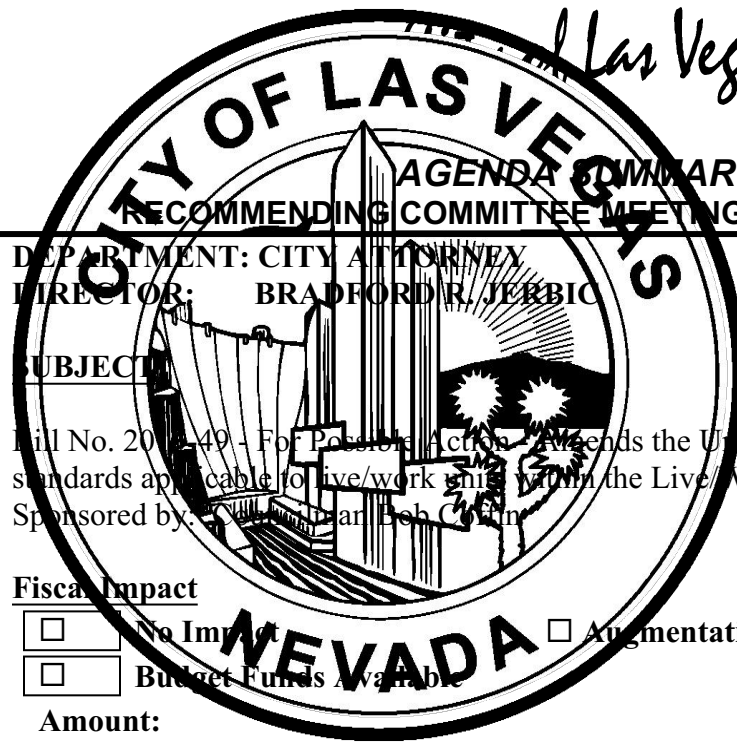




Las Vegas

Agenda Item No.: 6.

AGENDA SUMMARY PAGE

RECOMMENDING COMMITTEE MEETING OF: SEPTEMBER 17, 2013

DEPARTMENT: CITY ATTORNEY
DIRECTOR: BRADFORD R. JERBIC

☐ Consent ☒ Discussion

SUBJECT:

Bill No. 2013-49 - For Possible Action - Amends the Unified Development Code to update the standards applicable to live/work units within the Live/Work Overlay District. (TXT-49224)
Sponsored by: Councilman Bob Coffin

Fiscal Impact

☐
☐

No Impact

Budget Funds Available

☐ Augmentation Required

Amount:

Funding Source:

Dept./Division:

PURPOSE/BACKGROUND:

This bill will amend the Unified Development Code to update the standards applicable to live/work units within the Live/Work Overlay District. The update provides additional flexibility regarding the types of commercial uses that can combined with the residential aspect of the live/work concept, and provides minor clarifications and adjustments to the approval process.

RECOMMENDATION:

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

BACKUP DOCUMENTATION:

Bill No. 2013-49

Motion made by BOB COFFIN to Approve as Do Pass

Passed For: 3; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

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

Minutes:

COUNCILMAN BARLOW declared the Public Hearing open.

FLINN FAGG, Planning Director, explained that this bill makes changes to allow other uses in the Live/Work Overlay District. This bill resulted from the need to resolve conflict in zoning and live/work standards, allowing expansion of the list of permissible uses and addressing interests in some of the live/work units. It also eliminates conflicts between the Zoning and Building Codes. He requested approval.

RECOMMENDING COMMITTEE MEETING OF: SEPTEMBER 17, 2013

COUNCILMAN BARLOW observed that on the ground level of live/work buildings there is an opportunity for retail space, with access to the upper floors. He asked for clarification on this. MR. FAGG used the juhl live/work lofts as an example and explained that the building prohibits access to the residential area and clarified that all commercial access has to occur through the exterior and ground floor to protect residents in the building. MR. FAGG assured the Councilman that during the review, protection to residents will be ensured.

TODD FARLOW, Las Vegas resident, supported this change.

COUNCILMAN COFFIN felt this is a positive change that should be broadened in order to attract more businesses. He cited examples of what certain live/work units do in other cities, such as in Carson City, to create businesses opportunities.

COUNCILMAN BARLOW declared the Public Hearing closed.

