



AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: DECEMBER 11, 2018

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT/OWNER: CITY OF LAS VEGAS

** STAFF RECOMMENDATION(S) **

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
ZON-73549	Staff recommends APPROVAL.	GPA-73548

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 50

NOTICES MAILED 1301

PROTESTS 0

APPROVALS 0

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This Rezoning request is an implementation action of the *Vision 2045 Downtown Las Vegas Masterplan*, which sought to update the development standards for downtown by adopting a form-based code for each of the twelve downtown Districts. It is a rezoning of properties within a portion of the Las Vegas Medical District area that was chosen to first implement the Form-Based Code as a pilot within the district. This is the first area of the Downtown Overlay set to be regulated by updated zoning standards, which will foster the development of a regional hub for medical services, medical education, and a “complete neighborhood” for the residents of the neighborhood.

ISSUES

- In June 2016, the city of Las Vegas adopted the *Vision 2045 Downtown Las Vegas Masterplan*. This Plan identified the need to revise the outdated planning and zoning regulations and development standards for downtown. The Plan listed, as the first of twelve key implementation actions necessary for its implementation, the adoption of a Form-Based Code for the downtown districts.
- In October 2017, the City of Las Vegas replaced the Downtown Centennial Plan with the *Interim Downtown Las Vegas Development Standards*. These Interim Downtown Las Vegas Development Standards are meant to serve as a regulatory framework to transition between the former Downtown Centennial Plan and the new Form-Based Code envisioned in the *Vision 2045 Downtown Masterplan*.
- In October 2018, the City Council adopted Las Vegas Municipal Code (LVMC) Chapter 19.09 Form-Based Code. A Rezoning to the Transect Zones contained in the new Chapter is necessary for the Form-Based Code to take effect on properties within the Pilot Area.
- The current zoning of properties within the Las Vegas Medical District does not allow for the future development of goals set forth in the *Vision 2045 Downtown Masterplan*, as their related development standards were created over ten years ago and aimed for different objectives, or were not specific enough to the context of the District (i.e. zoning districts applied citywide).

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ANALYSIS

This Rezoning is consistent with the City's goals, policies and objectives of the *Las Vegas 2020 Master Plan* and its related Elements; with the *Vision 2045 Downtown Las Vegas Masterplan*; and with the *City of Las Vegas Redevelopment Plan*. It is a key step to make LVMC Chapter 19.09 Form-Based Code, adopted by the City Council on October 17, applicable and effective within the Pilot Area of the Las Vegas Medical District (LVMD).

The proposed rezoning of the subject properties is indicated in the Las Vegas Medical District Form-Based Code (FBC) Pilot Area Regulating Plan (Regulating Plan), as contained in Exhibit A and detailed in the *Detailed Rezoning information for ZON-73549* table contained in the Background Information. The Regulating Plan depicts the proposed zoning for all subject properties, which utilizes the new Transect Zones, or Form-Based Zoning Districts, as defined in LVMC Chapter 19.09 Form-Based Code.

Each Transect Zone depicted in the proposed Regulating Plan will be included in the Official Zoning Map Atlas of the City of Las Vegas by replacing the current zoning district for the property. Each of these Transect Zones have different development standards and allowed land uses related to them, and during the twelve-month planning process and public comment period several revisions to the original draft were made to incorporate the feedback received from property owners, stakeholders, and City Staff from various departments.

Below is a brief description for the zones that appear in the Regulating Plan and are proposed as part of this rezoning:

T4 Corridor Zone: This Zone is intended to enhance the City's existing corridors by allowing a wide variety of building types to accommodate a range of commercial, retail, office, and service uses in small to large footprint buildings along arterial corridors carrying high volumes of vehicular traffic.

T5 Corridor Zone: Similarly to the T4 Corridor Zone, this Zone is intended to enhance the existing corridors by allowing a wide variety of building types and uses along major arterial corridors carrying high volumes of traffic. With the future development of high-capacity transit transportation options, these corridors supported by the Zone will likely transition to a more urban and walkable built environment with residential uses behind or above the commercial uses.

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T5 Main Street: The intent of this Zone is to provide walkable urban environment with building types that can accommodate a diverse range of professional office, service, and retail uses, as well as residential uses on the upper floors of buildings. The flexible nature of the building types allowed in this Zone encourages revitalization and investment, and active pedestrian street facades are supported by required active ground floor on multiple streets.

T5 Maker: The intent of this Zone is to maximize the opportunities created by medium and high-intensity walkable urban environments. As mapped in the Regulating Plan, this

Zone is well connected to recently upgraded transportation infrastructure and accommodates a variety of new and repurposed building types that can host residential, retail, office, and service uses while providing for centrally located employment sites.

T5 Neighborhood: The intent of the T5 Neighborhood Zone is to provide a compact urban form that accommodates a variety of urban housing choices, from small footprint/low density building types to medium/large footprint building types, as well as limited neighborhood-oriented retail and services uses.

T6 Urban General: The intent of this Zone is to provide a vibrant, compact, high-intensity walkable urban environment that supports a wide range of regional-center appropriate uses as well as, employment, retail, services, civic, or public uses. The Regulating Plan proposes this Zone in the core area of the district.

T6 Urban General Limited: This variation of the T6 Urban General Zone accommodates the specific site layout requirements, use requirements, and building design, that are commonly used for hospital-related facilities.

The Form-Based Code (FBC) land use designation fosters density and intensity of development that is compatible with existing land use designations, and the zoning designations proposed in this Rezoning will be compatible with the existing adjacent land uses and zoning districts. The new Transect Zones have been carefully drafted over a twelve-month planning process by taking into consideration the specific context of the Las Vegas Medical District, and were created to allow for development that is conducive to the goals established in the City's policy plans. The standards related to these zones were finalized after conducting dozens of surveys, analyses, and testing. Staff considers the proposed Rezoning as a compelling action to promote the five "Big Ideas" envisioned in the *Vision 2045 Downtown Masterplan*, for the following reasons:

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- 1) **Diversify the Economy:** The current status and proposed plans for the LVMD are themselves a statement regarding economic diversification not only at a neighborhood level but at a regional scale. Several State and local public entities have been improving the district in many ways, promoting as infrastructure, facilities, and business investment. By fostering high-quality design and removing barriers to certain uses that are needed to build a walkable, complete neighborhood, the proposed rezoning will facilitate the further development of a local economy by strengthening the role of medical services and complementing it with the needed supporting businesses and residential areas.
- 2) **Create Mixed-use Hubs:** Throughout the country, in the past decades several urban planning studies highlighted the negative impacts of segregation of land uses, especially if within downtown areas. Similarly, uses are currently overly restricted under the current zoning, and have been proven to burden development in the district. The proposed rezoning acknowledges the fact that a regional hub for medical services and education will better develop if nearby supporting uses, such as residential, retail, and services, are allowed within a ½ mile radius, and therefore encourages the development of mixed-use hubs.
- 3) **Create Streets for People:** The updated regulations being proposed with this rezoning include several upgrades to standards relative to the public realm, including sidewalks, bike lanes, public transit, and street trees. Moreover, these standards are being proposed while the construction of several capital improvement projects is underway within the district. The simultaneous implementation of several multiple efforts will achieve the goal of creating streets for people.
- 4) **A Greener Downtown:** The Downtown Masterplan envisions downtown as a thriving desert oasis that makes use of drought-tolerant xeriscape landscaping that enhances thermal comfort for all pedestrians and bicyclists. The landscaping standards provided in Chapter 19.09 Form-Based Code, as well as the required detail to the building frontages, will increase the thermal comfort for downtown, and foster foot traffic and activity within the LVMD.

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- 5) Expedite Implementation: The proposed zoning districts have been drafted and catered to the specific needs of the Las Vegas Medical District and the overall downtown area, thus compliance with the standards proposed for the Transect Zones and therefore better project design, is expected to be easier to achieve. Moreover, input on the development standards for the various zones has been collected not just from the single property owners, but from the overall LVMD community as a whole; this collective consensus is expected to be reflected in the future projects' design, and contribute to a better constructive and detail-oriented planning process.

Staff recommends approval of this Rezoning, as depicted in the Regulating Plan (Exhibit A) and detailed in the *Detailed Rezoning information for ZON-73549* table contained in the Background Information.

FINDINGS (ZON-73549)

In order to approve a Rezoning application, pursuant to Title 19.16.090(L), the Planning Commission or City Council must affirm the following:

1.The proposal conforms to the General Plan.

If the associated General Plan Amendment to FBC (Form-Based Code) is approved on this site, the proposed T4-C (T4 Corridor), T5-C (T5 Corridor), T5-MS (T5 Main Street), T5-M (T5 Maker), T5-N (T5 Neighborhood), T6-UG (T6 Urban General) and T6-UG-L (T6 Urban General Limited) form-based zoning districts would conform to the FBC land use designation.

2.The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts.

The uses allowed under the T4-C (T4 Corridor), T5-C (T5 Corridor), T5-MS (T5 Main Street), T5-M (T5 Maker), T5-N (T5 Neighborhood), T6-UG (T6 Urban General) and T6-UG-L (T6 Urban General Limited) form-based zoning districts have been selected based on a multi-year planning process and public review, and are compatible with the surrounding land uses and zoning districts.

3.Growth and development factors in the community indicate the need for or appropriateness of the rezoning.

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Growth and development factors in the community indicate the need for the subject properties to be zoned accordingly to the form-based zoning districts as mapped in the Regulating Plan (see Exhibit A).

To fulfill the vision of the District becoming a regional hub for medical services and education in the Southwest, the rezoning is the appropriate step towards fostering a suitable scale of development and a proper mix of land uses.

4. Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district.

From a transportation infrastructure perspective, the properties within the Las Vegas Medical District have been going through several improvements that in the next years will facilitate access to and between the subject properties. Project Neon, several capital improvement projects, and a future proposed light rail line currently under National Environmental Policy Act (NEPA) review, are expected to deliver adequate access to the whole area and across all transportation modes.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Bldg., etc</i>	
06/15/16	The City Council adopted Resolution R-05-2016, formally adopting the Vision 2045 Downtown Las Vegas Masterplan, and directing staff to propose revisions that implement the goals of the plan where appropriate.
12/06/16	During a Special Joint City Council and Planning Commission both bodies unanimously accepted the presentation regarding the implementation of a Form Based Code for the area covered by the Vision 2045 Downtown Las Vegas Masterplan.
10/10/17	The Planning Commission (7-0) recommended the approval of TXT-66412 to amend Title 19, replace the Downtown Centennial Plan Overlay District with the updated Downtown Las Vegas Overlay District, and replace the Downtown Centennial Plan with the Interim Downtown Las Vegas Development Standards.
11/15/17	The City Council received a report from city Staff and Lisa Wise Consulting on the status of the Las Vegas Medical district Form-Based Code draft document.
12/06/17	The City Council (7-0) adopted Ordinance No. 6608, which amended Title 19 to replace references to the Downtown Centennial Plan Overlay District with the updated Downtown Las Vegas Overlay District, and formally adopting the Title 19 Appendix F Interim Downtown Las Vegas Development Standards.

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<i>Related Relevant City Actions by Planning, Fire, Bldg., etc</i>	
04/10/18	The Planning Commission (6-0) unanimously voted to recommend APPROVAL on a request for a General Plan Amendment (GPA-72837) to introduce the FBC (Form-Based Code) General Plan Land Use Designation as an allowed designation for properties within the City Las Vegas.
05/16/18	The City Council (7-0) unanimously voted to amend the Las Vegas 2020 Master Plan Land Use and Rural Neighborhoods Preservation Element to introduce the FBC (Form-Based Code) General Plan Land Use Designation as an allowed designation for properties within the City Las Vegas (GPA-72837).
08/14/18	The Planning Commission (4-2) voted to recommend DENIAL on a request to amend Title 19 Unified Development Code to introduce a new Chapter 19.09 Form-Based Code (TXT-73545).
10/9/18	The Planning Commission (6-1) voted to recommend APPROVAL on a request to amend the General Plan Land Use of properties within the LVMD Pilot Area to the FBC (Form-Based Code) Land Use Designation.
10/17/18	The City Council (7-0) adopted Bill No. 2018-50, formally adopting Chapter 19.09 Form-Based Code as part of the Unified Development Code, to be implemented as a pilot development code within a portion of the Las Vegas Medical District of downtown.
10/23/18	The Planning Commission (3-3) voted NO RECOMMENDATION on a request to amend appendix F to replaces references to the Las Vegas Medical District Plan with references to the newly adopted Chapter 19.09 Form-Based Code (TXT-74695).
11/13/18	The Planning Commission voted (7-0) to hold in ABEYANCE ZON-73549 [PRJ-74798] to the December 11, 2018 Planning Commission meeting.

<i>Neighborhood Meeting</i>	
02/13/18	Two neighborhood meetings were held at the Las Vegas Valley Water District. The Planning Department Staff and Lisa Wise Consulting presented the Public Review Draft as released in November 2017 and gathered feedback on the Form-Based code. Approximately 50 people attended the meeting.
3/21 to 3/24 2018	The Planning Department hosted two Community Workshops to discuss the details of the Public Review Draft with residents and stakeholders of the Las Vegas Medical District. Approximately 20 people attended these workshops.
April and May 2018	The Planning Department established Form-Based Code Open House hours at the Development Services Center location for two hours per week, with Planning staff available to gather additional feedback on the LVMD FBC Final Draft. Approximately 5 people attended these Open House events.

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Neighborhood Meeting	
06/28/18	Two neighborhoods meeting were held at the Las Vegas Valley Water District. Approximately 20 people attended the meeting. The public comment focused mostly on two topics, as listed below: • It was suggested that, to foster the growth of the LVMD as the regional hub for medical facilities, the Hospital use be allowed in additional T-Zones. • Concerns from neighborhood residents arose on the maximum five stories of height allowed in the T-4 Corridor Zone as mapped south of Charleston Boulevard in the draft Regulating Plan. Staff indicated that the concerns will be evaluated and considered for future revisions of Chapter 19.09 Form-Based Code.
09/19/2018	A Neighborhood meeting was held at the Las Vegas Valley Water District facility before the introduction of GPA-73548 to the Planning Commission. The meeting was notified via letters with certified return receipt to all affected property owners and property owners within a 1000-foot radius buffer around the subject properties. This meeting was preceded by ten months of public review and comment period during which Staff gathered remarks from property owners and stakeholders of the Las Vegas Medical District. Start: 5:30 p.m. End: 7:30 p.m. Attendees: 5 City Staff (Applicant), 57 Members of the Public, Mayor Pro Tem Lois Tarkanian. Meeting results: • Staff delivered a presentation on the Form-Based Code initiative and its impact on the subject properties. The presentation is available at the project website www.formbasedcode.vegas • Following Staff's presentation, an open Q&A session was held. Several members of the public asked for a clarification on which subject properties are going to be directly affected by the Las Vegas Medical District Form-Based Code initiative. The public also asked about the future implementation of the Form-Based Code in areas not currently affected by this initial General Plan Amendment and Rezoning carried out in the Pilot Area; Staff gave an overview of the project timeline, and explained that this first step in implementing the Form-Based Code is only taking into consideration what is considered to be the core area of the district.

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Neighborhood Meeting	
	• Following the general Q&A session, several Staff members were available, at different room locations equipped with maps and handouts, to answer questions specific to their property. • Overall, the public was supportive of an initiative that fosters a complete, walkable neighborhood and provides services and amenities for the current and future residents of the Las Vegas Medical District.

Details of Application Request	
Site Area	
Gross Acres	307.00
Net Acres	n/a

Master and Neighborhood Plan Areas	Compliance
Downtown Master Plan Area	Y
Special Area and Overlay Districts	Compliance
DTLV-O (Downtown Las Vegas Overlay) District / Appendix F	Y
LW-O (Live/Work Overlay District)	Y
Downtown Redevelopment Area Expansion	Y
Las Vegas Medical District Plan	Y

Existing Zoning	Permitted Density
C-1 (Limited Commercial), M (Industrial)	n/a
PD (Planned Development)	n/a
R-5 (Apartment)	n/a
R-PD19 (Residential Planned Development-19 Units Per Acre)	≥25.5 Units/Acre 19 Units/Acre
Proposed Zoning	Permitted Density
T4-C (T4 Corridor)	5 stories*
T5-C (T5 Corridor)	7 stories**
T5-MS (T5 Main Street)	7 stories
T5-M (T5 Maker)	5 stories
T5-N (T5 Neighborhood)	5 stories
T6-UG (T6 Urban General)	12 stories
T6-UG-L (T6 Urban General Limited)	14 stories

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General Plan	Permitted Density
FBC	As indicated in the Transect Zone, or Form-Based Zoning District

* Maximum 8 stories for a Flex High-Rise building subject to Major SDR process

** Maximum 10 stories for a Flex High-Rise building subject to Major SDR process

Detailed Rezoning information for ZON-73549		
Parcel #	Existing Zoning	Proposed Zoning
13928402002	R-5	T4-C
13928402003	R-5	T4-C
13928402004	C-1	T5-M
13928810001	M	T5-M
13932704001	PD	T5-N
13932704002	PD	T5-N
13932704003	PD	T5-N
13932704004	PD	T5-N
13932704005	PD	T5-N
13932704006	PD	T5-N
13932704007	PD	T5-N
13932704010	PD	T5-N
13932704011	PD	T5-N
13932704012	PD	T5-N
13932705001	PD	T5-N
13932705002	PD	T5-N
13932705003	PD	T5-N
13932705004	PD	T5-N
13932705005	PD	T5-N
13932705006	PD	T5-N
13932705007	PD	T5-N
13932705008	PD	T5-N
13932705009	PD	T5-N
13932710000	PD	T5-MS
13932711000	PD	T5-MS
13932803001	PD	T6-UG
13932803002	PD	T6-UG
13932803003	PD	T6-UG
13932803004	PD	T6-UG
13932803009	PD	T6-UG

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Detailed Rezoning information for ZON-73549		
Parcel #	Existing Zoning	Proposed Zoning
13932803010	PD	T6-UG
13932804001	PD	T5-C
13932804002	PD	T5-C
13932804003	PD	T5-C
13932804004	PD	T5-C
13932804005	PD	T5-C
13932804006	PD	T5-C
13932804007	PD	T5-C
13932804008	PD	T5-C
13932804009	PD	T5-C
13932804010	PD	T5-C
13932804011	PD	T5-C
13932804012	PD	T5-C
13932804013	PD	T5-C
13932811001	PD	T5-MS
13932811002	PD	T5-MS
13932811003	PD	T5-MS
13932811004	PD	T5-MS
13932811005	PD	T5-MS
13932811006	PD	T5-MS
13932811007	PD	T5-MS
13932811008	PD	T5-MS
13932811009	PD	T5-MS
13932811010	PD	T5-MS
13932811011	PD	T5-MS
13932811012	PD	T5-MS
13932811013	PD	T5-MS
13932811014	PD	T5-MS
13932811015	PD	T5-MS
13932811016	PD	T5-MS
13932811017	PD	T5-MS
13932811018	PD	T5-MS
13932811019	PD	T5-MS
13932811020	PD	T5-MS
13932811021	PD	T5-MS
13932811022	PD	T5-MS
13932811023	PD	T5-MS

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Detailed Rezoning information for ZON-73549		
Parcel #	Existing Zoning	Proposed Zoning
13932811024	PD	T5-MS
13932811025	PD	T5-MS
13932811026	PD	T5-MS
13932811027	PD	T5-MS
13932897002	PD	T5-MS
13933102004	C-1	T4-C
13933102013	C-1	T5-M
13933102021	C-1	T4-C
13933102022	C-1	T4-C
13933102023	C-1	T4-C
13933202001	R-PD19	T4-C
13933202003	C-1	T5-MS
13933202006	C-1	T5-MS
13933202007	C-1	T4-C
13933202009	C-1	T5-MS
13933301001	PD	T5-N
13933301002	PD	T5-N
13933301003	PD	T5-N
13933301004	PD	T5-N
13933301005	PD	T5-N
13933301006	PD	T5-N
13933301007	PD	T5-N
13933301008	PD	T5-N
13933301009	PD	T5-N
13933301010	PD	T5-N
13933301011	PD	T5-N
13933301012	PD	T5-N
13933301013	PD	T5-N
13933301014	PD	T5-N
13933301015	PD	T5-N
13933301016	PD	T5-N
13933302001	PD	T5-N
13933302002	PD	T5-N
13933302003	PD	T5-N
13933302004	PD	T5-N
13933302005	PD	T5-N
13933302006	PD	T5-N

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Detailed Rezoning information for ZON-73549		
Parcel #	Existing Zoning	Proposed Zoning
13933302007	PD	T5-N
13933302008	PD	T5-N
13933302009	PD	T5-N
13933302010	PD	T5-N
13933302011	PD	T5-N
13933302012	PD	T5-N
13933302013	PD	T5-N
13933302014	PD	T5-N
13933302015	PD	T5-N
13933302016	PD	T6-UG
13933302017	PD	T6-UG
13933302018	PD	T6-UG
13933302019	PD	T6-UG
13933302022	PD	T6-UG
13933302023	PD	T6-UG
13933302024	PD	T6-UG
13933302033	PD	T6-UG
13933302035	PD	T6-UG
13933302036	PD	T6-UG
13933303001	PD	T5-N
13933303002	PD	T5-N
13933303003	PD	T6-UG-L
13933303004	PD	T6-UG-L
13933303005	PD	T6-UG-L
13933303006	PD	T5-N
13933303007	PD	T6-UG-L
13933303008	PD	T5-N
13933303009	PD	T6-UG-L
13933303010	PD	T5-N
13933303011	PD	T6-UG-L
13933303012	PD	T5-N
13933303013	PD	T6-UG-L
13933303014	PD	T6-UG-L
13933303015	PD	T6-UG-L
13933303016	PD	T6-UG-L
13933303027	PD	T6-UG-L
13933304001	PD	T5-C

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Detailed Rezoning information for ZON-73549		
Parcel #	Existing Zoning	Proposed Zoning
13933304016	PD	T5-C
13933304017	PD	T5-C
13933304018	PD	T5-C
13933305011	PD	T5-C
13933305013	PD	T5-C
13933305020	PD	T6-UG
13933305021	PD	T6-UG
13933305022	PD	T6-UG-L
13933305023	PD	T5-C
13933306001	PD	T5-C
13933307001	PD	T5-C
13933307002	PD	T5-C
13933307003	PD	T5-C
13933307004	PD	T5-C
13933310000	PD	T6-UG
13933311002	PD	T6-UG-L
13933401003	PD	T6-UG-L
13933402001	PD	T6-UG
13933402003	PD	T6-UG
13933402004	PD	T6-UG
13933402005	PD	T6-UG
13933402006	PD	T6-UG
13933402007	PD	T6-UG
13933402008	PD	T6-UG
13933402009	PD	T6-UG
13933402010	PD	T6-UG
13933402011	PD	T6-UG
13933402014	PD	T6-UG
13933402015	PD	T6-UG
13933402019	PD	T6-UG
13933402021	PD	T6-UG
13933402024	PD	T6-UG
13933402028	PD	T6-UG
13933402030	PD	T6-UG
13933402031	PD	T6-UG-L
13933402033	PD	T6-UG
13933402034	PD	T6-UG

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Detailed Rezoning information for ZON-73549		
Parcel #	Existing Zoning	Proposed Zoning
13933405003	PD	T6-UG-L
13933405005	PD	T6-UG-L
13933405008	PD	T6-UG-L
13933405009	PD	T6-UG
13933406002	PD	T6-UG
13933406003	PD	T6-UG
13933406006	PD	T6-UG
13933406007	PD	T6-UG
13933410001	PD	T6-UG-L
13933410004	PD	T6-UG-L
13933410007	PD	T6-UG-L
13933410008	PD	T6-UG-L
13933410009	PD	T6-UG-L
13933410018	PD	T6-UG-L
13933410029	PD	T6-UG-L
13933412001	PD	T6-UG-L
13933412002	PD	T6-UG-L
13933499079	PD	T6-UG
13933501002	M	T5-M
13933501008	M	T5-M
13933501009	M	T5-M
13933501010	M	T5-M
13933501018	M	T5-M
13933501019	M	T5-M
13933501021	M	T5-M
13933501022	M	T5-M
13933501023	M	T5-M
13933501024	M	T5-M
13933501026	M	T5-M
13933510002	M	T5-M
13933510004	M	T5-M
13933510005	M	T5-M
13933510007	M	T5-M
13933601004	M	T5-M
13933601005	M	T5-M
13933601006	M	T5-M
13933601009	M	T5-M

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Detailed Rezoning information for ZON-73549		
Parcel #	Existing Zoning	Proposed Zoning
13933601010	M	T5-M
13933601012	M	T5-M

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**** SUPPLEMENTAL MATERIAL ****

- **Exhibit A** – Las Vegas Medical District Form-Based Code Pilot Area Regulating Plan