



# Clark County Master Plan & Development Code Rewrite

Status Update: July/August 2021



# Project Timeline



**We are here**



2020 ● ● ● ● ● ● ● ● ● ● ● ● ● ● ● ● 2021 ● ● ● ● ● ● ● ● ● ● ● ● ● ● ● ● 2022 ● ● ● ● ● ● ● ● ● ● ● ● 2023

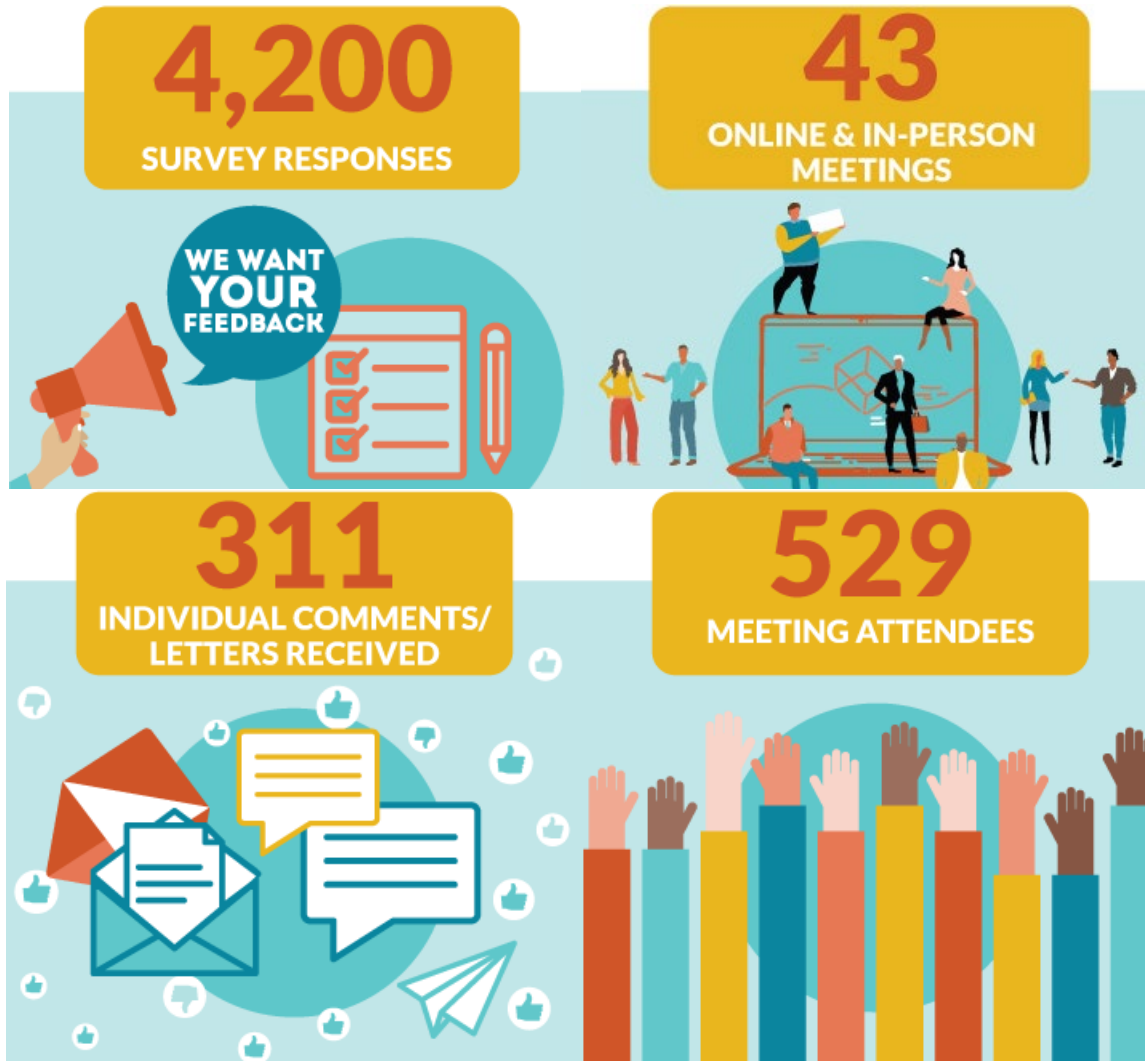


# PUBLIC ENGAGEMENT





# How we engaged



- **Project website**
- **Online surveys**
- **Social/traditional media**
- **English/Spanish**
- **In-person and online meetings**



# What we heard



- **Bold visions and great ideas for the future of Clark County**
- **Support for Core Values**
- **Concerns about neighborhood character and rural lifestyles**
- **Desire for more clarity and predictability**
- **Growth should be sustainable**
- **One-size doesn't fit all**

**"Quality trails, plenty of open space and parks, access to world class recreational opportunities."**

**"Housing prices have always been a reason to stay in Clark County."**

**"The people. There's so much diversity in Clark County and I want to see it flourish."**

# FAQs



- Recent Changes to LU Categories
- Reasoning for Changes to LU Categories
- Mapping LU Categories
- Measuring Density
- Rural Area Protection
- Relation to Zoning Districts



## FREQUENTLY ASKED QUESTIONS: JULY 2021

These Frequently Asked Questions are intended to help address some of the key issues raised during the latest round of public meetings and online input opportunities. A full draft of the Master Plan will be released to the public on July 12. Before diving in on your review of the Draft Master Plan, consider familiarizing yourself with this information to help clarify what's being proposed and to hopefully answer some of the questions you may have.

### What changes have been made to the land use categories?

You might notice some changes since you last reviewed the land use categories. The project team has made a number of adjustments in response to community concerns that are reflected in the Draft Master Plan, while still ensuring that land use categories are easier to implement. Key changes since the initial draft are highlighted below:

Existing Land Use Category	Proposed Land Use Category (Initial Draft – April 2021)	Proposed Land Use Category (Draft Master Plan – July 2021)
Residential Rural (RR) (0-0.5 DU/acre)	Outlying Neighborhood (ON) (up to 2 DU/acre)	Outlying Neighborhood (ON) (up to 0.5 DU/acre)
Residential Agricultural (RA) (0-1 DU/acre)		Edge Neighborhood (EN) (up to 1 DU/acre)
Rural Neighborhood Preservation (RNP) (0-2 DU/acre)	Estate Neighborhood (EN) (up to 2.5 DU/acre)	Ranch Estate Neighborhood (REN) (up to 2 DU/acre)
Rural Neighborhood (RN) (0-2.5 DU/acre)	Low-Suburban Neighborhood (LN)	Low-Intensity Suburban Neighborhood (LN)
Residential Low (RL)	Mid-Suburban Neighborhood (MN)	Mid-Intensity Suburban Neighborhood (MN)
Residential Suburban (RS)		
Residential Medium (RM)		
Public Facilities (PF)	Public Facilities (PF)	Public Use (PU)
Institutional (IL)		

You will also see that the Rural (new name) under the residential (new) land use category and units per acre (or 80,000 square

es being

Plan and Title 30 is reducing. Certainly, there are changes in area, and even many changes (especially in a rural area) many different sets of characteristics are grouped together. Neighborhood (RN) and Rural Neighborhood Preservation (RNP) and Rural Neighborhood (RN) of these areas is very important about impacts to be mitigated by the plan is compatible.

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Sometimes using the plan to update, it is important to make it clear that the plan is used in the name of each case there is a change from an urban area and zoning type of

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### What is the Master Plan?

The Master Plan is the leading policy document that Clark County uses to guide future growth and day-to-day decision-making. The Master Plan establishes a cohesive, countywide vision for the future of Clark County and a defined strategy to achieve that vision.

### What are land use categories?

Master Plan land use categories describe the character and different types of preferred development in the area they are applied. These categories are ultimately used to determine the zoning district for each parcel of land.

### What are zoning districts?

Zoning districts regulate how a parcel of land can legally be utilized. Existing zoning districts in Clark County can be found in Title 30 of the County's Code of Ordinances.



# ABOUT THE MASTER PLAN

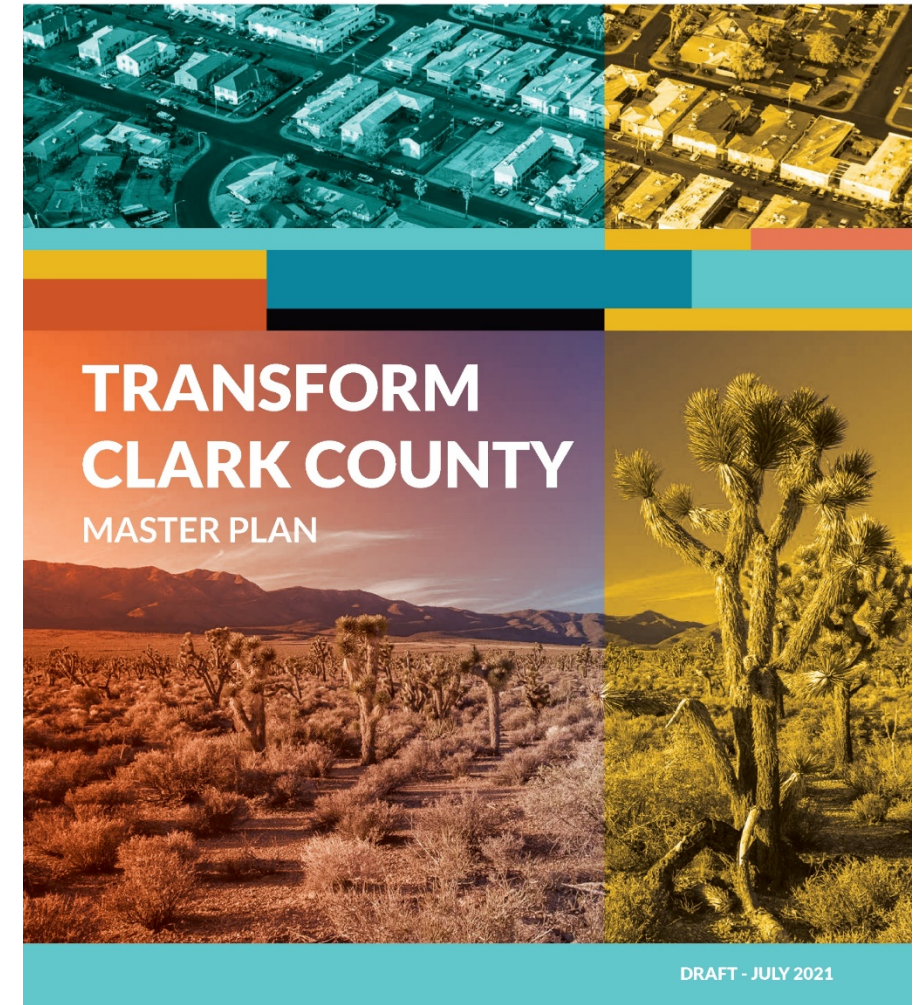




# Parts of the Plan



- **Section 1: Introduction**
- **Section 2: Countywide Goals and Policies**
- **Section 3: Growth Framework**
- **Section 4: Area-Specific Goals and Policies**
- **Section 5: Implementation**

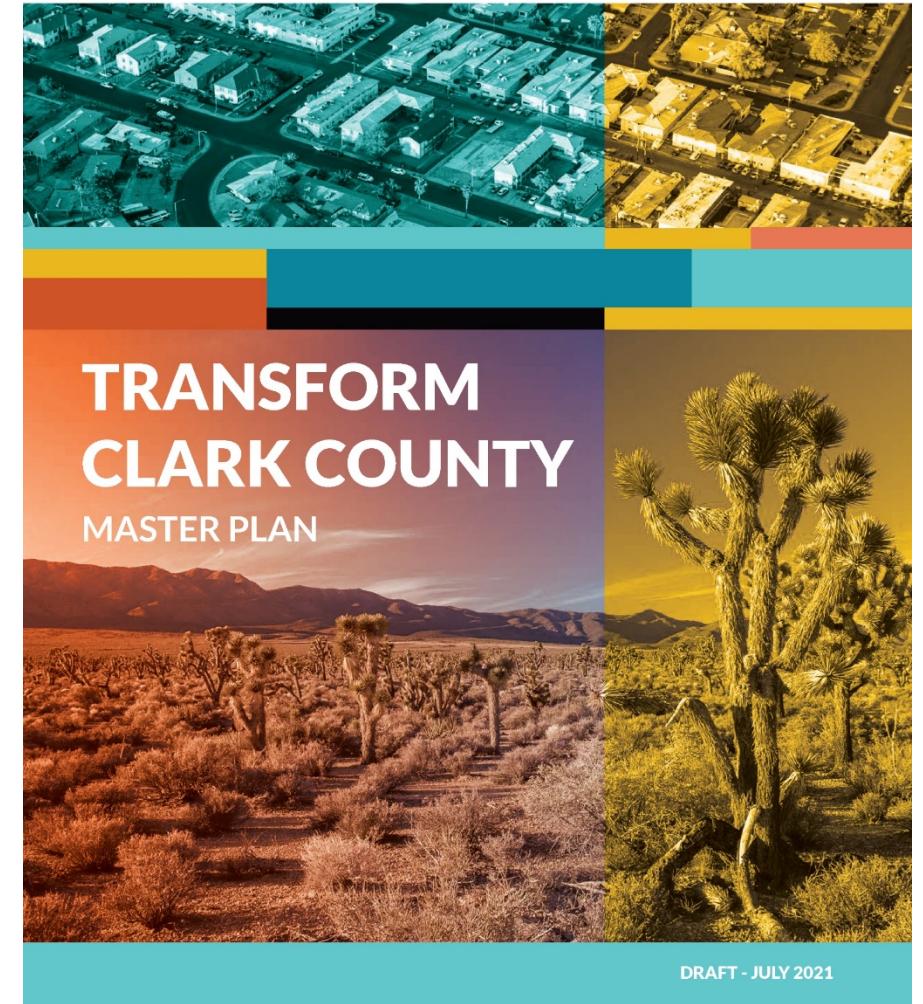


# Parts of the Plan



## Appendices

- A: Supplemental Information (Countywide)
- B: Supplemental Information (Area-Specific)
- C: State of the County
- D: Glossary of Terms
- Community Outreach Summary



# Core Values



**Unique Communities, Neighborhoods, and Lifestyles**



**Equitable Access to Programs, Services, and Amenities**



**A Healthy and Sustainable Natural and Built Environment**



**A More Connected Clark County**



**A Diverse and Resilient Economy**













**Sustainable and Resilient Growth and Development**



# NRS Requirements



## **NRS §278.160 requires the Master Plan to include eight topical elements with sub-topics**

- Housing 
- Historic Preservation 
- Land Use  
- Recreation and Open Space 
- Conservation 
- Transportation 
- Public Facilities and Services  
- Safety 

# COUNTYWIDE GOALS AND POLICIES





# What's Changed?



- Targeted revisions to respond to various input received
- Expanded cross-references
- Side-bars, maps, and graphics



# What's Changed?



## Alignment with Sustainability and Climate Action Plan

GOALS	GHG Reduction Potential	INCREASED RESILIENCE			Equity
		Social	Economic	Built Environment	
Goal 2.1: Continue to expand the County's parks, trails, and open space system at a level that is sustainable	●	●	●	●	●
Goal 2.2: All residents in Clark County have access to high-quality programs and amenities		●	●	●	●
Goal 2.3: All Clark County residents have access to the high-quality health and social services they need		●	●	●	●
Goal 2.4: Continue to foster a supportive environment for local arts, culture, and entertainment		●	●		●

# GROWTH FRAMEWORK



# Planned Land Use



- **Consolidated from 11 sets to one for ease of use and administration**
- **Generally:**
  - Combined categories with similar uses and density/intensity
  - Renamed to clarify intent
  - Expanded discussion of characteristics to align with Core Values and Countywide Goals and Policies

	Open Lands		Office Professional
	Residential Rural Up to 0.5 du/1 ac		Commercial Neighborhood
	Residential Agricultural Up to 1 du/1 ac		Commercial General
	Rural Neighborhood Preservation Up to 2 du/1 ac		Commercial Tourist
	Rural Neighborhood Up to 2.5 du/1 ac		Business and Design Research Park
	Residential Low Up to 3.5 du/1 ac		Industrial
	Residential Suburban Up to 8 du/1 ac		Heavy Industrial
	Residential Medium Up to 3 du/1 ac to 14 du/1 ac		Public Facilities
	Residential High Up to 8 du/1 ac to 18 du/1 ac		Institutional
	Residential Urban Center Up to 18 du/1 ac to 32 du/1 ac		Major Development Projects
	Residential High Rise Center Greater than 32 du/1 ac		



# Land Use Categories



## What's Changed?

- RR carried forward as ON
- RA carried forward as EN
- Minor Name Changes
  - “Ranch” Estate Neighborhood (RN)
  - Low- and Medium-“Intensity” Suburban
  - Public “Use” (PU)

### Neighborhoods

ON	Outlying Neighborhood
EN	Edge Neighborhood
RN	Ranch Estate Neighborhood
LN	Low-Intensity Suburban Neighborhood
MN	Mid-Intensity Suburban Neighborhood
CN	Compact Neighborhood
UN	Urban Neighborhood

### Commercial and Mixed-Use

NC	Neighborhood Commercial
CM	Corridor Mixed-Use
EM	Entertainment Mixed-Use

### Employment

BE	Business Employment
IE	Industrial Employment

### Other

AG	Agriculture
OL	Open Lands
PU	Public Use
MP	Major Projects (incl. Summerlin South)

# Land Use Categories



- **Neighborhoods, Commercial/Mixed-Use, Employment, Other**
- **For Each Category:**
  - Primary Land Uses
  - Supporting Land Uses
  - Density
  - Characteristics
  - Key Considerations

# Land Use Categories



## Key Considerations:

### Neighborhoods

- Mix of housing types
- Infill development/transitions
- Connectivity
- Neighborhood livability

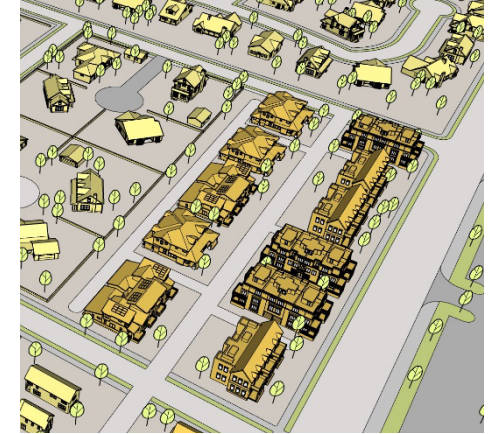
### Commercial/ Mixed-Use

- Proximity and connections to supportive uses
- Residential compatibility
- Conversion of employment land

### Employment

### All

- Sustainable development practices


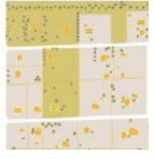




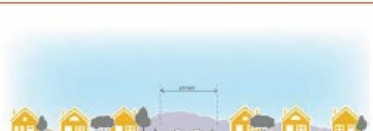











# Neighborhood Land Use Categories





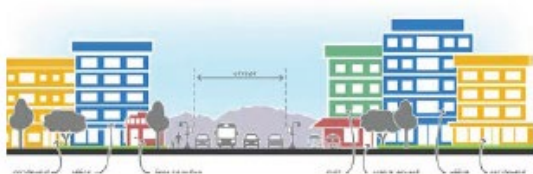

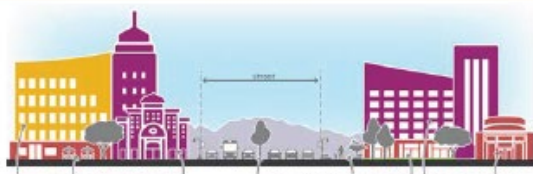

- Convert density range to maximum
- Retain rural character
- Distinguish large lot neighborhoods from those that meet NRS 278.0177 (Rural Neighborhood Pres.)

Existing Land Use Category	Proposed Land Use Category	Land Use Characteristics	
Residential Rural (RR)	Outlying Neighborhood (ON)		
Residential Agricultural (RA)	Edge Neighborhood (EN)		
Rural Neighborhood Preservation (RNP)	Ranch Estate Neighborhood (RN)		
Rural Neighborhood (RN)			
Residential Low (RL)	Low-Intensity Suburban Neighborhood (LN)		
Residential Suburban (RS) - low end			
Residential Suburban (RS) - high end	Mid-Intensity Suburban Neighborhood (MN)		
Residential Medium (RM)			
Residential High (RH)	Compact Neighborhood (CN)		
Residential Urban Center (RUC)	Urban Neighborhood (UN)		
Residential High Rise Center (RHRC)			

# Commercial/Mixed-Use Land Use Categories







- **Maintain one commercial-focused option**
- **Encourage a flexible mix of uses in targeted locations**
- **Emphasis on more walkable, transit-friendly development**

Existing Land Use Category	Proposed Land Use Category	Land Use Characteristics	
Commercial Neighborhood (CN) Office Professional (OP)	Neighborhood Commercial (NC)		
Commercial General (CG)	Corridor Mixed-Use (CM)		
Commercial Tourist (CT)	Entertainment Mixed-Use (EM)		

# Employment Land Use Categories



- **Better define limits of supporting services (i.e., commercial/retail)**
- **Maintain heavy industrial option**
- **Address transitions to lower-intensity uses**

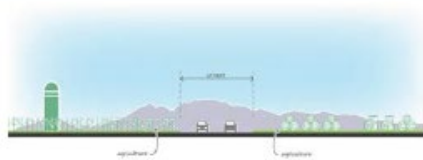

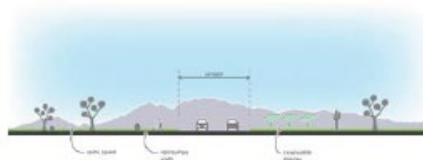

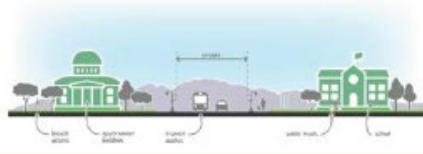

Existing Land Use Category	Proposed Land Use Category	Land Use Characteristics	
Business and Design Research Park (BDRP)	Business Employment (BE)		
Industrial (IND)			
Heavy Industrial (HI)	Industrial Employment (IE)		



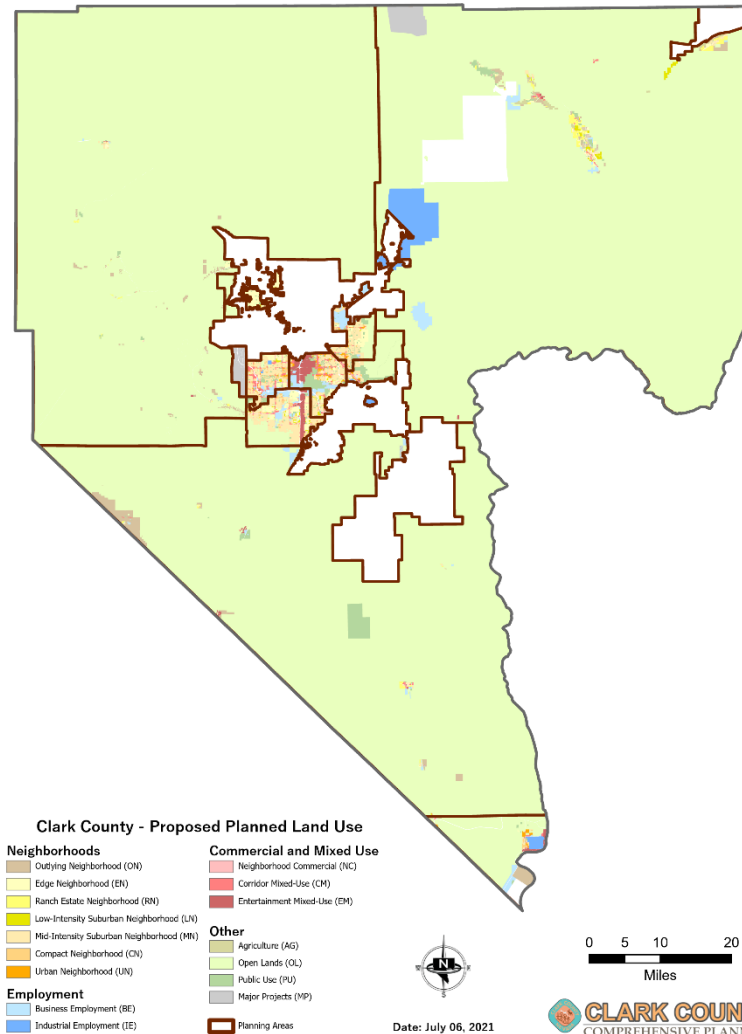
# Other Land Use Categories



- Differentiate developed parks and open space from state and federal lands
- Reorganize Public Facilities and Institutional categories to group uses with similar impacts (i.e., public lands vs. services and infrastructure)
- Public Facilities (PF) becomes Public Use (PU)

Existing Land Use Category	Proposed Land Use Category	Land Use Characteristics	
Agriculture (AG)	Agriculture (AG)		
Open Lands (OL)	Open Lands (OL)		
Public Facilities (P)	Public Use (PU)		
Institutional (IL)			

# Land Use Plan Conversion



- **Convert existing to equivalent proposed (based on use, density, and intensity)**
  - No changes in designation (i.e., residential to commercial)
- **Translate MP based on zoning**
- **Area-specific maps to be reviewed with TAB/CACs in coming months**
- **Area-specific maps to be included in adoption draft**

# Land Use Plan Conversion



Current Planned Land Use

Proposed Planned Land Use

Legend

Please enter comments about the PROPOSED Land Use Category of a specific parcel or area here.\*

Specify the address, county parcel number (ex. 13933710002), or intersection quadrant (ex. NE corner of Las Vegas Blvd. and Flamingo) of the parcel or area your comments pertain to.\*

Submit

- Review current and proposed map on project website

– [www.transformclarkcounty.com](http://www.transformclarkcounty.com)

Virtual Open House

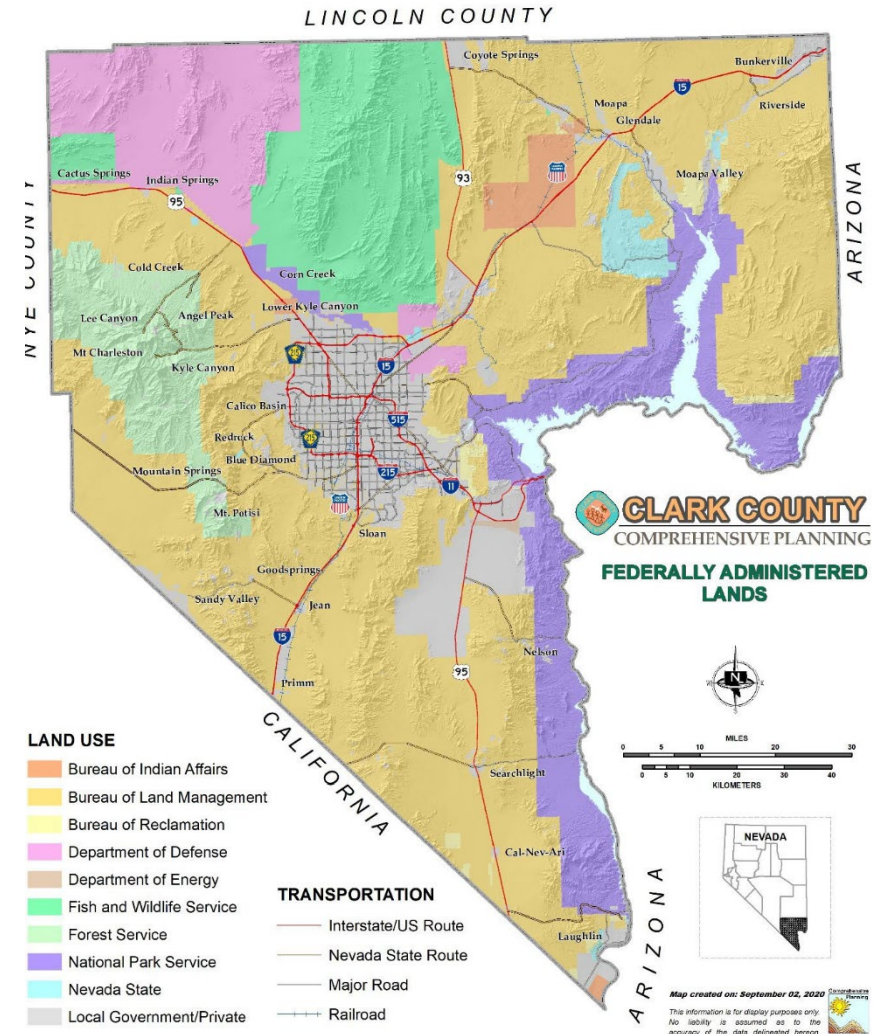
- “Review the Land Use Plan Map”
- Search by address and enter comments about the proposed land use designation



# (more) Growth Framework



- **Infrastructure and Services**
  - Flood control, libraries, public safety, recreation and open space, schools, transportation, utilities, water, wastewater
- **Water Resources**
- **Natural and Manmade Hazards**
- **Federal Lands**
  - Military, land disposal, natural resources
- **Airport Environs**





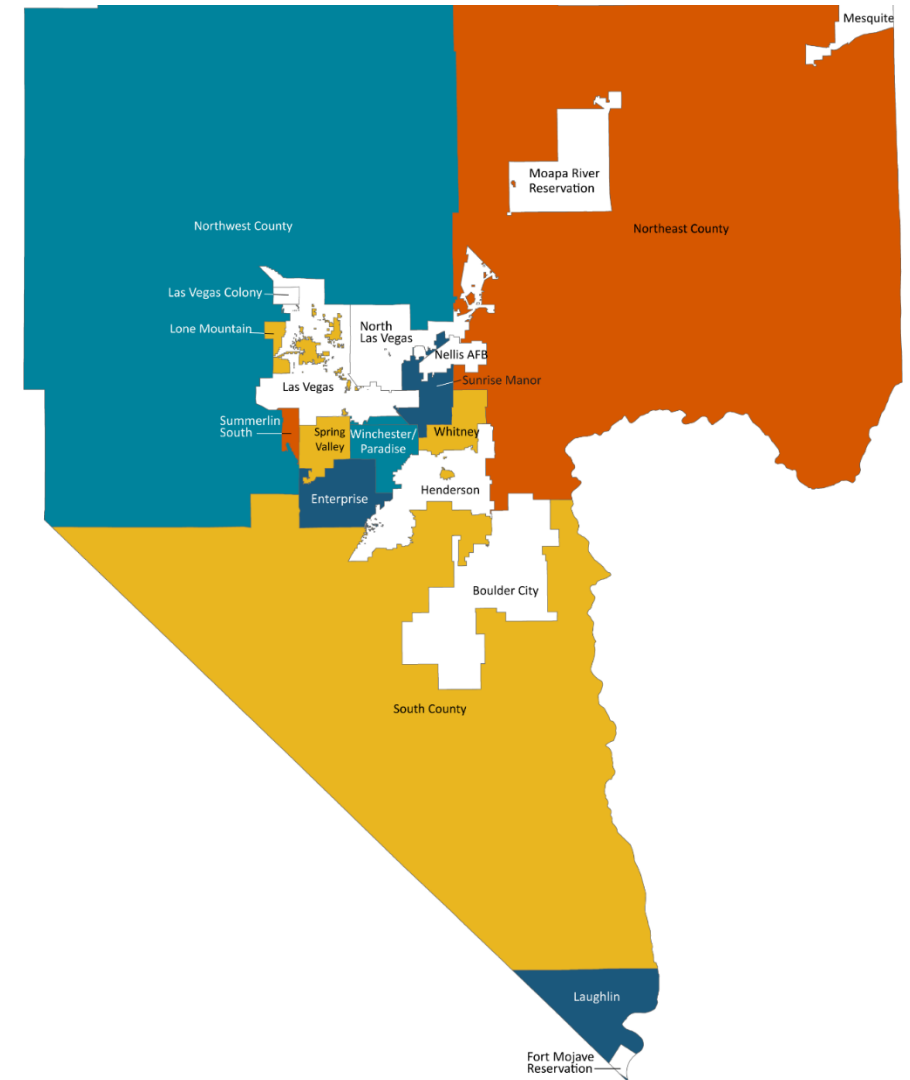
# AREA-SPECIFIC GOALS AND POLICIES



# Approach



- Reduce repetition/inconsistency
- Shift technical information to appendix
- Move regulations to Title 30
- More focus on *what*, less on *how*





# What's Changed?



- **Respond to public input**
  - Staff gathered feedback at TAB/CAC
  - About 150 detailed comments
- **Cross references**
- **Character photos, maps, and area history**



# IMPLEMENTATION





# Achieving the Master Plan



**What major initiatives will help implement the Master Plan?**

- **County-led**
- **County-supported**





# Achieving the Master Plan



## 1. County Role

### County-Led Initiatives

Initiatives/Related Goals	Responsibility	Type	Timing
Revise or expand regulations for the provision of required development amenities (both on- and off-site), to address sidewalks, multi-use trails, and open space requirements. (Directly supports Goals 2.1, 4.1, and 6.1)	<b>Lead:</b> Department of Comprehensive Planning <b>Partner(s):</b> Clark County Departments, partner agencies	Regulatory revisions	Near-term (currently underway)
<i>Clark County Arts Plan</i> (Directly supports Goals 2.2 and 2.4)	<b>Lead:</b> Parks and Recreation Department, Clark County Arts Committee <b>Partner(s):</b>	Policies and programs	Near Term – Updated Annually

## 4. Responsibility

## 2. Initiative

### County-Supported Initiatives

Initiatives/Related Goals	Responsibility	Type	Timing
<i>Southern Nevada Coordinated Transportation Plan</i> (Directly supports Goals 2.1, 4.1, and 4.2)	<b>Lead:</b> RTC <b>Partner(s):</b> Clark County, City of Las Vegas, City of North Las Vegas, City of Henderson, Boulder City, City of Mesquite, NDOT	Regional planning	Ongoing – Updated every four years
<i>Southern Nevada Strong Regional Plan</i> (Directly supports Goals 1.1 through 1.3, 2.1, 4.1 through 4.4, 5.1, 5.2, 5.4, 5.5, and 6.1 through 6.4)	<b>Lead:</b> RTC <b>Partner(s):</b> Clark County, City of Las Vegas, City of North Las Vegas, City of Henderson, Boulder City, City of Mesquite, CCSO, SNHD, SNWA, UNLV, SNRHA, CDSN, SNRPC, LVGEA, NDOT	Regional planning	Ongoing
<i>Las Vegas-Clark County Library District Facilities Master Plan and annual Strategic Plans</i> (Directly supports Goal 2.2 and 2.4)	<b>Lead:</b> Las Vegas-Clark County Library District <b>Partner(s):</b>	Policies and programs	Ongoing
<i>Clark County Community Health Needs Assessment</i> (Directly supports Goal 2.3)	<b>Lead:</b> SNHD <b>Partner(s):</b> Various public/private entities	Regional planning and Monitoring	Ongoing (updated every three years)

## 5. Type of Initiative

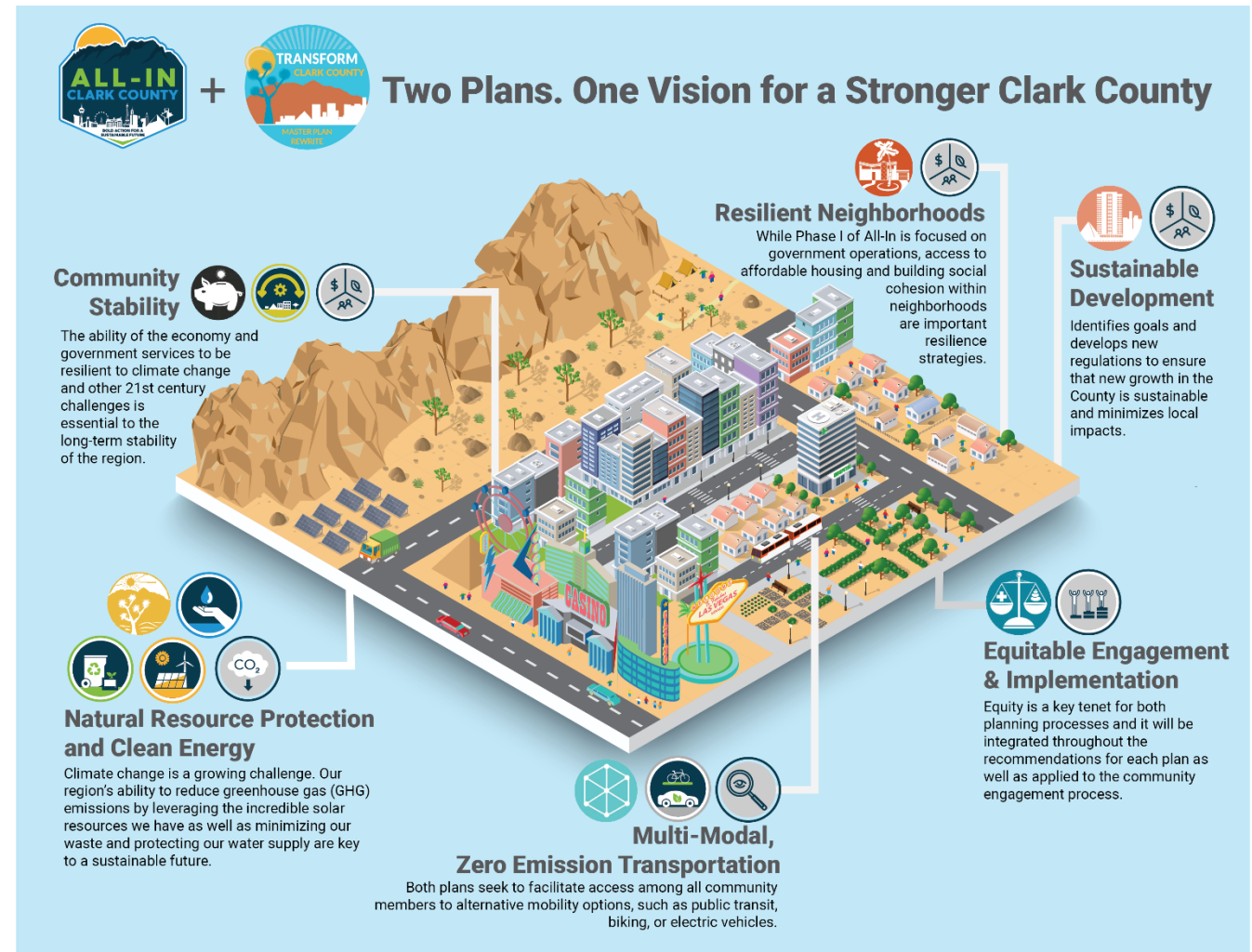
## 3. Supporting Goal

## 6. Timing

# Related Plans and Studies



- All-In Clark County
- Maryland Parkway TOD Plan
- RTC Access 2050 RTP
- Stadium District Development Plan
- ... and many more



# Amending and Updating the Plan



## Current

- **Same process for all amendments**
- **Review Land Use Plans**
  - 5-year cycle; regardless of need
- **Amendments by Board**

Any changes to amendment process would need to be adopted in Title 30

## Proposed

- **Minor Amendments**
  - Address errors, name changes, and statistical information
- **Major Amendments**
  - Clear evaluation criteria
- **Review Land Use Plans based on location/thresholds**
  - Evolving vs. Stable
- **Amendments by application**



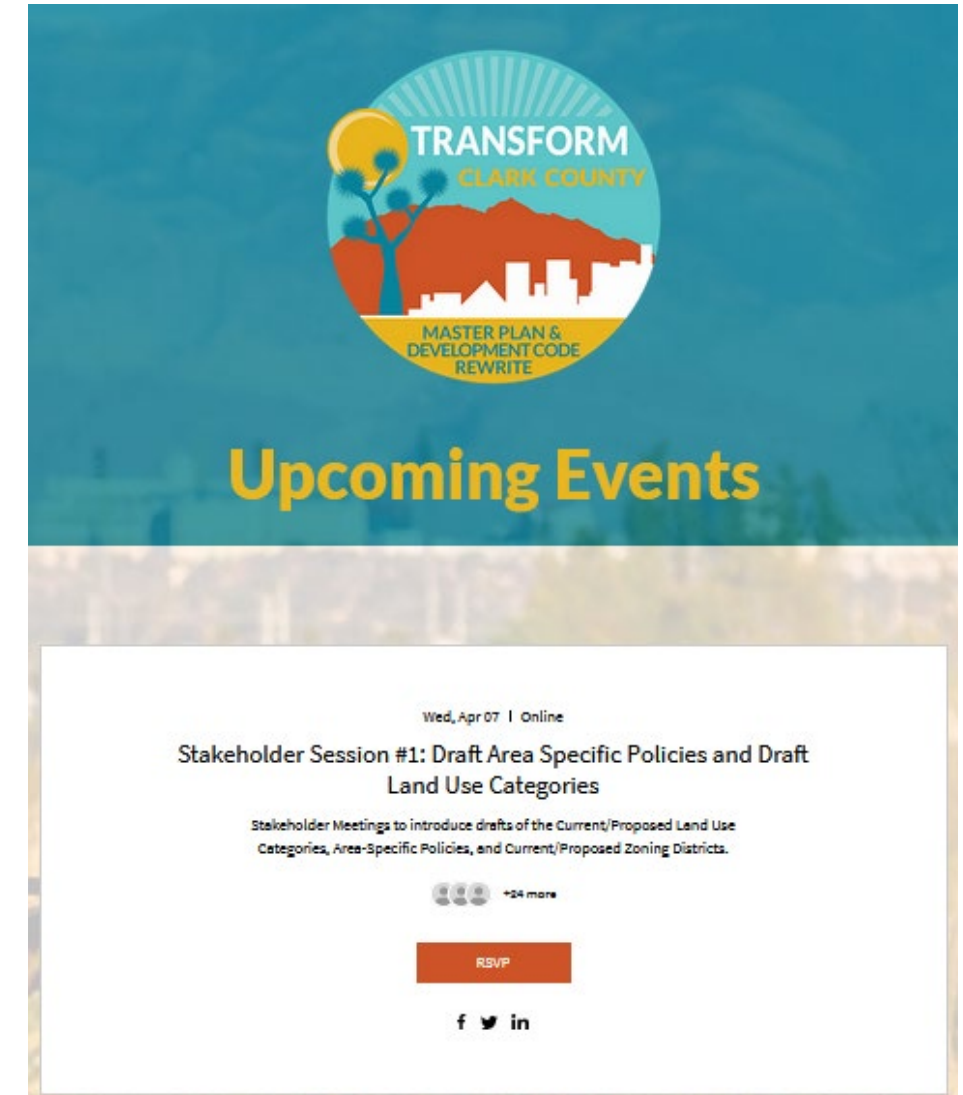
# NEXT STEPS



# Opportunities for Input



- **Stakeholder Meetings**
  - Session 1: Tuesday, August 3 (3:00-4:30 PM)
  - Session 2: Monday, August 18 (6:00-7:30 PM)
- **Virtual TAB/CAC Meeting**
  - Thursday, August 19 (5:30-7:00pm)
- **Virtual Open House**
  - Participate through end of August
- **Regular TAB/CAC meetings**
  - August/September





# Next Steps




- **November 2021**
  - Public hearings (Master Plan Adoption)
- **October 2021 – December 2022**
  - Development Code drafting, reviewing, and public meetings





# Follow the Process



The screenshot shows the homepage of the Transform Clark County website. At the top is a navigation bar with links: Home, About, Master Plan, Development Code, Participate, Events, Contact, and Take a survey!. Below the navigation bar is a large teal banner with the Transform Clark County logo (a circular emblem with a sun, mountains, and a city skyline) and the text "Help Shape Clark County's Future!". Underneath the banner is a paragraph explaining the 2020 initiative. At the bottom are three colored boxes: a teal box for "Master Plan" (with an eye icon), an orange box for "Development Code" (with a building icon), and a yellow box for "Get Involved!" (with a megaphone icon).

EN Home About Master Plan Development Code Participate Events Contact Take a survey!

**TRANSFORM CLARK COUNTY**  
MASTER PLAN & DEVELOPMENT CODE REWRITE

**Help Shape Clark County's Future!**

In 2020, Clark County launched a major effort—called Transform Clark County—to establish a cohesive, countywide vision for the future and an actionable strategy to achieve that vision. Transform Clark County includes a rewrite of Clark County's key policy and regulatory documents—the Master Plan and Development Code. This site will be the community's go-to source for information throughout the process.

**Master Plan**  
The vision and goals that establish a roadmap for Clark County's future

**Development Code**  
The rules that guide future development in Clark County

**Get Involved!**  
We want to hear from you! Learn more about upcoming input opportunities here.



A vertical yellow bar containing social media icons for Facebook, Instagram, LinkedIn, and a house icon, followed by the Twitter bird icon. Below the icons is the text "Check for project updates through Clark".

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Check for project updates through Clark

[www.transformclarkcounty.com](http://www.transformclarkcounty.com)

**Sign-up to receive project updates**

**Email us: [TransformClarkCounty@ClarkCountyNV.gov](mailto:TransformClarkCounty@ClarkCountyNV.gov)**

# QUESTIONS AND DISCUSSION

