



**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
Mayor

LOIS TARKANIAN
Mayor Pro Tem

STAVROS S. ANTHONY

BOB COFFIN

STEVEN G. SEROKA

MICHELE FIORE

CEDRIC CREAR

SCOTT D. ADAMS
City Manager

**DEVELOPMENT
SERVICES CENTER**

333 N. RANCHO DRIVE
LAS VEGAS, NV 89106

702.229.4830 | VOICE
711 | TTY



cityoflasvegas
lasvegasnevada.gov

September 22, 2018

To Whom it may concern:

This rezoning of properties within a portion of the Las Vegas Medical District is being proposed to implement the Vision 2045 Downtown Masterplan (The Plan) as adopted in June 2016.

The Plan envisions the twelve downtown districts as activity centers revolving around ten mixed-use hubs that are strategically located in the heart of several established downtown neighborhoods. To achieve the desired form of the built environment for these areas, the Plan contemplated a zoning code update to be implemented as a Form-Based Code. The area proposed to be rezoned with this application is the first land area within downtown where the newly adopted Form-Based Code (Title 19.09 of the Unified Development Code) will be applicable and effective.

As one of the most critical areas for economic development, infrastructure improvements, and enhancement of quality of life for its residents, the Las Vegas Medical District (LVMD) was chosen as the first pilot area in which to implement the Form-Based Code. Background analysis performed by Staff and outside consulting firms showed how the current regulatory framework for the LVMD is not consistent with the long-term vision for the district, and hinders the desired development of the area as a regional center of excellence for medical services and education in the Southwest.

Following a 16-month planning process that involved several layers of surveying, analysis, and dozens of events for stakeholder and community input, the Form-Based Code has been adopted on October by the City council, and is now ready to be applied within the areas of downtown designated as FBC (Form-Based Code) that have been mapped with a proposed Regulating Plan and Thoroughfare Plan.

For the reasons stated above, and to advance the balanced growth of the LVMD, and to promote the safety, health and welfare of the district and downtown Las Vegas as a whole, the Department of Planning is requesting to amend the zoning of the subject properties to the Form-Based Zoning Districts, or Transect Zones, as indicated in the Las Vegas Medical District Pilot Area Regulating Plan.

Sincerely,

Michael Howe, AICP, LEED-GA
Planning Section Manager | Urban Design Coordinator
Long Range Planning and Office of Sustainability

PRJ-74798
10/22/18

ZON-73549