



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 8, 2011

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT/OWNER: CITY OF LAS VEGAS

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

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
TXT-43411	Staff recommends APPROVAL.	

**** PROPOSED AMENDMENT(S) ****

1. Title 19.12.010, Permitted Use – Table 2 is hereby amended to include the “Community Garden” land use.
2. Chapter 19.18.020 is hereby amended to include the definition of “Community Garden.”

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**** STAFF REPORT ****

EXECUTIVE SUMMARY

This is a request to amend Table 2 of 19.12.010 to modify the applicable zoning districts and Conditional Use Regulations for the Community Garden use and to add a definition for such use to Title 19.18.

ISSUES

- This amendment includes a definition of Community Garden
- The Community Garden use is conditionally permitted in residential zones.
- The Community Garden use is permitted in commercial and industrial zones.
- Animal Production and Livestock Farming are not included within the scope of the proposed Community Garden use.

INTENT:

Community gardens promote healthy neighborhoods and provide food security for low-income persons. Community gardens may function as interim uses of land that serve to utilize vacant lots until a higher and better use is developed. In an urban setting, community gardens can serve as a component of an open space network by creating sustainable uses for the space. Community gardens strengthen community bonds by creating recreational and therapeutic opportunities while serving as educational resources and promoting environmental awareness to the public.

PROPOSED AMENDMENTS:

Title 19.12.010 Table 2 (Permitted Uses) is hereby amended by adding the “Community Garden” use and corresponding description:

	U	R - E	R - L	R - C L	R - T H	R - 2	R - 3	R - 4	R - M H	P - O	C - 1	C - 2	C - M	C - V	Additional Information
Community Garden	C	C	C	C	C	C	C	C	C	P	P	P	P	P	page 318

*C-V zoning district to be removed from table

Description: Any area of land gardened by a group of people with the intent of harvesting vegetables, flowers, and herbs for personal or public consumption. This use does not include Urban Farms (Animal and/or Crop Production).

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Conditional Use Regulations:

1. Structures shall comply with the development standards for the respective zoning district, except as amended below.
2. In all residential zones, and in the U (Undeveloped) zone where a primary structure exists, Community Garden structures shall comply with the requirements for an Accessory Structure. Where a primary structure does not exist, the total gross floor area of all Community Garden structures on undeveloped lots may not exceed **1,000** square feet or 10% of the lot, whichever is less. In addition, structures shall not exceed 12 feet in height.
3. Sales or donations, if applicable, may not occur within a residential dwelling unit.
4. Sales or donations, if applicable, are limited to the hours of 7 a.m. to 7 p.m.
5. Deliveries, if applicable, are limited to once-per-week.
6. Garden equipment is limited to a maximum of 25 horsepower.
7. One identification sign is permitted, not exceeding 64 square inches in area.

On-site Parking Requirements: One space per delivery vehicle. If non-paved parking is utilized, a dust control permit approved by the Clark County Department of Air Quality & Environmental Management is required.

Title 19.18.020 is hereby amended by adding the following definition of “Community Garden”:

Any area of land gardened by a group of people with the intent of harvesting vegetables, flowers, and herbs for personal or public consumption. This use does not include Urban Farms (Animal and/or Crop Production).

ANALYSIS

Currently, there is no language within Title 19 to address a Community Garden as a land use or to provide a definition. This amendment proposes to modify Title 19.12.010 to include such use and to add a definition to Title 19.18.020. The conditional requirements for the Community Garden use are to ensure that significant conflict in the principal operating hours of the Community Garden and other uses on the lot meets the intent of the Community Gardens to provide a means for individual citizens and Community Supported Agriculture

As proposed, Community Garden use is described as any area of land gardened by an individual or group of people with the intent of harvesting vegetables, flowers, and herbs for personal or public consumption. This use does not include Urban Farms (Animal and/or Crop Production).

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LAS VEGAS 2020 MASTER PLAN

The proposed Community Garden use supports the following policies of the Las Vegas 2020 Master Plan Element:

Reurbanization - Policy 1.2.1: That each District be focused around a central open space, park, public facility or landmark which lends identity and character to that District.

Neighborhood Revitalization - Policy 2.1.2: That development on vacant or underutilized lots within existing residential neighborhoods be sensitive in use and design to surrounding development.

Neighborhood Revitalization - Policy 2.6.1: That the City investigates the development of an incentive program designed to encourage property owners to redevelop vacant or derelict sites within the Neighborhood Revitalization area.

Cultural Enhancement – Policy 5.3.1: That the City support and assist in the development of new programs which provide incentives for the development and expansion of arts and cultural activities, particularly those which demonstrate an identifiable local context.

RECOMMENDATION

Staff's recommendation is to allow the creation of the Community Garden Use in order to meet above listed 2020 Master Plan Policies. The proposal at this time is to allow Community Gardens to operate as a tentative use on undeveloped and developed lots with the intent of providing a food and economic resource to the individuals and Community-Supported Agriculture (CSA) groups that maintain such gardens.

<u>NOTICES MAILED</u>	NEWSPAPER ONLY
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<u>APPROVALS</u>	0
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<u>PROTESTS</u>	0
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