



7/10/2018 Planning Commission
Department of Planning

Form-Based Code (FBC) Timeline To Date

- Adoption of the Downtown Masterplan - June 2016
- Lisa Wise Consulting begins work on LVMD FBC – May 2017
- Form-Based Code Public Review Draft published - November 2017
- Public Comment period and feedback gathering – Nov 2017 - Jun 2018
- FBC Final Draft incorporating feedback published - June 2018



Submitted at Planning Commission

Date 7/10/18 Item 91
By Michael Howell

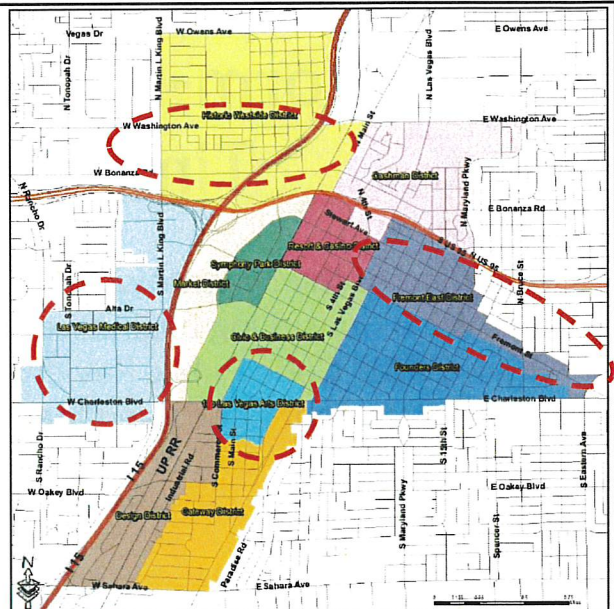
Community Involvement

- 2,191 views of the www.formbasedcode.vegas website
- 4 Neighborhood meetings in February and June 2018
- 5 Downtown community events attended
- 2 months of Form-Based Code Open House at the Development Services Center
- 3 Form-Based Code Institute classes held for City Staff and development professionals
- 8 months total of public comment period since release of Public Review Draft



2045 Downtown Master Plan

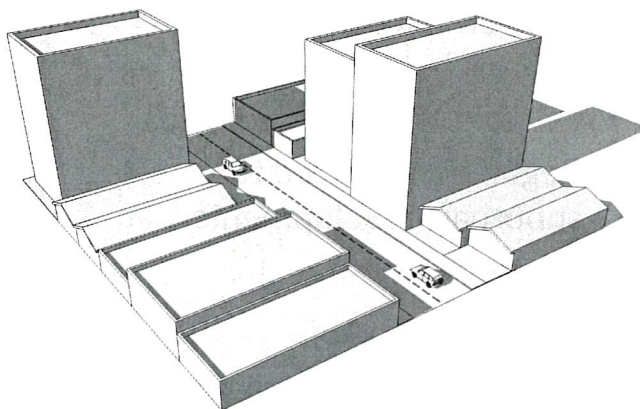
“Adopt a Form-Based Code that offers procedural clarity and implements the Master Plan through place-based standards.”





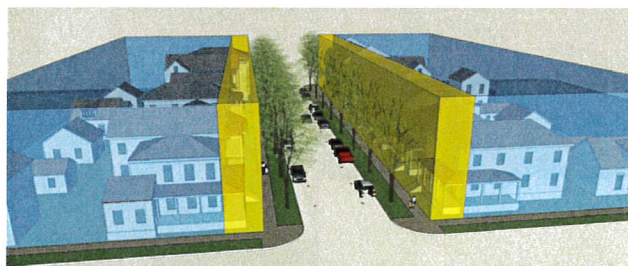
Las Vegas Medical District – Issues and Impediments

- Uses are too **limited**
- Approval process is **potentially difficult, time consuming, and expensive**
- Development standards are **overly restrictive**
- General **lack of certainty**
- Vision of the new LVMD Facilities Master Plan **hard to achieve**



A Form-Based Code:

- **Fosters predictable, high-quality development by regulating the form and the public realm** rather than the separation of land uses
- Is **place-based**, specific to the scale, character and needs of a city, town, or local community



Dover, Kohl & Partners 2011



Typical Use-Based Code

- Conventional coding approach
- Consciously separates uses
- Regulations geared to suburban developments



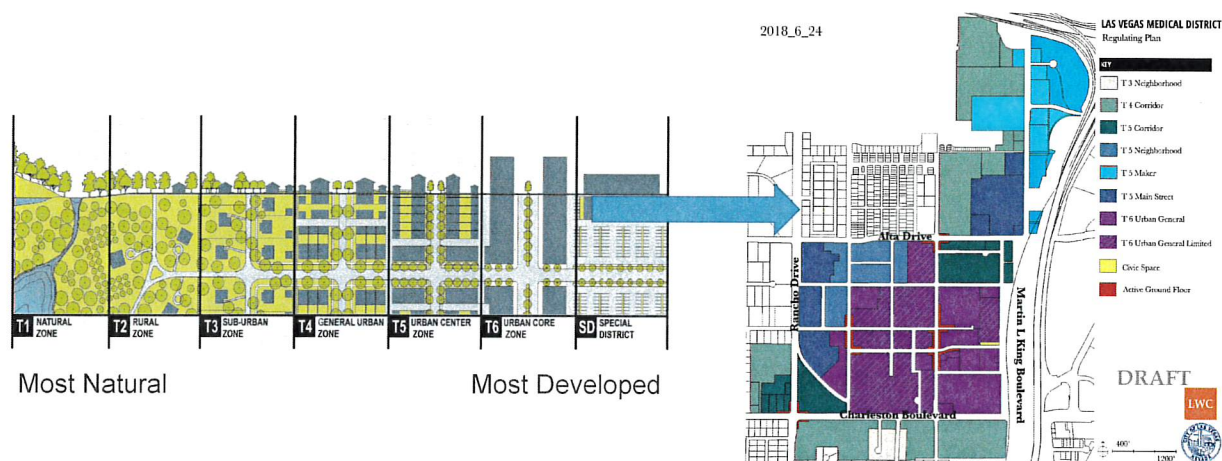
This is “red” on a land use zoning map...



but this is too!



LVMD Form-Based Code: The Transect



The Form-Based Code (Chapter 19.09 of Unified Development Code)





Using the Downtown Form-Based Code

Table Of Contents:

19.09.010	Preamble
19.09.020	Purpose and Applicability
19.09.030	Administration and Procedures
19.09.040	Specific to Districts
19.09.050	Transect Zone Standards
19.09.060	Building Types Overview
19.09.070	Frontage Type Standards
19.09.080	Civic Space Standards
19.09.090	Thoroughfare Standards
19.09.100	Supplemental to Transect Zones

Instructions	Section	Title
If your property needs to be subdivided, follow the procedures and requirements for subdividing land	19.16.040 19.16.050 19.16.060	Parcel Map, Tentative Map, and Final Map
Find the Transect Zone for your parcel and comply with the standards specific to the Zone	19.09.050	Transect Zone Standards
Find and comply with the standards specific to your District	19.09.040	Transect Zone Standards
Select the building type from the types allowed in the Transect Zone	19.09.060	Building Type Standards
Apply building setbacks to the lot to be developed, as well as applicable building height, parking, etc. standards	19.09.050	Transect Zone Standards
Select the standards specific to the frontage type that will be used and apply them to the building	19.09.070	Frontage Type Standards
Select the civic space and/or thoroughfare standards that may apply to the development	19.09.080 19.09.090	Civic Space Standards Thoroughfare Standards
Follow the permit procedures and comply with the requirements for a permit application	19.09.030	Administration and Procedures



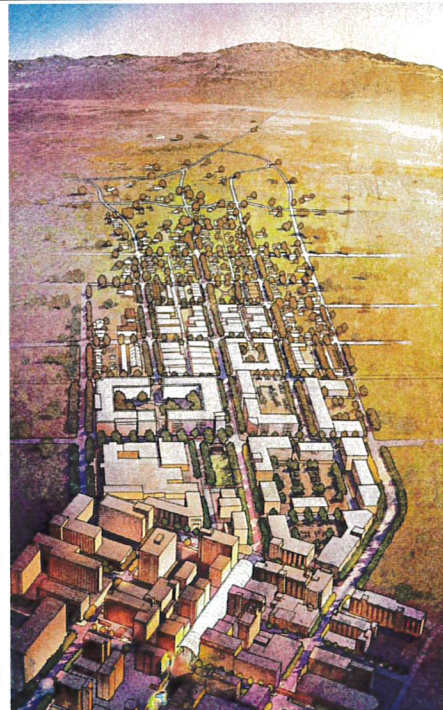
The Las Vegas Transect

Most Natural



Most Urban

T1
T2
T3
T4
T5
T6

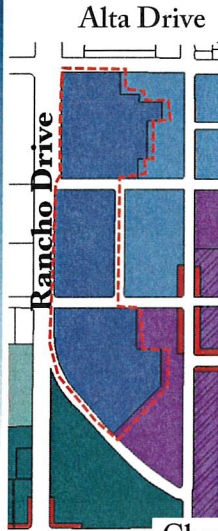




T5-MS
(19.09.050)

T5 Main Street Zone (T5-MS)

"Intent: To provide a compact walkable urban area in which revitalization and investment is encouraged..."

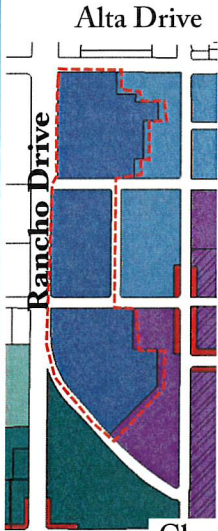


Charleston Blvd.



T5-MS
(19.09.060)

Building Types: T5-MS



Charleston Blvd.

Flex Mid-Rise Building



Flex High-Rise Building



Lined Building



Courtyard Building



Flex Low-Rise Building



D. Building Types

Building Type	Main Building Body		Secondary Wing	
	Width (max.)	Depth (max.)	Width (max.)	Depth (max.)
Flex High-Rise	380 ft ¹	140 ft ¹	75 ft ¹	100 ft ¹
Flex Mid-Rise	200 ft ¹	140 ft ¹	75 ft ¹	100 ft ¹
Flex Low-Rise	150 ft ¹	150 ft ¹	70 ft ¹	70 ft ¹
Courtyard Building	175 ft ¹	175 ft ¹	40 ft ¹	--
Lined Building	Refer to building dimensions in Subsection D (Building Types, Additional Standards for a Lined Building)			

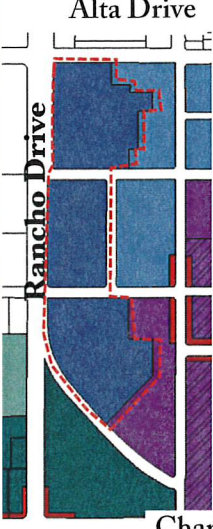
Accessory Structure²

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T5-MS
(19.09.070)

Frontage Types: T5-MS



Alta Drive

Rancho Drive

Charleston Blvd.








G. Frontages			
Private Frontage Type	Front	Corner Side	Standards
Arcade	A	A	19.09.070.D
Dooryard	A	A	19.09.070.F
Forecourt	A	A	19.09.070.G
Gallery	A	A	19.09.070.H
Shopfront	A	A	19.09.070.K
Stoop	A	A	19.09.070.L
Terrace ¹	A	A	19.09.070.M

Pedestrian Access
Pedestrian entrances must be provided at least every 50 ft along the ground floor primary street facade and the side street facade.

Miscellaneous
For non-residential uses, loading docks, overhead doors, and other service entries must be screened and must be located to the rear or on side street facades.

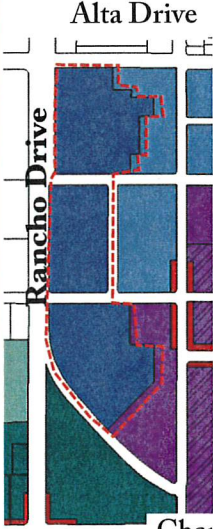
Note
¹ Allowed only when necessary to accommodate a grade change.

Key for Tables
-- No Requirement
A Allowed



Land Use Tables
(19.09.050)

Land Use Table: T5-MS



Alta Drive

Rancho Drive

Charleston Blvd.

Use Type	T5-MS
Residential	
Accessory Structure	P
Assisted Living Apartment	P
Community Residence	P
Convalescent Care Facility/Nursing Home	P
Downtown Residential	P
Home Occupation	P
Hospital	P
Senior Citizen Apartments	P
Recreation, Education, and Public Assembly	
Museum, Art Display, or Art Sales (Private)	P
Church/House of Worship	P
College, University, or Seminary	P
Commercial Recreation/Amusement, Indoor	P
Community Recreational Facility (Public)	P
Park, Playground, or Open Space	P
Private Club, Lodge, or Fraternal Organization	P
Public or Private School (Primary or Secondary)	S
Trade School	P
Retail Trade	
Beer/Wine/Cooler Cultural Establishment	
Beer/Wine/Cooler On and Off Sale Establishment or Beer/Wine/Cooler Off Sale Establishment	S
Beer/Wine/Cooler On Sale Establishment	C
Downtown Retail	P
Grocery Store with Alcohol Sales	C
Liquor Establishment (Tavern/Lounge/Bar or Urban Lounge)	S
Mixed Use	P
Package Liquor Off Sale Establishment	S
Restaurant	P
Restaurant with Alcohol or Restaurant with Service Bar	P
Employment & Services	
Blood Plasma Donor Center	S
Clinic	P
Downtown Services ¹	P
Hotel, Motel or Hotel Suite	S
Office, Other	P
Then Listed	

Use Type (cont.)	T5-MS
Telecommunication Facilities	
Mounted Antenna Over 15 ft (Ultimate Height), Wireless Communication Facility, Non Stealth Design (Not Qualifying for Conditional Use Approval)	S
Wireless Communication Facility, Stealth Design or Non Stealth Design (Qualifying for Conditional Use Approval)	C
Other	
Emergency Ambulance Services, Ground	S
Government Facility	P
Parking Facility	P
Public Services, Minor	C
Temporary Uses ²	T
Urban Agriculture	P
Community Garden	P

Key

P Use is allowed as a principal use.

C Use is allowed in accordance with the conditions specified in LVMC Section 19.12.040 for conditional uses.

S Use is allowed as a principal use only after first obtaining a Special Use Permit as specified in LVMC Section 19.16.110.

T Use is allowed with a Temporary Commercial Permit as specified in LVMC Section 19.16.160.

-- Use is not allowed.



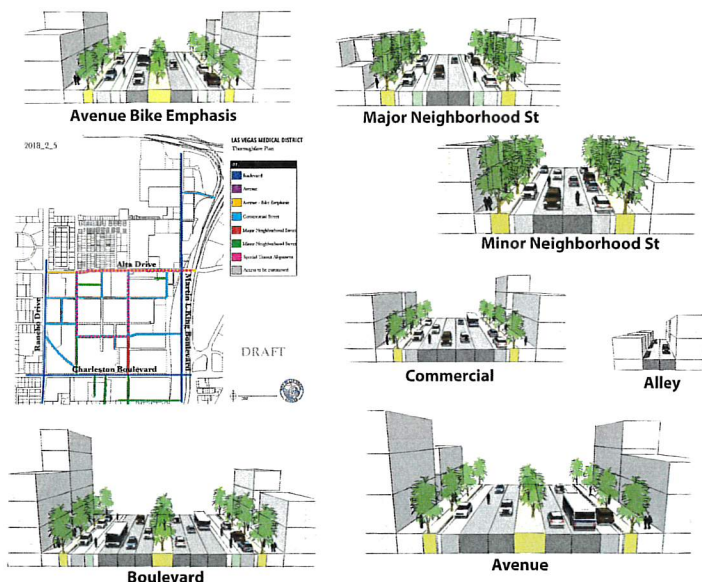
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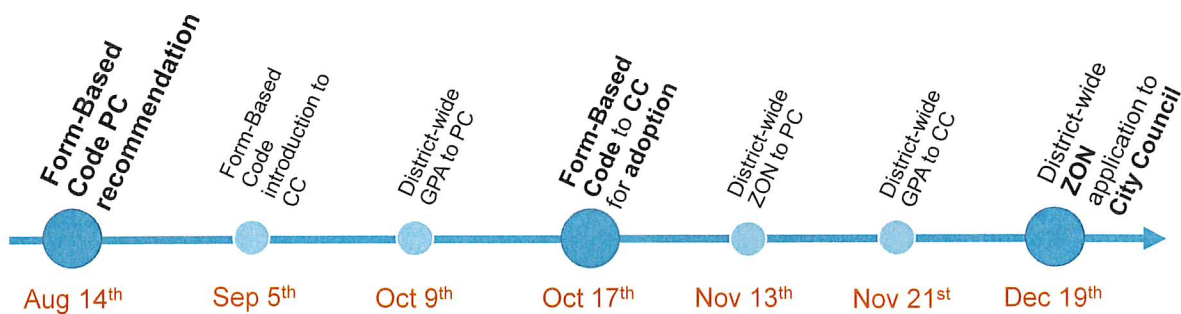
Chapter 19.04

Downtown Thoroughfares

- 7 new thoroughfare (or "street") typologies specific to downtown
- Special typology to include Maryland Light-Rail project



Next Steps



*All dates above are in 2018



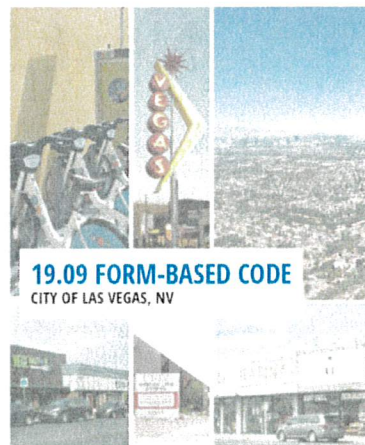
What happens after the adoption of the FBC?

- Monitoring and Maintenance
- Bi-annual Text Amendment process
- Planning reviews and applicants support team
- Publicly available interpretations for the new FBC regulations



Thank you

Questions?



Final Draft Las Vegas Medical District (May 2018)



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