



City of Las Vegas

Agenda Item No.: 35.

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JANUARY 22, 2019

DEPARTMENT: PLANNING
DIRECTOR: ROBERT SUMMERFIELD

☐ Consent ☒ Discussion

SUBJECT: EXT-7528 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For discussion and possible action on a request to amend LVMC Title 19.06 related to the R-4 (High Density Residential) zoning district, and to provide for other related matters. Staff recommends APPROVAL.

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

PROTESTS RECEIVED BEFORE

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

Planning Commission Mtg.

City Council Meeting

City Council Meeting

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Proposed Amendments and Staff Report

Motion made by CHRISTINA ROUSH to Approve

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

CHRISTINA ROUSH, DONNA TOUSSAINT, TRINITY HAVEN SCHLOTTMAN, SAM CHERRY, LOUIS DE SALVIO, VICKI QUINN, BRENDA J. WILLIAMS; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:

CHAIR CHERRY declared the Public Hearing open.

STEVE GEBEKE, Planning Supervisor, stated this text amendment would remove the maximum height restriction within the R-4 (High Density Residential) zoning district. The R-4 zoning district is intended to permit the development of high-density multi-family units. Building height would still be restricted by a footnote limiting height outside of the Redevelopment Area to no more than 10 stories or 150 feet, whichever is less, as well as by the restrictions imposed by residential adjacency when located next to single-family developments. In addition, variables associated with development standards, such as the provision of landscaping, parking and other required amenities will also be a de facto limitation on height of these types of developments. Staff recommended approval.

PLANNING COMMISSION MEETING OF: JANUARY 22, 2019

COMMISSIONER ROUSH asked staff to clarify if the downtown revitalization area was the same as the redevelopment area, and if so, did it include all areas within the redevelopment areas where there would be no height restriction within the redevelopment area. MR. GEBEKE clarified the height restriction would be outside the redevelopment area.

COMMISSIONER ROUSH asked about residential adjacency setbacks within the redevelopment area for an R-4 density property. MR. GEBEKE stated the residential adjacencies, three to one ratio of slope/height, would still apply on a site located adjacent to single family zoning districts such as R-1 (Single Family Residential), R-E (Residence Estates), etc. He also noted all parking, landscaping, etc. would still need to be provided.

COMMISSIONER ROUSH stated she is a big proponent of development and revitalizing neighborhoods and wanted to make sure the necessary setbacks were being provided when talking about the integrity of the historic neighborhoods. She wanted someone to go on the record as to the definition of the three to one ratio so it was understood for every one foot in height, one had to move back three feet from the adjacent property line. MR. GEBEKE confirmed a three-foot setback was required for every one foot of height. He also confirmed for the Commissioner this applied to Redevelopment Areas 1 and 2.

COMMISSIONER SCHLOTTMAN asked for clarification as to whether this applied just to the redevelopment area or if it was city wide. MR. GEBEKE explained the ordinance would affect the R-4 zoning district city wide and the residential adjacency standards would apply throughout the city where Title 19 is the governing document.

COMMISSIONER ROUSH asked about the form-based code. CHAIR CHERRY stated it was his understanding the residential adjacency would still be in place. COMMISSIONER ROUSH indicated there are transects instead of R-4 and asked which transects it would apply to. ROBERT SUMMERFIELD, Planning Director, clarified transect zoning is a completely different set of zoning standards, so this amendment would not affect any recently adopted zoning actions for the pilot area in the Medical District. He added no area along Charleston Boulevard is currently zoned R-4 so that area will not be affected and that R-4 zoning is mainly in the downtown core area. Ideally, within the next couple of years, the Downtown Master Planned area will transition to the Form-Based Code which will alleviate a lot of issues going forward.

CHAIR CHERRY declared the Public Hearing closed.