



Citizens Advisory Committee to the Redevelopment Agency Minutes

1. Call to Order

Minutes:

CHAIR CLARKE called the meeting to order at 4:11 p.m.

PRESENT: CHAIR CLARKE and MEMBERS HILL, MACK, MATHIS and DYKES

EXCUSED: MEMBERS PALACIOS and JONES

ALSO PRESENT: JEFF McGEACHY, Sr. Economic Development Specialist, JOHN RIDILLA, Deputy City Attorney, and ASHLEY FOSTER, Deputy City Clerk

2. Announcement Regarding: Compliance with Open Meeting Law

Minutes:

ANNOUNCEMENT MADE: This meeting has been properly noticed and posted at the following locations: City Hall, 495 South Main Street, 1st Floor; Clark County Government Center, 500 South Grand Central Parkway; Grant Sawyer Building, 555 East Washington Avenue; City of Las Vegas Development Services Center, 333 North Rancho Drive.

3. Public Comment: Comment during this portion of the agenda must be limited to matters on the agenda for action. If you wish to be heard, come forward and give your name for the record. The amount of discussion, as well as the amount of time any single speaker is allowed, may be limited.

Minutes:

None.

4. For possible action to approve the Final Minutes by reference of the Regular Meeting of March 26, 2019

Motion made by Beverly Mathis to Approve

Passed For: 5; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 2

For-Daniel Hill, Steven Clarke, Lois Mack, Beverly Mathis, Jermaine Dykes; Excused-Asha L Jones, Craig Palacios;

5. Presentation by the Department of Planning regarding the Form-Based Code as a tool for redevelopment in Downtown Las Vegas

Minutes:

Through a PowerPoint presentation, which has been submitted and attached as backup, MARIA JOSE NORERO, Planner II, provided a presentation regarding the Form-Based Code.

The Form-Based Code is a new zoning code and has only been adopted in the Medical District but will be adopted throughout the downtown area. The code adds a chapter to the Unified Development Code and will provide zoning regulations for all 12 downtown districts in Las Vegas. The main difference between the

development standards in place now and the Form-Based Code is that the Form-Based Code focuses on the form or shape of the building rather than use.

The use of the word transect changes with the Form-Based Code; instead of organizing land and parcels between residential and commercial, the Form-Based Code organizes them in level of density. She illustrated an example of this utilizing the third PowerPoint slide. The transects phase from T1 (Natural Zone) to T6 (Urban Core Zone). The downtown area will only see transects from between T3 and T6 which are Sub-Urban Zone, General Urban Zone, Urban Center Zone, and Urban Core Zone. MS. NORERO provided the example of Fremont Street which is T6 and is higher density and intensity. An example of T3 would be the Historic Westside District or more residential in nature.

MS. NORERO displayed images of the before and after rezoning of the Medical District. She pointed out the wide array of options within the zoning categories with use of the Form-Based Code. She reiterated that the Form-Based Code has been adopted within the Medical District and will be implemented within the other 12 districts over the next several years. The Fremont East District is next and will be followed by the Historic Westside District and the Arts District.

The Form-Based Code was adopted in part because of five of the 12 implementation actions of the 2045 Downtown Master Plan. She read from the PowerPoint slide addressing the 12 implementation actions noting the code is a tool which offers procedural clarity, implements the Master Plan through place-based standards, introduces zoning incentives, provides expedited approvals, provides housing development incentives and has a community benefits program. It is a great tool to be able to implement the 2045 Downtown Master Plan.

MS. NORERO explained that the same development code currently in place in most of the city applies in the same way to urban areas as it does to more suburban areas. A desirable downtown project or development that is mixed-use, has residential, and addresses pedestrians in a nice way would be cumbersome to get through this process; the Form-Based Code streamlines this. She briefly reviewed the timeline of the adoption of the Form-Based Code for the Medical District and said staff was looking at the adoption of a GPA (General Plan Amendment) and Rezoning for the Fremont East District in August 2019.

MS. NORERO explained that the Form-Based Code only affects new development and additions to existing development by ten percent or more. She noted the Department of Planning's desire to focus on how the buildings interact with the sidewalk and with the pedestrian realm in order to make downtown more pedestrian friendly and livable.

Some of the new requirements in the code include open space requirements and a new weighted parking requirement. This new formula looks at how much parking is in the neighborhood and how much parking the specific use would require. This is a great asset and makes some projects much more affordable and feasible. Additionally, there are landscaping and frontage requirements which make those buildings that face the pedestrian area more approachable from the pedestrian point of view. She reviewed some of the benefits related to the redevelopment area which include providing more predictability regarding projects that will be allowed in the area, flexibility in regards to setback requirements, making mixed-use a reality, and the city will see high-quality development.

MS. NORERO shared that property owners will also only have to utilize one place in the code to determine what processes they need to go through based on their transect type. She emphasized that the process will be different and staff encouraged meeting so they can help them to understand the code and avoid setbacks in the future. Eventually, if all ranges and requirements are met, projects can be approved administratively.

MEMBER MACK asked when the Fremont East District would be done, and MS. NORERO explained that the public outreach portion of the process has concluded and staff would go before the City Council in August with the Rezoning and GPA requests.

CHAIR CLARKE asked how the City has dealt with the challenges of educating about the Form-Based Code and reactions to having to deal with the new code, and MS. NORERO explained that staff has done training every Monday for a few months and have taken it to various groups and property owners. When they went through the public outreach process, they reached out to property owners that were most likely to develop their property, and they offered one on one, site-specific training. Property owners have been very receptive once the process has been explained to them. She believed that once the first project is approved in the Medical District, and they see what is possible, more developers will come forward.

CHAIR CLARKE asked if there was a requirement for open space. MS. NORERO replied that there is, and it relates to the type of project and type/context of the neighborhood.

6. **Discussion regarding topics for future agenda items.** Comments made during this portion of the agenda by individual members shall refer solely to proposals for future agenda items and any discussion shall be limited to whether or not such proposed items are within the purview of the Committee and/or whether such proposed items shall be placed on a future agenda. No discussion regarding the substance of any such proposed topic shall occur and no action shall be taken.

Minutes:

JEFF McGEACHY, Sr. Economic Development Specialist, stated that the list, which was distributed and has been attached as backup, has been updated with input he has received from one of the Members since the last meeting. The last three items do not have a rating as they were added by staff and are for the Committee to consider. He asked the Members to forward any recommendations to him but cautioned them to not e-mail the entire Committee as that could be a violation of the Open Meeting Law.

7. **Citizens Participation:** Public comment during this portion of the agenda must be limited to matters within the jurisdiction of the Committee. No subject may be acted upon by the Committee unless that subject is on the agenda and is scheduled for action. If you wish to be heard, come forward and give your name for the record. The amount of discussion on any single subject, as well as the amount of time any single speaker is allowed, may be limited.

Minutes:

CHAIR CLARKE stated that he has accepted a position at another university, and he will be leaving Las Vegas by the end of June. He stated that he will be resigning his position as Chair of this Committee.

MEMBER MATHIS asked if it was appropriate to appoint the Vice Chair, and DEPUTY CITY ATTORNEY JOHN RIDILLA stated that would have to be an agenda item for the next meeting. JEFF McGEACHY, Sr. Economic Development Specialist, stated that he planned to add an agenda item to the next meeting to allow the Committee discussion and to appoint a new Chair.

8. **Adjournment**

Minutes:

The meeting was adjourned at 4:38 p.m.

Respectfully submitted:

Ashley Foster, Deputy City Clerk

Steven Clarke, Chair

THIS MEETING HAS BEEN PROPERLY NOTICED AND POSTED AT THE FOLLOWING LOCATIONS:

City Hall, 495 South Main Street, 1st Floor
Clark County Government Center, 500 South Grand Central Parkway
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City of Las Vegas Development Services Center, 333 North Rancho Drive