

The Master Plan is to focus on placemaking, encourage walkable urban environments

A regulatory structure to maintain Downtown's unique history and culture is needed to facilitate historic preservation and support restoration of individual properties and districts.

19.09.020.E Responsibility for Administration

1. Responsible Bodies and Individuals

This Form-Based Code shall be administered by the Director of the Department of Planning in compliance with LVMC Section 19.00.070 (Administration).

2. Exercise of Discretion

In the event that a provision of the FBC allows the Review Authority (responsible body or individual) to exercise discretion in the application of a specific standard or requirement, but does not identify specific criteria for a decision, the following criteria shall be used:

- a. The proposed development complies with all applicable provisions of Chapter 19.09 (Form-Based Code);
- b. The exercise of discretion will ensure the compatibility of the proposed development with its site, surrounding properties, and the community; and
- c. The decision is consistent with the Downtown Master Plan.

19.09.040.L Las Vegas Medical District

1. Additional Standards for Uses

- a. To support the development of the Las Vegas Medical District, accessory structures that are determined to be functionally essential to the hospital use, such as utility and medical-related facilities, will be allowed as part of the development in a manner that is harmonious and compatible with the surrounding properties, as approved by the Director.
- b. Social Use Venue is not an allowed use within the Las Vegas Medical District.

2. Additional Landscaping Standards

On June 19, 2002, the Council adopted the Las Vegas Medical District Plan, which, among other regulations, provided standards for streetscapes, landscape buffers, and street trees within the Las Vegas Medical District (LVMD). Over time, these standards enhanced the physical quality of the LVMD, and created an environment that is safe, aesthetically pleasing, and fosters pedestrian comfort through shade, well-planned street design, and unique landscape design characteristics. It is the intent of this section to preserve these traits of the LVMD, and to further this goal the following landscaping standards shall apply:

- a. Existing trees, shrubs, and landscaped buffers that were installed or present before the adoption of the LVMC 19.09 (Form-Based Code), including those which subsequently would not be installed at that location by virtue of adoption of provisions LVMC 19.09, shall be properly maintained, preserved, and replaced in case of death.
- b. In order to preserve and maintain existing trees, shrubs, and landscaped buffers, whenever conflict may arise between the provisions contained in LVMC

Submitted at City Council

Date 10/19/22 Item 87

By: Brian Knudsen

Title 19.09 (Form-Based Code) and the preservation of existing trees, shrubs, and landscaped buffers, precedence shall be given to the preservation of existing trees, shrubs, and landscaped buffers. This includes, but is not limited to, conflicts that may arise, regarding setbacks, the facade zone, and lot coverage.

- c. The Planning Director may grant the removal of existing trees, shrubs, and landscaped buffers in virtue of health, safety, and welfare concerns and may require an equivalent amount of similar sized trees, shrubs, and landscape buffer area to be installed, as approved by Staff.
- d. **A Variance is not available to permit a deviation from the provisions of this Section.**

3. **Pedestrian Open Spaces and Plazas**

Pedestrian Open Spaces and Plazas Public open space, or plazas for public gathering, is required for all new medical and office developments of 10,000 square feet or greater. These spaces shall provide seating and should be easily observed and accessible from the street and/or pedestrian circulation areas. When determining the open space for mixed-use buildings, only the gross floor areas of the office uses will be considered. **Outdoor pedestrian open spaces and plazas provide shade, opportunities for rest and relief from traffic and noise as well as areas for additional outdoor activities such as vending and dining. Commercial developments shall provide pedestrian open spaces and plazas in relation to the size of the development and must include designs for such areas in the site plan.** Such areas shall be provided according to the following guidelines:

> **19.12.070 Permissible Use Descriptions and Applicable Conditions and Requirements**

Multi-Family Residential

Description: A structure used or designed as a residence for 3 or more families or households living independently of each other.

Conditional Use Regulations:

1. **This use is permitted only in conjunction with an approved Mixed-Use development.**

On-site Parking Requirement: Calculated by the capacity of each unit as described below, plus one additional guest space for every 6 units spread throughout the development:

1. Studio and One Bedroom Units – 1.25 spaces per unit.
2. Two Bedroom Units – 1.75 spaces per unit.
3. Three Bedroom and Above Units – Two spaces per unit.
4. Units developed as part of a Mixed-Use development shall provide parking in accordance with LVMC 19.18.030(D).
5. **On-site Parking Requirement: Two spaces per dwelling unit.**

19.09.020.D Applicability

1. The FBC applies only to the Downtown Las Vegas Overlay District established in LVMC Section 19.10.110 which encompasses the 12 Downtown Districts listed in Section 19.09.020.B (Purpose of the Code). The provisions of this Chapter apply to all property with a Transect Zone. The City will begin the process of implementing the FBC with a pilot area located within

the Las Vegas Medical District (see 19.09.020 Figure 1 - District within Downtown Las Vegas Overlay District).

2. In addition to all applicable federal, state, and county laws and regulations governing land use and development, this FBC applies to all land designated as FBC within the Downtown Las Vegas Overlay District.
3. The standards in the FBC apply to the following:
 - a. All proposed new development within the Transect Zones;
 - b. All additions to existing developments that increase the building footprint by 10 percent or 5,000 sf or more; additions of less than 10 percent or 5,000 sf must meet the general intent of the Transect Zone as well as all other applicable Federal, State, and local regulations.
 - c. A facade renovation to the primary or secondary street frontage of an existing building; and
 - d. Improvements to pedestrian or vehicular access.
4. **Whenever any provisions within the FBC impose overlapping or contradictory regulations, or whenever any provisions of the FBC and any other City code, rule, or regulation impose overlapping or contradictory regulations, the provision which is more restrictive or imposes higher standards or requirements shall govern, so that in all cases the most restrictive provision shall apply.**

19.09.010 PREAMBLE

19.09.010.B What is a Form-Based Code?

A Form-Based Code (FBC) is a place-based planning approach that supports walkable, mixed-use, and compact urban environments. A FBC is an alternative to a conventional zoning code.

The Form-Based Code Institute defines a FBC as a “land development regulation that fosters predictable results and a high-quality public realm by using physical form (rather than separation of uses) as the organizing principle for the code. A form-based code is a regulation, not a mere guideline, adopted into city, town, or county law. A form-based code offers a powerful alternative to conventional zoning regulation”. A FBC controls and regulates building form first and building use second through city (or county) regulations, to achieve an anticipated type of built environment or “place” based on a community vision.

A FBC addresses the relationship between building facades and the public realm (i.e. the public and private space between buildings), the form and mass of buildings in relation to one another, and the scale and types of streets and blocks. Regulations and standards in a FBC are presented graphically in simple diagrams and photographs as well as supplemental text. These standards are keyed to a plan (i.e. a Regulating Plan) that functions like a zoning map that assigns an appropriate form and scale (i.e. the character) of development, rather than only distinctions in land use types (see Figure B-1). So, while FBCs focus on an intended physical form they do also regulate use by allowing an appropriate range of uses chosen to ensure compatibility between uses and the intended physical form of the zone.

19.14.010 Intent

Within the zoning districts established by this Title, there may exist lots, structures and uses of land which were lawful before the effective date of this Title or an amendment thereto and which would be prohibited, regulated, or restricted under the terms of this Title. **It is generally the intent of this Title** to permit these nonconformities to continue until they are removed or abandoned, or until such earlier time as they are ordered to be removed, but not to encourage their survival. It is further the intent of this Title, **that such nonconforming lots, buildings, or uses shall not be enlarged upon, expanded or extended, except as otherwise specifically provided, and that such nonconforming lots, buildings or uses may not be used as justification for adding other lots, buildings or uses prohibited elsewhere in the same zoning district. Except as otherwise provided, nonconforming uses are declared to be incompatible with permitted uses in the same zoning districts.**

Application Information

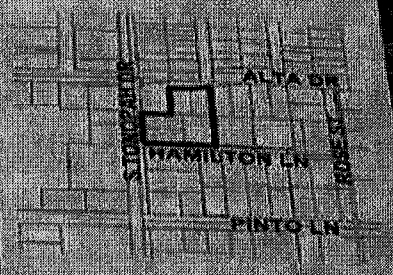
22-0024 - PUBLIC HEARING - APPLICANT OWNER: YEHAR MO ALTA PROPERTY OWNER, LLC. For possible action on the following Land Use Intentional project requests on 1.13 acres at the southwest corner of Alta Drive and Tropic Lane (APNs 136-33-001-002, 003, 010, 011 and 016) T-N (15 Neighborhood Zone, Ward 1 (Knights))

22-0025 VAC - VACATION - PETITION TO VACATE A PORTION OF ALTA DRIVE PUBLIC RIGHT-OF-WAY

22-0026 - DRI - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 1-2 STORY, 200 UNIT MULTI-FAMILY DEVELOPMENT WITH A BAY OF THE TITLE 1905 FORM-BASED CODE DEVELOPMENT STANDARDS

*Tue. 6pm
9/13/22*

Application Location



The proposed project may not pertain to this area as highlighted on the map.

Public Hearing Information

Meeting:	Planning Commission
Date:	09/13/2022
Time:	6:00 PM
Location:	Council Chambers 451 South Main St, 2nd Fl. Las Vegas, Nevada

For full and complete details, please refer to the project information posted on the Planning Commission website at <http://www.lasvegasnevada.gov/planning>. The Planning Commission will be held on the 2nd floor of the Council Chambers, 451 South Main Street, Las Vegas, NV 89101. The project information posted on the Planning Commission website will be updated as needed. The Planning Commission will be held on the 2nd floor of the Council Chambers, 451 South Main Street, Las Vegas, NV 89101. The project information posted on the Planning Commission website will be updated as needed. The Planning Commission will be held on the 2nd floor of the Council Chambers, 451 South Main Street, Las Vegas, NV 89101. The project information posted on the Planning Commission website will be updated as needed.