



Las Vegas

Agenda Item No.: 5.

AGENDA SUMMARY PAGE

RECOMMENDING COMMITTEE MEETING OF: FEBRUARY 15, 2011

DEPARTMENT: CITY ATTORNEY
DIRECTOR: BRADFORD R. JERBIC

☐ Consent ☒ Discussion

SUBJECT:

Bill No. 2011-7 Adopts by reference Unified Development Code for the City. (TXT-39391, TXT-39392, TXT-39750, DIR-40341) Proposed by: Flynn Fagg, Acting Director of Planning and Development

Fiscal Impact

☐ No Impact ☐ Augmentation Required
☐ Budget Funds Available

Amount:

Funding Source:

Dept./Division:

PURPOSE/BACKGROUND:

This bill will adopt by reference a Unified Development Code, as a replacement for current Title 18 (relating to subdivisions and other land development) and Title 19 (relating to zoning). The preparation of the Unified Development Code has taken into account input received from a customer feedback committee, several public meetings, as well as Planning Commission review. The content and format were presented to the City Council in report form last December.

RECOMMENDATION:

This bill should be submitted to a Recommending Committee for review, hearing and recommendation to the City Council for final action.

BACKUP DOCUMENTATION:

1. Bill No. 2011-7
2. Cover Page and Table of Contents
3. Chapters 19.00, 19.02, 19.04, 19.06, 19.08, 19.10
4. Chapters 19.12, 19.14, 19.16, 19.18 and Appendices
5. Letters of Support
6. Submitted at Meeting - Copy of Title 19.16.090 and Subdivision Aerials by Staff and a Statement from the Southern Nevada Home Builders Association by Barbara Baird

Motion made by STAVROS S. ANTHONY to Approve as Do Pass as a First Amendment

Passed For: 2; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

RICKI Y. BARLOW, STAVROS S. ANTHONY; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

NOTE: COUNCILMAN ANTHONY disclosed that he lives in the subdivision depicted in the pictures shown and submitted by MR. ANDERSON.

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Minutes:

COUNCILMAN BARLOW declared the Public Hearing open.

FLINN FAGG, Acting Director of Planning, stated that the purpose of this document was to make it a user-friendly, working document, and to sustain the City's goals. Staff is requesting an effective date of 5/1/2011 in order to allow for its implementation. A First Amendment is being proposed to allow a minimum site area of 40 acres instead of five acres for a Planned Development District. He submitted a copy of Title 19.16.090 with the amended language and thanked all those that participated in crafting this bill.

COUNCILMAN BARLOW questioned the large discrepancy. MR. FAGG answered that Planned Development usually includes large development, and five acres is not enough, not even 20 acres, as suggested by COUNCILMAN BARLOW.

BARBARA BAIRD, B2 Developer Services, appearing as a member of the Stakeholder Committee and of the Southern Nevada Home Builders Association, thanked staff for accommodating the membership and addressing the concerns throughout the process of this bill.

She expressed concern about two areas of the proposed bill, one being connectivity and the other the complete streets policy. She read and submitted a statement from the Home Builders Association expressing concern with the complete streets policy and minor collector streets at one-quarter intervals. This requirement could directly affect the economic feasibility of a project and would be cost burdensome to builders.

MR. FAGG answered for COUNCILMAN BARLOW that with regard to collector streets, an additional requirement has been included to require such streets at 1,320-foot intervals, in addition to the collectors required at half-mile intervals and the arterials required at one-mile intervals.

BART ANDERSON, Public Works, explicated that the Master Plan of Streets and Highways identifies required corridors that the builders must accommodate in their design. Beyond the required corridors, there is no planned or required street network at a lower density. Consequently, developments often span across a one-quarter-mile boundary that completely block ingress and egress. As part of this bill, staff proposes that the Unified Development Code provide a network smaller than the half-mile grid that encourages people to be able to get from one end to another by providing a full street or sidewalk access. The City of North Las Vegas already has a quarter-mile network.

MS. BAIRD added that while development is planned, there could be requirements for certain streets during the planning process of individual developments, which the half mile already allows. The cost of requiring 60-foot collector streets is significantly to the builder, and that cost could make a project not feasible. Another thing to consider is the loss of usable land,

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approximately .9 acres per quarter mile.

COUNCILMAN ANTHONY stated that his subdivision only has two ingress/egress areas. While he likes that from a safety standpoint, he dislikes it when he has to walk quite a bit to exit the subdivision when he walks his dog. He suggested allowing sidewalk access.

MR. ANDERSON commented that there are two ways of achieving connectivity; one is through a quarter-mile grid, which leaves 40 acres between required streets and does not preclude providing sidewalk access, but provides the public with a continuous corridor. With regard to the cost and loss of usable land, he indicated that staff proposed that the open space be dispersed onto the streets instead of concentrating it in certain areas of subdivisions, thereby providing the opportunity to beautify the streets.

JACOB SNOW, General Manager of the Regional Transportation Commission (RTC) of Southern Nevada, stated the RTC Board has shown a distinct and marked movement toward funding transportation infrastructure and is geared toward uniform development codes that focus on urban form. As part of its Federal Highway Administration Grant, the RTC has dedicated over \$6 million for pedestrian and bicycle improvements in the City of Las Vegas, specifically for more connective infrastructure. One of the problems encountered by RTC staff is that areas with fewer ingresses and egresses into neighborhoods create transportation problems that cannot be dealt with. He disputed the reference by the Home Builders Association that customers are demanding more traditional streets, because the RTC's data shows the opposite, and has identified a demand for more accessible, connected streets. He expressed support for increased connectivity, on behalf of the RTC, because it resolves transportation problems.

COUNCILMAN ANTHONY questioned the opportunity to reduce costs as far as usable land is concerned. MR. ANDERSON remarked that the proposed mitigations by staff will allow the builders to recoup costs, based on the proposal to allow open space to be disbursed throughout the subdivision. He showed aerials of existing subdivisions that have collector streets without any homes facing them that are not in the Master Plan, noting there are areas where it is already being done. He commented that staff supports providing viable transportation corridors.

MS. BAIRD insisted that allowing the landscaping to be external does not reduce the cost of dedicating the land.

COUNCILMAN BARLOW declared the Public Hearing closed.