

**AGENDA MEMO****PLANNING COMMISSION MEETING DATE: DECEMBER 13, 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-43007	Staff recommends APPROVAL.	

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

1. See attached "UDC 6-month Review Redlined Draft" for proposed modifications to LVMC Title 19 – the Unified Development Code of the City of Las Vegas. Text to be deleted is in red and struck through, while text to be added is in blue and underlined.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

Discussion and possible action to amend the LVMC Title 19, Unified Development Code (UDC) of the City of Las Vegas, to make various corrections, clarifications and updates as part of the UDC's six month review.

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.
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).
11/18/10	The Planning Commission recommended adoption of a Text Amendment (TXT-39750) 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.

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03/16/11	The City Council adopted Bill 2011-7 as Ordinance 6135 to merge 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.
10/11/11	The Planning Commission voted to hold this item in abeyance to the November 8, 2011 Planning Commission meeting at the request of the staff.
11/08/11	The Planning Commission voted to hold this item in abeyance to the December 13, 2011 Planning Commission meeting at the request of the staff.

ANALYSIS

In late 2010, the Planning Commission recommended adoption of a Unified Development Code (UDC) for the city of Las Vegas to consolidate the city's subdivision and zoning codes into one comprehensive development code. As a part of the drafting of new code, department staff worked extensively with members of the public and other city staff to create a new approach to presenting the development standards appropriate to the city. Part of the adoption process of the UDC called for a review and update to the code to take place approximately six months after the adoption of the code. This review is not intended to introduce any substantive changes but is instead meant to make any needed corrections and provide clarification where confusion has resulted from the conversion of the previous two codes into the UDC. Changes are summarized below:

Summary of Changes:

The following text and tables summarize the purposed changes for each chapter under the UDC:

Chapter 19.00 – General Provisions:

Changes
• Adds a Subsection to the Enforcement Section (19.00.090) regarding the registration of certain nonprofit organizations. This was adopted as Ordinance 5998 but was inadvertently left out of the UDC. • Adds the C-PB, R-PD, and T-D districts to the established zoning districts tables, as appropriate, and adds a clarifying footnote regarding the future use of the R-PD district. • Made various language changes for the purpose of clarity and other minor corrections and formatting fixes.

Chapter 19.02 – Subdivision Design, Construction and Improvement Requirements:

Changes
• Made various language changes for the purpose of clarity and other minor corrections and formatting fixes.

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Chapter 19.04 – Complete Street Standards:

Changes
• Made various language changes for the purpose of clarity and other minor corrections and formatting fixes. • Added the C-PB district to the “Transportation – Land Use Matrix – Table 1.” • Added clarifications regarding the relationship of the Residential Street sections with the adjacent development.

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

Changes
• Changed various graphics to provide more consistent labeling and clearer standards. • Added a graphic regarding the Residential Adjacency – Proximity Slope • Updated references to reflect changes to landscaping standards. • Corrected various section references. • Made various language changes for the purpose of clarity and other minor corrections and formatting fixes.

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

Changes
• Removed redundant standards to make clearer what are the expectations. • Changed various graphics to provide more consistent labeling and clearer standards. • Added a graphic regarding the Residential Adjacency – Proximity Slope • Updated references to reflect changes to landscaping standards. • Corrected various section references. • Added back into the code standards for the C-PB district. • Reduced the front and corner side setbacks for the C-2 district to be consistent with the C-1 setbacks. • Made various language changes for the purpose of clarity and other minor corrections and formatting fixes.

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

Changes
• Changed various graphics to provide more consistent labeling and clearer standards. • Adds the use information specific to the C-V district into Section 19.10.020 and clarifies development standards for the district with regards to landscape buffers, residential adjacency and parking.

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- Adds a Subsection C to Section 19.10.090 regarding use provisions in the CD-O district.
- Adds an additional map to Section 19.10.100 regarding the Special Signage Sub-district within the Downtown Casino Overlay District.
- Updated the Historic Designation Overlay District Section (19.10.150) to reflect changes to state law and updated terms and definitions to reflect national standards for historic preservation.
- Made various language changes for the purpose of clarity and other minor corrections and formatting fixes.

Chapter 19.12 – Permissible Uses:

Changes

- Adds the C-PB district to the permitted uses table with appropriate indications for the various uses permitted within the district
- Removes the C-V district from the permitted uses table along with indications for the various uses requiring a Special Use Permit and all related provision in Section 19.12.070. This information is now located in 19.10.020.
- Moved the Use Restrictions for the CD-O district to Section 19.12.080 from 19.12.090
- Made various language changes for the purpose of clarity and other minor corrections and formatting fixes.

Chapter 19.14 – Nonconforming Uses and Structures:

Changes

- No changes.

Chapter 19.16 - Applications and Procedures:

Changes

- Changed the recordation time limits applicable to Tentative Map to align with state law in Subsection 19.16.050(O).
- Made various language changes for the purpose of clarity and other minor corrections and formatting fixes.

Chapter 19.18 – Definitions & Measures:

Changes

- Added various definitions that had been approved by previous City Council action but were inadvertently left out of the UDC adoption related to Specified Anatomical Areas, Specified Sexual Activities and Sexual Novelty.

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- Modified the definition for Convenience Store to better correspond to Title 6.
- Provided a graphic to clarify what is meant and intended regarding a Patio Cover.
- Clarifying language added regarding side-loading wheelchair lift parking space requirements.
- Made various language changes for the purpose of clarity and other minor corrections and formatting fixes.

FINDINGS

The proposed text amendment will accomplish the following:

- Correct typos and grammatical errors found since the UDC was adopted in March of 2011.
- Clarify standards for various districts and development activities.
- Improves graphics to better provide information related to various standards.
- Re-introduce the Planned Business Park (C-PB) District as a zoning district.

NOTICES MAILED

NEWSPAPER ONLY

APPROVALS

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PROTESTS

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