the community can review and comment on each section of the UDC.

Community open house meetings were held on October 10th, October 21st and November 9th 2010 at the Mirabelli Community Center, Durango Hills Community Center and the East Las Vegas Senior Center, respectively. Each open house was held between 6:00 and 7:00 p.m. and each meeting was advertised in the Review Journal as well as on the main page of the city's website, www.lasvegasnevada.gov. Copies of the proposed Unified Development Code and existing Titles 18 and 19 were on hand and available for review.

Updates to the Planning Commission were provided at the September 23rd and October 21st meetings, with a final presentation scheduled as a part of the November 18th meeting. Both of the prior meetings allowed for at least three sections of the UDC to be presented in one setting. Chapters 19.00, 19.12, 19.14 and 19.18 were presented September 23rd and Chapters 19.06, 19.10 and 19.16 were presented October 21st. Chapters 19.02, 19.04, 19.08 will be presented as a part of this text amendment. Each presentation has been accompanied by a discussion of the substantive and cosmetic changes proposed for each Chapter.

Additionally, opportunities for public comment and review have been provided on the city's website. Notifications were placed on the main page of the city's website, on the main page of the Planning and Development Department's website and a page devoted to the Unified Development Code, www.lasvegasnevada.gov/UDC, was created to allow for public review. The website will be operational throughout the Unified Development Code public hearing and adoption process and contains meeting information, updates, draft copies of each chapter, tables indicating the cosmetic and substantive changes for each chapter and the opportunity for comments.

Summary of Changes:

The following text and tables summarize the purpose of each chapter under the UDC and the cosmetic and substantive changes reflected in the chapters from their corresponding existing regulations in Titles 18 and 19:

Staff Report Page Four
November 18, 2010 - Planning Commission Meeting

Chapter 19.00 – General Provisions:

This chapter provides the introduction to the code and outlines the purpose and intent of the standards contained within this portion of the municipal code. In addition this chapter explains the relationship of the code and zoning districts establish by it to the city's Master Plan. Finally, this chapter addresses a number of housekeeping items such as how the text is to be interpreted, what the responsibilities of the Planning and Development Director are, and the adoption process for the Fee Schedule, among other things.

Cosmetic Changes	Substantive Changes
Use of new table formats and general text formatting for improved usability	Merged Title 18 and 19 elements related to the stated purpose, reference title, administration, interpretation, enforcement and fee schedule
Relocated Official Zoning Map sections	

What has changed since the original Planning Commission presentation of this material?

- There have been minor corrections and formatting fixes.

Chapter 19.02 – Subdivision Design, Construction and Improvement Requirements:

This chapter provides the minimum standards for subdivision design. In addition this chapter outlines the documentation requirements for civil improvements and other elements related to off-site improvement requirements. Finally, this chapter addresses the responsibilities of the Public Works Director.

Cosmetic Changes	Substantive Changes
Reorganization of material currently found in Title 18	No substantive changes have been made to the existing standards reflected here.

Chapter 19.04 – Complete Street Standards:

This chapter is a mix or revised and reorganized standards from Title 18 and 19 along with some new requirements for creating communities of lasting value. Specifically, this chapter address street connectivity, roadway network requirements, introduces the Traffic and Transportation Plan (TTP) and Connectivity Ratios, and provides the Transportation – Land Use Matrix. Further, this chapter introduces street schematics for the various street types that are considered standard for the city's roadway network. Finally, this chapter addresses an improved pedestrian experience and reduced vehicle miles traveled by improving the right-of-way design to provide more frequent and convenient access points and to include an Amenity Zone that consist of sufficient space for street trees, light poles and other public safety or utility elements while maintain an unobstructed sidewalk or bicycle/pedestrian pathway.

Staff Report Page Five
November 18, 2010 - Planning Commission Meeting

Cosmetic Changes	Substantive Changes
• Reorganization of material	• Introduction of street tree section
• Greater use of graphics, figures, and tables to illustrate standards	• Clear definition of the expectations for the amenity zone
	• Consolidation of requirements for streetscape and street trees
	• Introduction of land use matrix which is meant to demonstrate land use – transportation combinations which are most compatible
	• Refined road network requirements
	• Introduction of Connectivity Ratio and establishes a minimum ratio for new development of 1.3
	• Introduction of the Traffic Transportation Plan (TTP) which works to ensure adequate connections from proposed development to a more connected grid street network

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

This chapter provides standards applicable to residential development in the city. Where the existing Title 19 provides standards for residential development across a range of chapters; this proposed chapter will bring all the various standards that impact residential development into one place. Additionally, the base standards for each district have been outlined on one to four pages using the new graphic and table format to convey a lot of basic requirements at one time, in one place in an easier to understand manner.

Cosmetic Changes	Substantive Changes
• Reorganization of material (e.g. standards present per district vs. summary comprehensive table with applicable standards spread throughout chapter)	• Streamlined the number of residential districts by merging several districts as follows: ○ Retire R-PD, PD and T-D ○ Remove R-CL from undesirable status ▪ Consolidate R-A into R-E ▪ Consolidate R-D into R-1 ▪ Consolidate R-3 into R-4 • Address standards within those new combined districts to ensure they are still compatible and properly transitioned

Staff Report Page Six
November 18, 2010 - Planning Commission Meeting

Greater use of graphics, figures, and tables to illustrate standards	Standards for signage, parking, and landscaping related to residential development placed in chapter
	Added a Single Family Attached (R-TH) district as an additional zoning option to the development community

What has changed since the original Planning Commission presentation of this material?

- Added text to address Landscaping, Fences and Walls and Residential Adjacency; completed the residential sign section and made other minor corrections and formatting fixes.

Chapter 19.08 – Commercial and Industrial Districts - Purpose and Development and Design Standards:

This chapter provides standards applicable to commercial and industrial development in the city. Where the existing Title 19 provides standards for commercial and industrial development across a range of chapters; this proposed chapter will bring all the various standards that impact commercial and industrial development into one place. Additionally, the base standards for each district have been outlined on one to four pages using the new graphic and table format to convey a lot of basic requirements at one time, in one place in an easier to understand manner.

Cosmetic Changes	Substantive Changes
Reorganization of material	- Streamlines the number of commercial districts - Merger of C-PB into O/M (as appropriate) - Convert C-D from zoning district to overlay district - Convert N-S to C-1
Greater use of graphics, figures, and tables to illustrate standards	Reduced building setbacks in the C-1 district
Renaming of P-R district to P-O district	Increased allowable lot coverage in commercial districts and updated parking lot design standards to allow for landscape

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

This chapter provides standards applicable to the various special area districts and overlay zones in the city. This proposed chapter is very similar to the existing Chapter 19.06, but the information for each district has been outlined using the new graphic and table format.

Staff Report Page Seven
November 18, 2010 - Planning Commission Meeting

Cosmetic Changes	Substantive Changes
Reorganization of material	Added maps (as appropriate) to connect the text of these districts where the text is applicable
Greater use of graphics, figures, and tables to illustrate standards	C-V district has graphics and modified text to better detail expectations for development within this district
	C-V use information moved to the Permitted Uses chapter

What has changed since the original Planning Commission presentation of this material?

- Added some standards to the C-V district for signage and basic design elements for utility installations and buildings and plazas. There have been other minor corrections and formatting fixes.
- Added CD-O District which has been moved the Designed Commercial from a standard zoning district to an overlay district.

Chapter 19.12 – Permissible Uses:

This chapter is mainly a reformatting of the existing Chapter 19.04 and provides the provisions for the allowance of various uses within the city. The provisions for Off-Premise signage has also been moved to this chapter.

Cosmetic Changes	Substantive Changes
Reorganization of material	Reorganized Permitted Uses Table by eliminating the categorical listing and alphabetizing the uses
Greater use of graphics, figures, and tables to illustrate standards	Separated the use/district matrix from the description/requirements text associated with each use
	No substantive changes from currently adopted non-conformity provisions

What has changed since the original Planning Commission presentation of this material?

- There have been other minor corrections and formatting fixes.

Chapter 19.14 – Nonconforming Uses and Structures:

This chapter is mainly a reformatting of the existing Chapter 19.16 and provides the provisions for the continuation, expansion, relocation, or rebuilding of nonconforming uses and structures. The provisions for nonconforming signage and nonconformity resulting from city action have been moved to this chapter.

Staff Report Page Eight
November 18, 2010 - Planning Commission Meeting

Cosmetic Changes	Substantive Changes
Reorganization of material	No substantive changes from currently adopted non-conformity provisions

What has changed since the original Planning Commission presentation of this material?

- Non-conforming sign language moved from current 19.14.160 (Sign Standards - Non-conforming Signs) to new subchapter in UDC 19.14 (Nonconforming Uses and Structures)
- Language related to lots made non-conforming due to city action moved from current 19.08.030(G) (Development Standards – General: Non-Conformity Resulting from City Action) to new subchapter in UDC 19.14 (Nonconforming Uses and Structures)
- There have been other minor corrections and formatting fixes.

Chapter 19.16 - Applications and Procedures:

This chapter is mainly a reformatting of the existing Chapter 19.18 and provides the provisions the submitting of various land use entitlement applications. Text has been added to address applications for Extensions of Time, Waivers and Sign Certificates.

Cosmetic Changes	Substantive Changes
Merged Title 18 and 19 applications and refined various common application elements	Added sections for actions not previously addressed (e.g. Extensions Of Time, etc.)
	Added flow charts for each application type to visually represent the typical work flow for said application

What has changed since the original Planning Commission presentation of this material?

- Added text for applications and procedures for Sign Certificates, Extensions of Time and Waivers.
- There have been other minor corrections and formatting fixes.

Chapter 19.18 – Definitions & Measures:

This chapter is mainly a reformatting of the existing Chapter 19.20 and provides definitions for the various terms used within the proposed UDC. A section has been added to collect the various provisions for the measurement and calculation of various standards from throughout the proposed code.

Staff Report Page Nine
November 18, 2010 - Planning Commission Meeting

Cosmetic Changes	Substantive Changes
New format to how information is presented	Merged Title 18 and 19 elements related to how terms and phrases are defined
Greater use of graphics, figures, and tables to illustrate standards	Addressed a number of inconsistent definitions and added many illustrations to provide greater clarity
	Added a Subchapter to address how measurements and calculations are intended to be done

What has changed since the original Planning Commission presentation of this material?

- There have been other minor corrections and formatting fixes.

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.

Staff Report Page Ten
November 18, 2010 - Planning Commission Meeting

- ***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.
 - **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:
 - 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.

Staff Report Page Eleven
November 18, 2010 - Planning Commission Meeting

NOTICES MAILED NEWSPAPER ONLY

APPROVALS 0

PROTESTS 0