

**NOTE: THE FOLLOWING DOCUMENTATION  
WAS SUBMITTED FOR THE RECORD BEFORE  
OR AT THE PLANNING COMMISSION HEARING  
ON THIS ITEM WHICH IS NOW APPEARING  
BEFORE THE CITY COUNCIL**

# 2050 MASTER PLAN

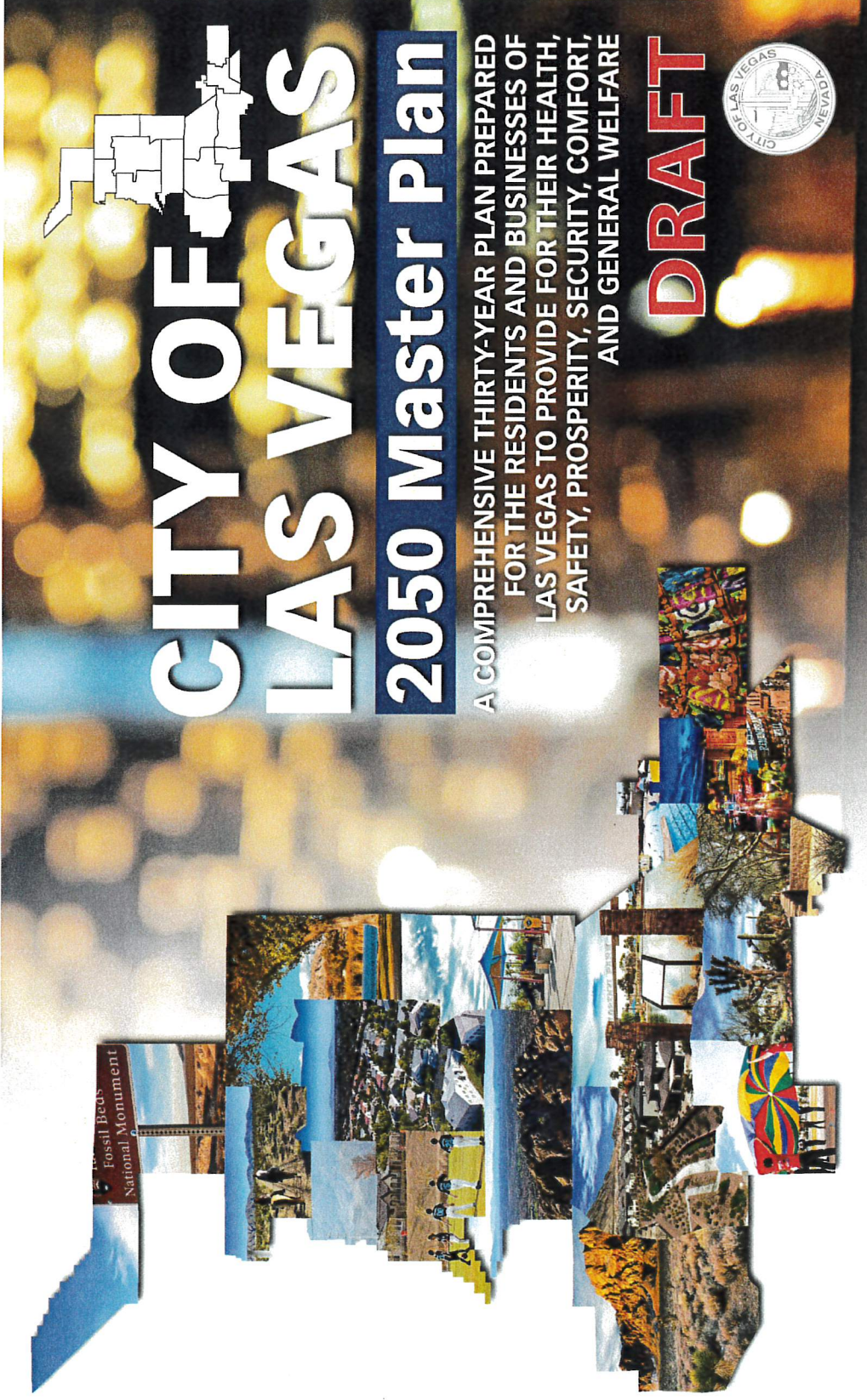
20-0266-DIR1

NOVEMBER 10, 2020



Submitted at Planning Commission

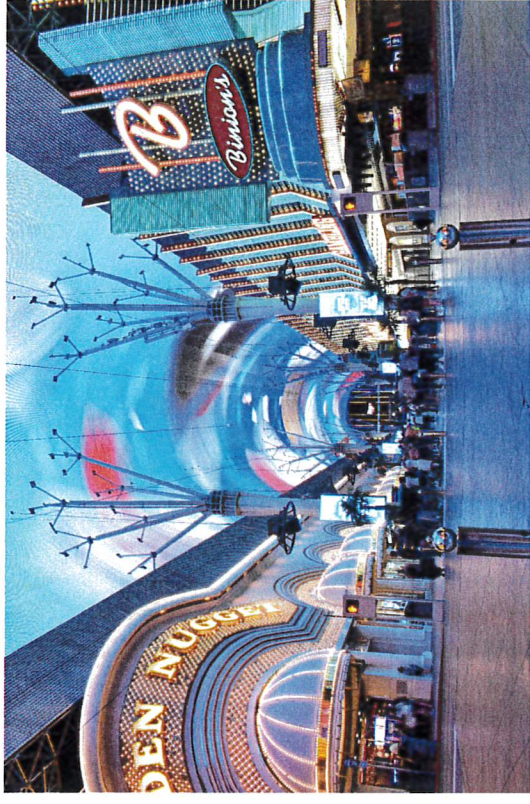
Date *11/10/20* Item *34*  
by *Staff*



**ITEM 39: 20-0266-DIR1: FOR DISCUSSION AND POSSIBLE ACTION TO ADOPT THE CITY OF LAS VEGAS 2050 MASTER PLAN**

# WHY WE'RE HERE

- Planning Commission is required to prepare and adopt a comprehensive long-term general plan for the physical development of the City.
- 2000-2013: City of Las Vegas Master Plan 2020 was adopted by the Planning Commission, as well as subsequent master plan updates.
- 2017: The Planning Commission determined that the goals, objectives, and policies of the City of Las Vegas Master Plan 2020 were largely met.
- 2017: City Council adopts the City of Las Vegas Strategy for Community Resilience, Net-Zero Energy, and Sustainability Resolution: directs city staff to a new master plan.



# WHY WE'RE HERE

- 2018: SmithGroup team to assist City staff with a public outreach campaign and plan development activities to guide future development over the next thirty years for desired economic, social, cultural, and quality of life goals.
- March 2019: Public engagement, community surveys and outreach
- May 2019: SmithGroup and the City's project team receive support on the plan's proposed vision and guiding principles



# **A VISION FOR CHANGE**

## **LAS VEGAS 2050 MASTER PLAN**

Las Vegas in 2050 will be...

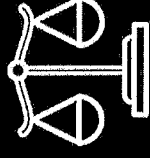
- Bold
- Innovative
- Iconic
- Working
- Smart
- Accessible
- Collaborative

**THE CITY OF LAS VEGAS WILL  
BE A LEADER IN RESILIENT,  
HEALTHY CITIES -  
LEVERAGING THE PIONEERING  
INNOVATIVE SPIRIT OF ITS  
RESIDENTS TO PROVIDE  
EQUITABLE ACCESS TO  
SERVICES, EDUCATION, AND  
JOBS IN THE NEW ECONOMY.**

# GUIDING PRINCIPLES

## THE FOUNDATION OF STRATEGIES

- Measure success
- Weigh recommendations
- Foster community-driven implementation
- Improve quality of life for all residents



### EQUITABLE

inclusive, fair, welcoming



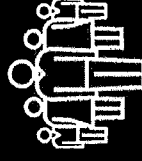
### RESILIENT

sustainable, adaptable, flexible



### HEALTHY

strong, accessible, well



### LIVABLE

unique, complete, enjoyable

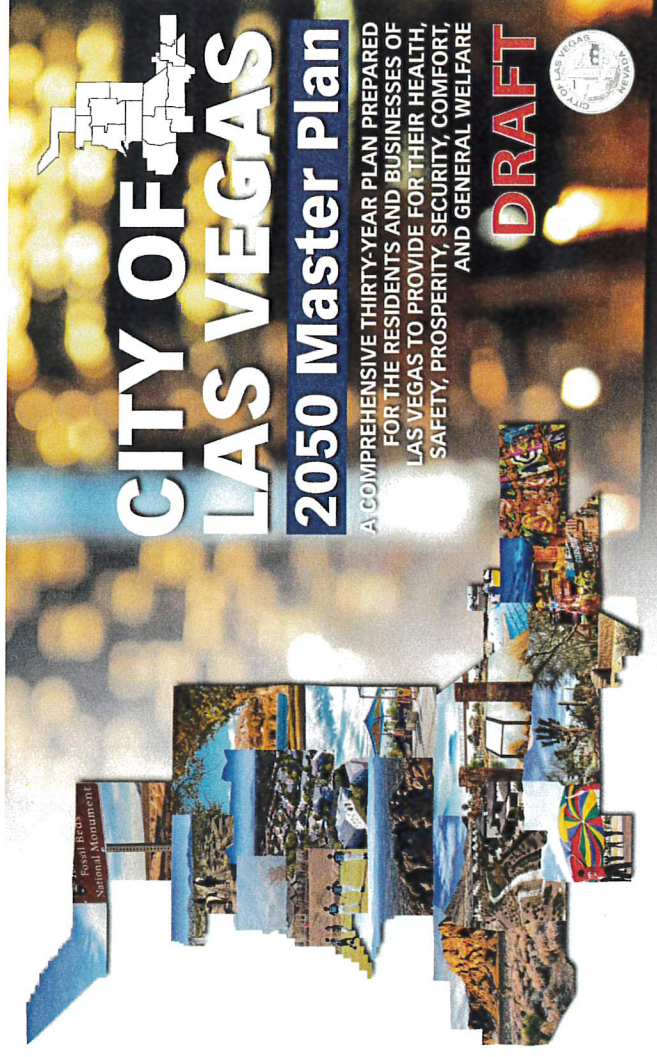


### INNOVATIVE

smart, diverse, bold

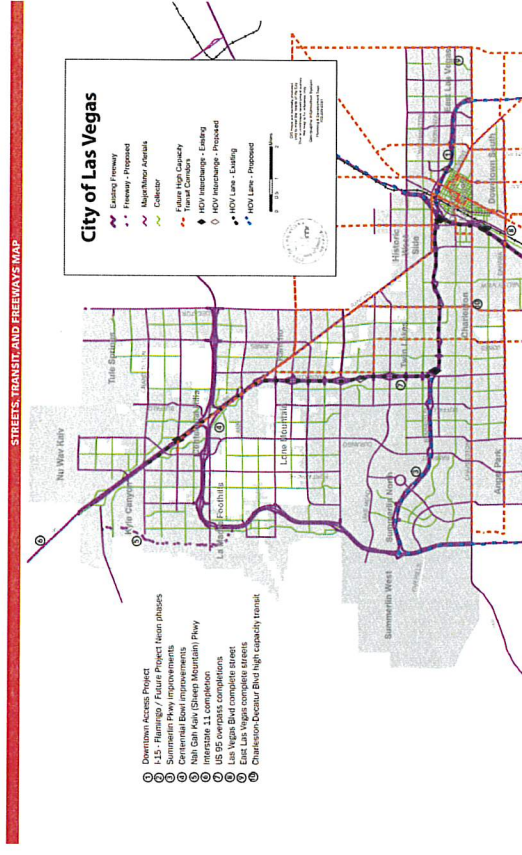
# PROGRESS TO DATE

- 2019-2020: Master Plan under development
  - August 2019: Developed goals prioritized and supported by public
  - Draft developed
  - Available at [www.masterplan.vegas](http://www.masterplan.vegas)
- September 2020: Planning Commission Workshop



## 9.21.20 PLANNING COMMISSION WORKSHOP

- The 2050 Master Plan provides:
  - Direction and practical guidelines for future development
  - Implementation-focused recommendations adaptable to change
- Overview of Plan and Chapters
  - Land Use placetypes and 2050 General Plan
  - Areas of the City
  - Environment
  - Economy and Education
  - Systems and Services
  - Implementation



# 9.21.20 PLANNING COMMISSION WORKSHOP

## III.C URBAN FORESTRY

NRS 278.160.1(b)(1)

### PRIORITIZE INCREASING TREE CANOPY ACROSS ALL AREAS OF THE CITY FOR MULTIPLE PUBLIC HEALTH AND ENVIRONMENTAL BENEFITS



As one of the fastest warming cities in the country, extreme heat, including heat waves of greater intensity, frequency, and duration is one of three current and long-term hazard vulnerabilities to the city that must be mitigated. Among the top methods to reduce the urban heat island effect, mitigate extreme heat, and reduce overall temperatures is through the City's urban forest and other forms of green infrastructure. Trees help cool cities by providing shade, lowering the need to cool buildings, decreasing the amount of heat absorbed by asphalt areas like streets or parking lots, and creating overall cooler environment through which people can walk and bike. Urban forests, the collection of urban trees throughout the urban environment, should be considered a capital asset, much like a public building. Trees and urban forests also have the benefit of providing the City with a wide range of physiologic, economic, sociologic, and aesthetic benefits, including:

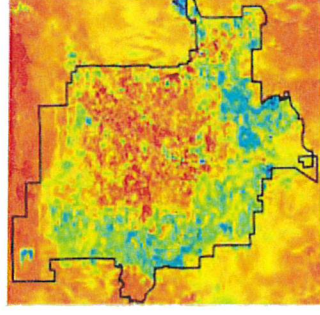
- Help treat stormwater runoff
- Provide shade that help cool and mitigate the urban heat island
- Help reduce air pollution and sequester greenhouse gas emissions by providing health benefits and environmental justice to urban neighborhoods
- Provide wildlife habitat
- Increase property values and property marketability.

LAS VEGAS MASTER PLAN

### URBAN HEAT ISLAND CONTEXT

Average annual high and low temperatures have continually increased over time. Between 2006 and 2019, temperatures increased in Las Vegas nearly three to four degrees. July monthly daytime average temperatures have exceeded 105° in ten of the past 14 years. The Las Vegas office of the National Weather Service determines extreme heat events; heat advisories are issued when daytime highs are expected to be 100° or higher for at least two days and nighttime temperatures do not drop below 75°. An excessive heat warning is similarly issued when temperatures reach above 105°. Over the next 30 years, barring no major reversal of global climatic temperature trends, it is anticipated that the average annual number of days when temperatures exceed 100° will increase to 70°. Extreme heat is further exacerbated by the urban heat island effect, the phenomenon of urban areas being hotter than rural areas, which can be mitigated by reducing asphalt and concrete surfaces while wearing in green infrastructure and shade. The urban heat island effect can cause the following:

- Health issues, especially for heat-susceptible populations like children, the elderly, homeless individuals, and low-income and minority populations.
- Delays, business risks, and health concerns for employees that work outside, especially at the City's resorts, construction and development labor.
- Increased energy and water demand for air conditioning and cooling, as well as increased building operational costs, employee needs, and goods requiring refrigeration.
- Poorer air quality through the greater incidences of inversion layers



### OUTCOMES

- Plant and maintain Plant 60,000 "Bulletproof" native and adaptive trees on public and private property by 2050
- The City's tree canopy increases to 20% by 2035 and 25% by 2050 utilizing native and adaptive drought tolerant tree species.
- 85% of the City's population lives within a 1/3 mile from green infrastructure features that provide localized cooling through park space, tree canopy cover, or vegetative surfaces.

3.107

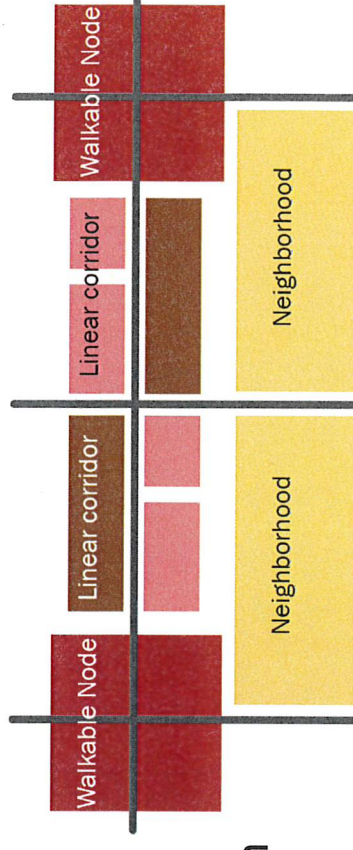
02 LAND USE - ENVIRONMENT

EQUITABLE	RESILIENT	HEALTHY	LIVABLE	INNOVATIVE
Tree canopy coverage must be distributed throughout the City to ensure all residents, as well as members of vulnerable populations, have access to the benefits of trees	Utilizing water-efficient, drought-tolerant native and adaptive tree and plant species help the City further mitigate the hazard of extreme heat.	Trees help reduce the urban heat island effect and improve the quality of stormwater and air, and provide visual aesthetics that improve personal wellness.	Parks, trees, and green infrastructure enhance the sense of place in the community and provide areas that are enjoyable to walk, bike, and recreate by all.	Designing structures and architectural features that provide shade as well as green space



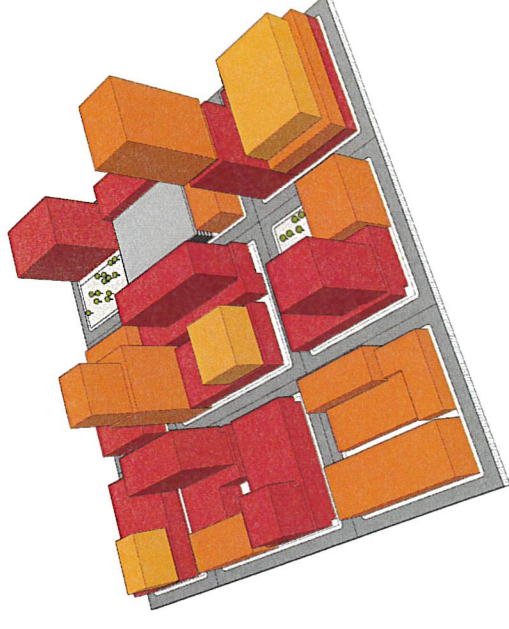
# 2050 GENERAL PLAN & FUTURE LAND USE

- Prioritize transit corridors – present and future
  - Mixed-Use Nodes
  - Corridor Connectors
- Expect less change to neighborhoods
  - Recommendations are provided, but not location specific yet
  - These will be identified in future subarea plans
- 2050 General Plan
  - 2050 Plan Map remains advisory until changed
  - Conforming zoning changes
  - Official Zoning Map remains in effect until changed

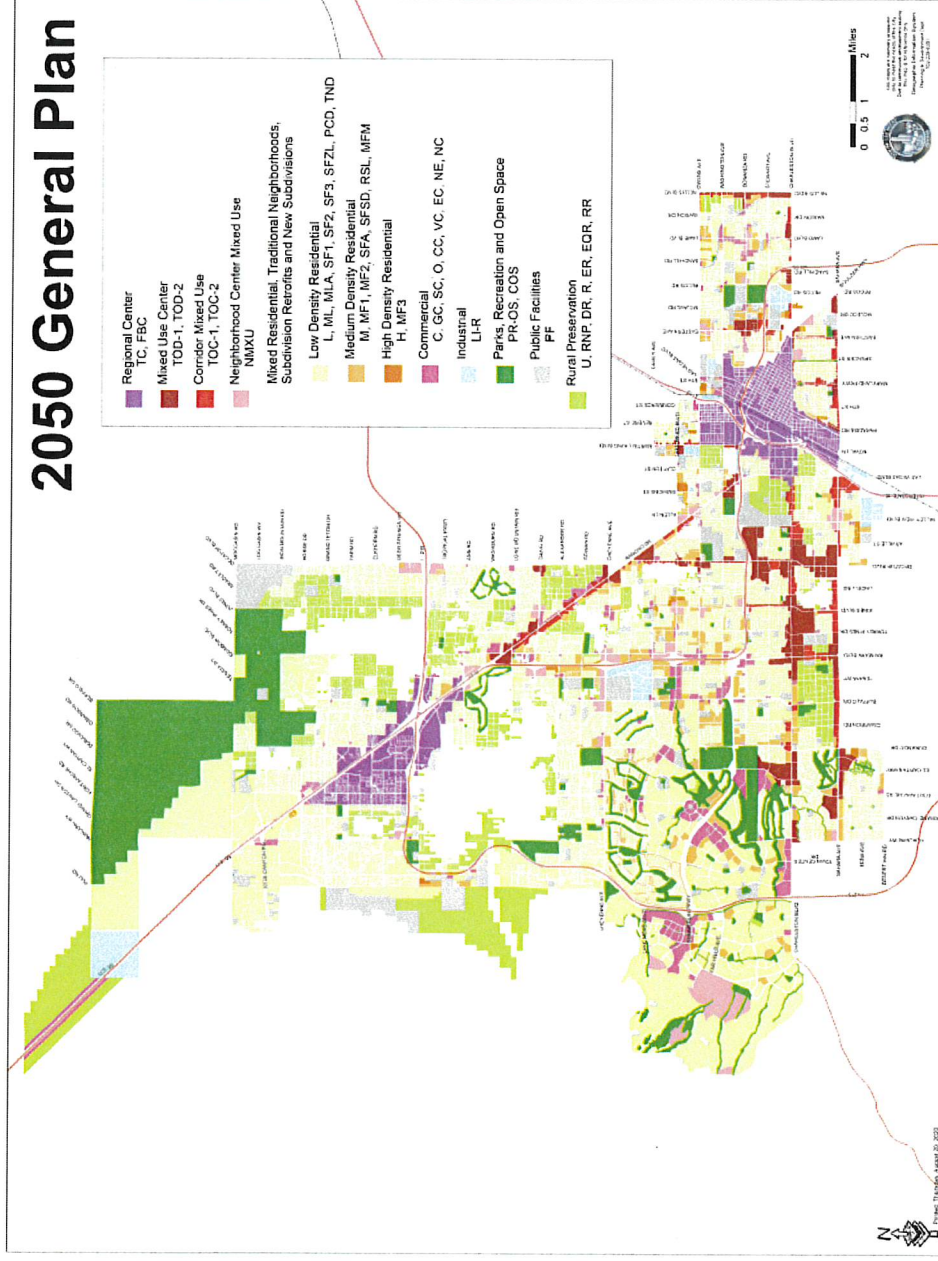


# 2050 GENERAL PLAN & FUTURE LAND USE

- Regional Centers
  - Downtown Las Vegas
  - Centennial Hills Town Center
- Mixed Use Center
- Corridor Mixed Use
- Neighborhood Centers
- Existing Types
  - Mixed Residential
  - Traditional Neighborhoods
  - Subdivision retrofits
  - New subdivisions
  - Rural Preservation



# 2050 GENERAL PLAN & FUTURE LAND USE



# 2050 GENERAL PLAN & FUTURE LAND USE

COMPATIBLE ZONING CATEGORIES: LV/MC TITLE 19

General Plan categories	Character and Density	Applicable Special Areas	TITLE 19.06	TITLE 19.08	TITLE 19.10	TITLE 19.09
<b>Regional Center</b> TC - Town Center FBC - Form-Based Code	See Page Includes Town Center subdesignations of L, M, MLA, SC, GS, SX, EC, PC, PF (6-50 du/acre) Diverse, human-scale, walkable mixed use built environments, accessible (6-50 du/acre)	TC DTIV				
<b>Mixed Use Center</b> MUD - Mixed Use Center	See Page Diverse, human-scale, walkable mixed use built environments, accessible (6-50 du/acre)					
<b>TOP-1 - Transit-Oriented Development</b>	Higher intensity, mixed-use TOD, suitable for LRT (> 40 du/acre)					
<b>TOP-2 - Transit-Oriented Development</b>	Moderate intensity, mixed-use TOD, suitable for BRT (> 30 du/acre)					
<b>Conditional Mixed Use</b> See Page						
<b>TOP-1 - Transit-Oriented Corridor</b>	Higher intensity, linear corridor oriented mixed-use, suitable for LRT (> 40 du/acre)					
<b>TOP-2 - Transit-Oriented Corridor</b>	Moderate intensity, linear corridor oriented mixed-use, suitable for BRT (> 30 du/acre)					
<b>Neighborhood Mixed Use Center</b> See Page						
<b>Low Density Residential -</b>						
L - Low	Moderate intensity neighborhood-oriented mixed use and town centers					
ML - Medium Low	Single family housing, (< 5 du/acre)					
MLA - Medium Low Attached	Single family housing, (< 9 du/acre)					
SF1 - Single Family Detached 1	Single and multi-family housing, typically attached, and xplexes (10-15 du/acre)					
SF2 - Single Family Detached 2	Single family housing, (< 3.5 du/acre)					
SF3 - Single Family Detached 3	Single family housing, (< 6 du/acre)					
SF2L - Single Family Zero Lot Line	Single family housing, (< 10 du/acre)					
PDC - Planned Community Development	Attached or detached single family housing with a zero lot line (< 12 du/acre)					
TND - Traditional Neighborhood Dev.	Mixed residential development, subject to conditions and adjacency standards (2-10 du/acre)					
<b>Medium Density Residential</b>	Balanced mix of residential, commercial, and civic uses with multi-modal complete streets (Variable density)					
M - Medium	Multi-family housing, townhomes, and plexes (15-25 du/acre)					
MF1 - Multi-Family Low Density	Multi-family housing, townhomes, and plexes (< 14 du/acre)					
MF2 - Multi-Family Medium Density	Multi-family housing, townhomes, and plexes (< 21 du/acre)					
SFA - Single Family Attached	Attached single family housing (< 19 du/acre)					
SFSD - Single Family Special Lot	Single family housing, (< 18 du/acre)					
RSU - Residential Small Lot	Attached or detached single family housing (< 15 du/acre)					
MF4 - Multi-Family Medium	Multi-family housing, townhomes, and plexes (15-25 du/acre)					
<b>High Density Residential</b>						
H - High Density	Multi-family housing, apartments, condominiums, townhomes, and high-rise residential (> 25 du/acre)					
MF3 - High Density Multi-Family	Large apartments, condominiums, and other multi-family dwellings (No maximum density)					
<b>Commercial</b>						
GC - General Commercial	All types of commercial offices, businesses or retail					
SC - Services Commercial	Low intensity commercial offices, businesses, or retail					
O - Office	Low intensity, small lot commercial office buildings					
CC - Community Commercial	Medium intensity office, businesses, or retail					
VC - Village Commercial	Medium intensity mix of neighborhood-oriented offices, businesses, and retail					
TC - Town Center*	Large commercial, community complexes that become a primary business center for Sunnyside					
EC - Employment Center	Office, light industry, business and support commercial services and higher density residential					
NF - Neighborhood Focus	Low intensity, neighborhood-oriented retail, offices, services, and recreational amenities					
NC - Neighborhood Commercial	Low intensity, neighborhood-oriented retail and services					
<b>Industrial</b>						
LRI - Light Industrial and Research	Medium to low intensity industrial activities, light assembly, commercial, business parks					
<b>Parks and Open Space</b>						
PR-QS	Parks, recreational facilities, golf courses, open spaces, trails					
PR-QS	Public and semi-public parks, recreational facilities, golf courses, open spaces, trails, and civic spaces					
OS						

# COMMENTS RECEIVED

- September - October 2020: Comments accepted from general public, City departments, and community stakeholders
- Comments sorted into groups and are actively being integrated into the Master Plan
  - Comments of support
  - Corrections are required
  - Clarification needed
  - Advisory comments for consideration
- Review and action
  - Comments accepted
  - Clarifications or discussion
  - Resolution required
  - Comments dismissed

43	RTC	1-17	To achieve a healthy Las Vegas, we must - typo in 2nd bullet	Red
44	HPC	1-18	Under 2019 Challenges consider adding "Neglect and demolition of cultural resources."	Blue
45	HPC	1-19	2nd column, second bullet, consider adding "work with community to understand key cultural and historic resources and diversify preservation efforts to tell all stories" and "ensure built environment reflects and honors all Las Vegas cultures"	Blue
46	RTC	1-21	Right column, Smart Vegas - Consider adding electric vehicle charging infrastructure and purchasing incentives to second bullet	Blue
47	RTC	1-22	Quantifying change - typo in punctuation in first sentence	Red
48	SNWA	1-23	Delete chart titled "Water Consumption" that shows SNWA population and GPCD and the corresponding text, as it can be taken out of context without broader representation.	Red
49	SNWA	1-23	Current: "Even with increased conservation, Lake Mead's levels are expected to decrease, meaning SNWA will need	Red
50		1-23		

# COMMENTS RECEIVED

## 2050 Master Plan: Draft Review

All comments submitted between 9/15/20 - 10/22/20

Comment Codes  
Red = Correction required  
Yellow = Requires further clarification or information before acceptance  
Green = Comment in support, appears to comply with intent of plan.  
Blue = Advisory for consideration, not causes for disapproval or non-acceptance

Action Codes  
A - Accept/will comply  
B - Clarify/Discuss  
C - Disagree; Resolution Required  
D - Dismiss Comment  
N/A - Not Applicable

1. Filed out by reviewer during review period.
2. Filed out by CLV Planning upon receipt of comment.
3. CLV completes note action code & detailed response.
5. Final code and action agreed upon in review meeting.
6. CLV completes disposition during review and may add additional detail.

Note: Minor comments and corrections do not need to be included; please note substantive comments only.

1 Comment Section			2 CLV Planning Response Section		4 CLV Resolution / Final Disposition			
to	Agency	Chapter / Page	Comment / Correction	3 Action Code:	3 Response/Action	Final Disposition		6 Additional Disposition Notes
						5 CLV Code	5 Action Code:	
7	General Public	2.17	We agree with the following statements in the draft plan on the need for more open space per capita in this area. We support preserving the land use designation for Badlands versus approving development, which would further decrease the open space per capita for the Angel Park Area.	A	Comments in support	Green	A	No further action required
8	HPC	2.23	Support fifth point under "Land Use" – "Preserve and reuse historic structures and sites."	A	Comments in support	Green	A	
9	HPC	2.24	"Mixed-Use Center" In the paragraph titled "Intent and Strategies" historic preservation should be an element of mix use, as it provides part of any areas "valuable character."	Pick One	Pick One	Pick One	Pick One	
10	HPC	2.26	3. Corridor Mixed-Use, under the box "Tools" add the word "Historic" to "adaptive reuse."	Pick One	Pick One	Pick One	Pick One	

# IMPLEMENTATION

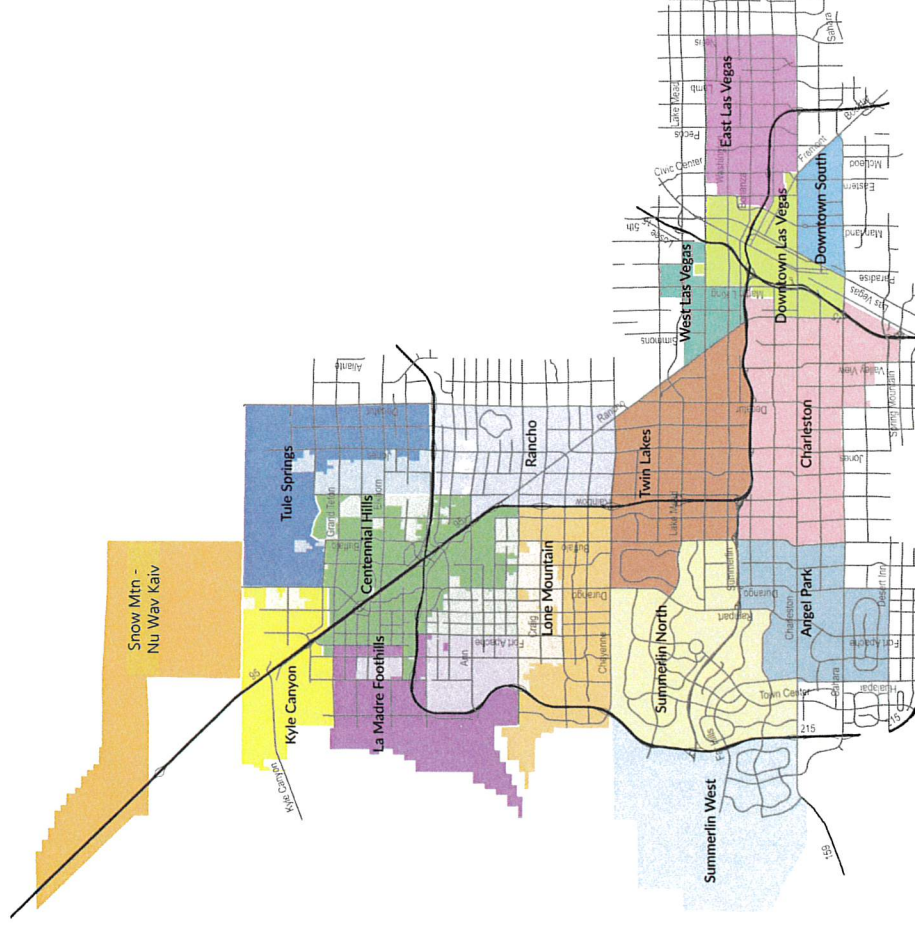
- Implementation of the Plan
  - Strategic Action Plans and departmental business plans that incorporate the priorities of the City Council, in addition to the recommended goals, key actions, and implementation strategies identified throughout the plan, and that align with the City’s adopted budget.
  - Adoption of policies and amendments
  - Capital Improvements Projects
  - Community Partnerships
  - Recommended legislative changes
- Ensuring any future sub-plans, studies, inventories, strategies, surveys, and assessments largely conform, align, and are consistent with the 2050 Master Plan.

CHAPTER 4: SYSTEMS AND SERVICES			FIFTY BY '50
L.A	Complete Streets	Beginning in 2025, vehicle miles traveled (VMT) within the City is reduced 0.5% annually.	
L.A	Complete Streets	By 2050, the mode split for Drive Alone is 40%, 20% for transit, and 5% for Walking and Biking.	✓
L.A	Complete Streets	By 2050, the Jobs-Housing balance index is 1.25.	✓
L.A	Complete Streets	By 2050, the number of pedestrian, bicyclist, and vehicular fatalities caused by road crashes is zero.	✓
L.A	Complete Streets	By 2050, 100% of sidewalks are PROWAG compliant. 70% of crosswalks are marked and if on street parking is present, have bulb-outs.	
L.A	Complete Streets	Maintain a minimum "Silver" level Bicycle Friendly Community designation from the League of American Bicyclists.	
L.B	Transit	By 2050, the mode split is 20% for transit.	
L.B	Transit	75% of the region's residents are within a 1/2 mile of bus service, and 100% of the region will have access to some type of public transportation service by 2050.	✓
L.B	Transit	The number of dwelling units within 1/4 mile of a public transit route increases over time.	
L.B	Transit	The number of dwelling units within 1/2 mile of a station of a high capacity transit route, transit center, park 'n' ride, or mobility hub increases over time.	
L.B	Transit	By 2050, X% of homes are within 1/2 mile of a public transit route or are served by a call 'n' ride or microtransit service areas.	
L.B	Transit	By 2050, the population density along high capacity transit routes is at least 30 dwelling units per acre for BRT routes and 40 dwelling units per acre for LRT routes.	✓

Sec.	Topic	Key Action	Prime Guiding Principle	Timing	Lead Dept.	Partner	Tool	Cost	Ease
CHAPTER 2: LAND USE AND ENVIRONMENT									
L.A	Land Use	Transform zoning regulations for corridors and nodes to encourage a greater mixture of uses and densities to support transit.	Livable	SHORT	PLAN	Dev	POL	\$ \$	B
L.A	Land Use	Create subarea plans for each planning area	Livable	SHORT	PLAN	Public	POL	\$ \$	B
L.A	Land Use	Prioritize catalytic redevelopment sites	Livable	SHORT	EUD	Dev	INC	\$ \$	B
L.A	Land Use	Require new subdivisions to be built with greater emphasis on traditional neighborhood design principles.	Livable	SHORT	PLAN	Dev	POL	\$ \$	C
L.A	Land Use	Incentivize new development types by streamlining the development review process.	Livable	SHORT	PLAN	Dev	INC	\$ \$	C

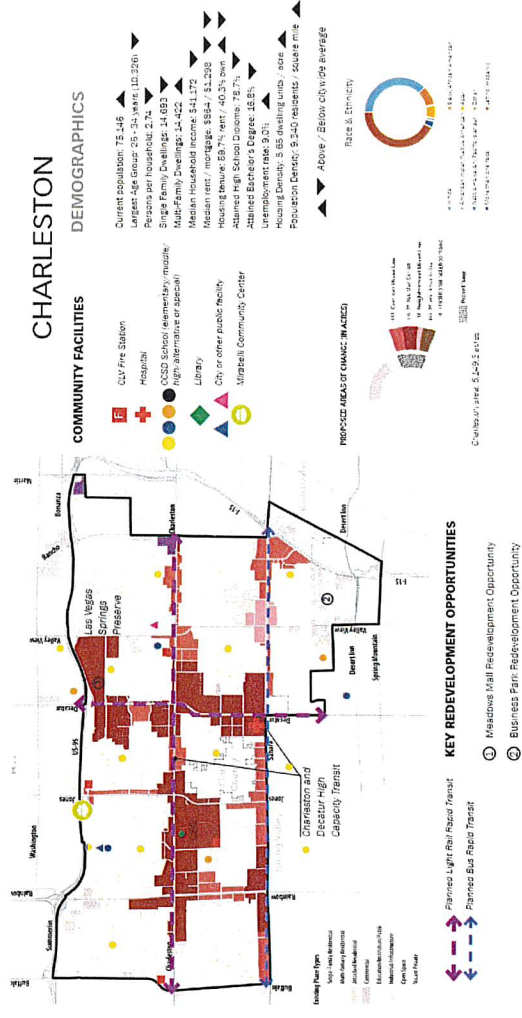
# IMPLEMENTATION

- Areas of the City
  - 16 unique areas comprised of neighborhoods that can build identity and a sense of place.
  - Each area includes a thorough analysis of existing conditions and proposed future improvements
  - Future area plans will provide specific recommendations from members of the community on projects, improvements, and changes.



# IMPLEMENTATION

- Report and evaluation of plan implementation
  - Online Master Plan Dashboard
  - Assess the Fifty by '50: Outcomes of the Plan achieved by implementing key actions
  - Review of Strategic Action Plans
  - Progress on implementation strategies
  - Reports to PC and CC



# NEXT STEPS

- Ongoing and upcoming work:
  - Continue development of Parks System Plan
  - Conforming zoning for new placetypes / future land uses and infill ordinance
  - Maryland Pkwy TOD plan
  - Charleston, East Las Vegas community area plans



# NEXT STEPS

- Conformance review with Southern Nevada Strong / SNRPC
- Endorse and certify the City of Las Vegas 2050 Master Plan for the City for its policies
  - Resolution for consideration by Las Vegas City Council
- Begin Two-Year Action plan cycle – FY 22 budget and CIP
- 2021: Adoption of General Plan Amendments that largely conform with 2050 General Plan Map

