



Las Vegas

Agenda Item No.: 5.

AGENDA SUMMARY PAGE
SPECIAL JOINT CITY COUNCIL AND PLANNING COMMISSION MEETING OF:
SEPTEMBER 20, 2010

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: AL MARGO WHEELER

Consent Discussion

SUBJECT:
Presentation and update on the status of the Form-Based Code project which incorporates Title 19 into Title 18 of the Las Vegas Municipal Code

Fiscal Impact

No Impact

Augmentation Required

Budget Funds Available

Amount:

Funding Source:

Dept./Division:

PURPOSE/BACKGROUND:

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. The revised document, to be called the Unified Development Code, combines both the Title 19 Zoning and Title 18 Subdivision codes in a more user-friendly, graphic-based document.

The city of Las Vegas Planning and Development Department began this process in May 2008, and has worked with other city departments, the city of Las Vegas Green Council, Southern Nevada Health District, Stormwater Management Group, Regional Transportation Commission, Southern Nevada Homebuilders Association, Commercial Real Estate Development Association, and members of the architecture, planning and development community in developing the revised code. Staff will report on the progress made to date and tentative public hearing schedule.

RECOMMENDATION:

Receive the presentation and direct staff accordingly.

BACKUP DOCUMENTATION:

1. Draft graphics and tables to be incorporated into the Unified Development Code
2. Submitted at Meeting PowerPoint Presentations by Staff

Minutes:

COURTNEY MOONEY, Urban Design Coordinator; MARK HOUSE, GIS Analyst; BART ANDERSON, Engineering Project Manager; POLLY CAROLIN, Regional Transportation Commission; and TOM PERRIGO, Deputy Administrative Services Director, all used PowerPoint presentations submitted for the record to illustrate the proposed changes to Titles 18



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and 19 (Unified Development Code), explain the open grid concept and how this Zoning Code meets the objectives of the city of Las Vegas sustainability initiative.

MS. MOONEY summarized the form and substantive changes within this Zoning Code, which reflect how the document looks and how it is organized, as well as amendments to the development standards. The intent was to create a more user-friendly document, streamline the use table and redesign for internet use. Other entities have adopted this format, which decreases duplicate information and/or cross-referencing issues.

COUNCILMAN BARLOW and MR. HOUSE discussed the anticipated response time for inquiring emails and the possibility of an auto response that acknowledges receipt of an email.

Regarding the proposed elimination of the RPD (Rural Preservation District) designation from the Code, MS. MOONEY explained for COUNCILMAN BARLOW that this was done to clarify some of the language within the Code and eliminates the need to create standards for new development. In addition, the open space requirement that ties in with the RPD designation will be replaced with amenity zones in streetscape right-of-ways, which will have a better return on the community. COUNCILMEN BARLOW and ROSS, along with COUNCILWOMAN TARKANIAN, were uneasy with eliminating the open space element. There are areas downtown and around COUNCILMAN BARLOWS ward where there are high density developments that have the potential of becoming mini ghettos with no real amenities. The Councilwoman added that some parks in her ward lack amenities and/or have decomposed granite with benches only. COUNCILMAN ROSS emphasized that such development should not have ever occurred and wondered if there had been any feedback from developers concerning eliminating the open space requirement. MS. MOONEY responded that there was initial concern but once studies were done, the concerns were abated. She and DEPUTY CITY ATTORNEY JAMES LEWIS confirmed that these changes only apply to new developments; any entitlements on parcels or extensions of time will remain.

COMMISSIONER GOYNES liked the concept but asked about bus standards within such amenity zones. MS. MOONEY replied that there would be unimpeded access to the bus shelters.

Discussion also took place concerning the lack of landscaping around the bus shelters. Being that the City assists in acquiring funding from the Regional Transportation Commission (RTC), COUNCILWOMAN TARKANIAN suggested requiring them, if possible, to provide such landscaping, as she receives complaints regularly concerning this issue. MAYOR GOODMAN agreed with the Councilwomans suggestion. COUNCILMAN REESE knew of an upcoming development near Sahara Avenue and Rainbow Avenue where the RTC will be maintaining the landscaping.

COMMISSIONER EVANS understood the intent of the proposed changes will provide for easier pathways throughout developments in getting from point A to point B.



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MR. ANDERSON made comments on the open grid concept, which is an open grid style roadway network that enhances connectivity within subdivisions. This grid style reduces pavement width and provides set-back sidewalks with pedestrian buffer areas. MR. PERRIGO talked about how the Code meets the objectives of the Sustainability Initiative. In addition, MS. CAROLIN added comments dealing with how the revised Code addresses transportation objectives.

MS. MOONE outlined the timeline for the review process of the proposed changes and informed MAYOR EDMAN that the public will be informed through public hearing notices. She added that staff would be happy to meet with COUNCILMAN BARLOW or any other member to discuss concern to retain the open space requirement.

MS. CAROLIN showed photos and discussed the existing community issues dealing with neighborhoods that have subdivision walls and inadequate sidewalks, whereby making them less pedestrian friendly. The revised Code will require complete streets to ensure there is pedestrian and bike connectivity for residents getting to their destinations. COUNCILMAN ROSS noted this process involves a lot of effort but commended Planning on acting upon something different, as it is a fact that the City's way of doing business has to reflect with what will work for the future.

COUNCILWOMAN TARKANIAN stressed the importance of working with organizations who are buying in on this concept as well. Because older communities do not have sidewalks, COMMISSIONER EVANS recognized the importance of keeping in mind how the City builds residential communities in the future. Both he and COUNCILMAN REESE questioned how the mature areas within the city could be addressed.

MR. PERRIGO recapped the direction on sustainability in October 2007 and spoke on sustainability actions, as well as recognized City operations and community programs. He pointed out that technology will allow individuals to maintain a standard of living with less impact on the environment. Referring to constant upgrades in technology, he agreed with COUNCILMAN BARLOW that it allows for waste, and competition for resources will adversely impact standards of living. The way to counter this is creating developments with lower density, in which less energy is used and adopting the changes in the Zoning code will benefit the community long term. It keeps the City mindful in how it allocates its resources and reduces the impact on the planet.