



Clark County Master Plan & Development Code Rewrite

Development Code Rewrite Kick-Off



Webex Tips & Tools



- **Mute/unmute & audio issues**

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- **Raise your hand to speak**

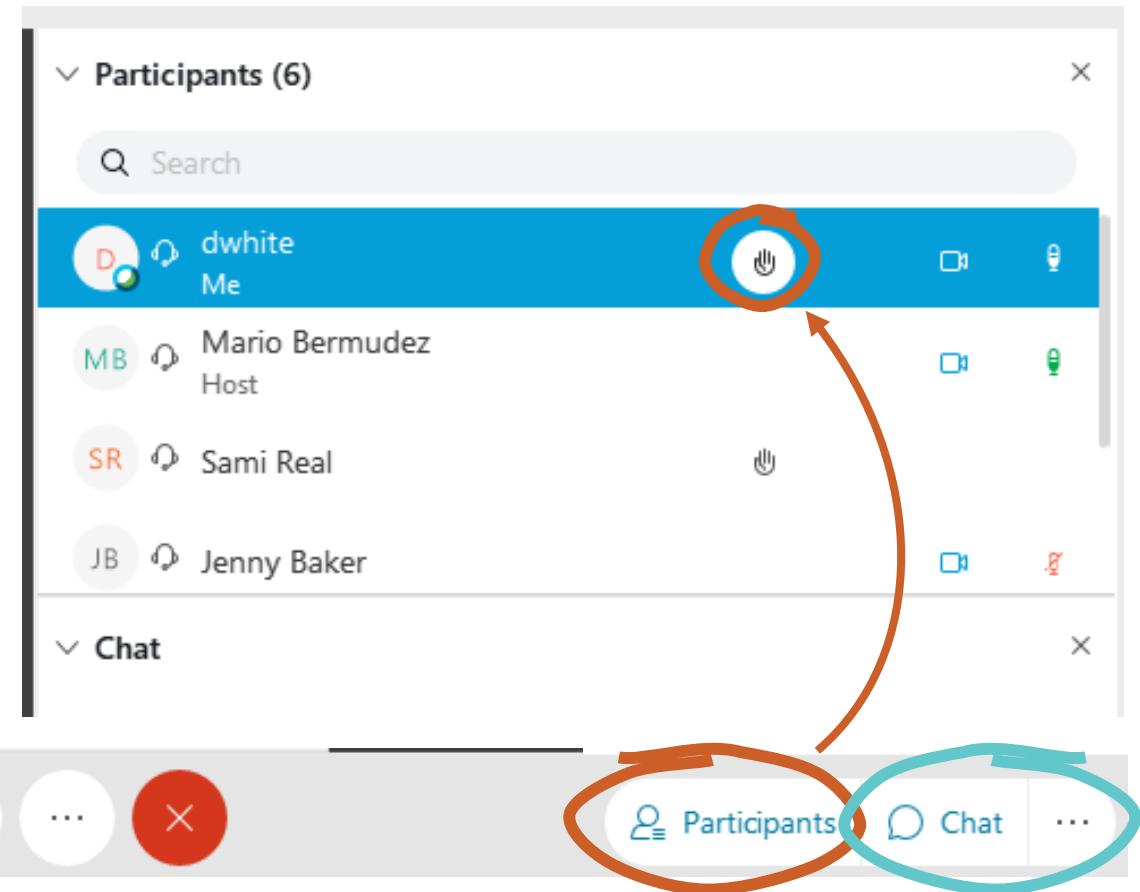
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- **Get help and ask questions**

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Project Team



Board of County Commissioners
Planning Commission
County Staff

Nancy Amundsen, Director of Comp. Planning
Sami Real, Planning Manager
Mario Bermudez, Planning Manager



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Plan Project Director



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Lead Code Drafting



Paul Donegan
Project Planner
Drafting support



Jenny Baker
Project Planner
Drafting support

PROJECT UPDATE / PROCESS OVERVIEW





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 initiative: "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." Below this paragraph are three colored boxes: a teal box for "Master Plan" (with an eye icon) describing the vision and goals; an orange box for "Development Code" (with a building icon) describing the rules for future development; and a yellow box for "Get Involved!" (with a megaphone icon) encouraging community input.



www.transformclarkcounty.com

Sign-up to receive project updates

Email us: TransformClarkCounty@ClarkCountyNV.gov

Opportunities for Input to Date



- **Development Code**

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Next Steps: Development Code



- **January 2021**
 -
- **March 2021**
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What is the Development Code?



- **A regulatory document, not a plan**
- **Rules for how property can be developed and used**
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- **Review and approval procedures for development applications**

TITLE 30
CLARK COUNTY
UNIFIED DEVELOPMENT CODE

Adopted
June 21, 2000

How Will the Plan Inform the Code?



Advisory

Goals, policies, and implementation strategies

Establish desired future land use patterns for the County's 11 planning areas

Determines what zone districts apply to individual properties

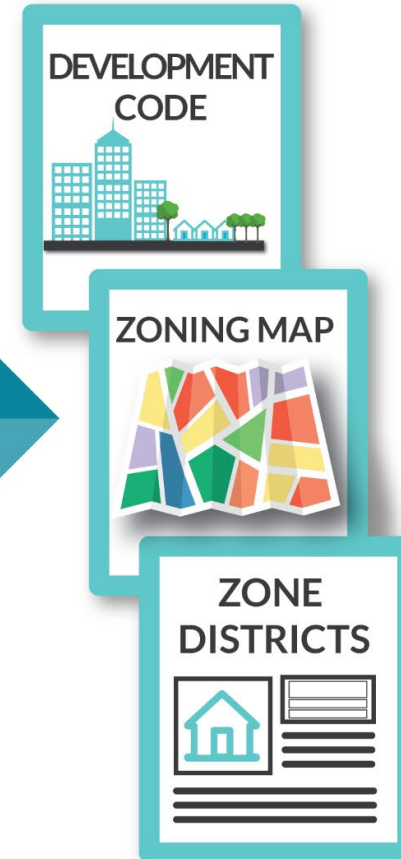


Regulatory

Regulations, development standards, and procedures

Determines what zone districts apply to individual properties

Regulate things such as building height, lot size, setbacks, and what uses are permitted



Code Rewrite Issues Raised



final improvement copies of street plans and profiles, sewer plans and profiles, street lighting plan, and water plan shall be provided.

15. **Corrected Copies.** Following corrections made to the map as a result of the technical review, additional copies of the map to be examined for correctness of survey, mathematical data and computations, the setting of monuments and correctness in general shall be provided.
 16. **Map Check Prints.** Any data necessary for the reasonable interpretation of the locations of points or lines delineated on the map shall be provided including, if requested by the County Surveyor but not limited to, an electronic coordinate geometry point list in an ASCII format (point file), a copy of the map with corresponding point numbers shown (point file map), lot closures in a conventional, or electronic, format, and/or a drawing file in a computer format consistent with software utilized by the County Surveyor with point information included.
 17. **Certification of Tax Payment.** A certificate from the Clark County Treasurer showing that according to the records of that office, there are no outstanding liens, local taxes, or assessments collected as taxes, except taxes or special assessments not yet payable.
 18. **Ownership/Applicant Disclosure.** A disclosure form provided by Clark County that requires applicants to list the names of individuals holding more than 5% ownership or financial interest in the business entity appearing before the Board of County Commissioners, except as provided below, shall be submitted with an application as required. "Business entities" include all business associations organized under or governed by Title 7 of the Nevada Revised Statutes, including but not limited to private corporations, close corporations, foreign corporations, limited liability companies, partnerships, limited partnerships, and professional corporations. Publicly traded corporations shall list all Corporate Officers and Board of Directors in lieu of disclosing the names of individuals with ownership or financial interest. The disclosure requirement, as applied to land-use transactions, extends to the applicant and the landowner.
 19. **Fire Permit Survey Form.** A disclosure form provided by Clark County that requires applicants to identify all hazardous chemicals, explosives, waste or other materials involved in the storage, manufacturing or use of such materials at a business site.
- b. The Zoning Administrator or Director of Public Works may determine that any of the listed documents is not necessary for a particular application, and may thereby waive the requirement for the submission of the document. Duplicate documents for multiple applications being considered at the same hearing are not required. If the nature of a particular application necessitates the submittal of additional documentation, such documentation may be required by the Zoning Administrator, Director of Public Works, Commission or Board. (Ord. 4481 § 6, 5/2017; Ord. 4275 § 3 (part), 3/2015; Ord. 3859 § 4 (part), 6/2010; Ord. 3757 § 3, 4/2009; Ord. 3586 § 4 (part), 2/2008; Ord. 3472 § 4 (part), 1/2007; Ord. 3397 § 3 (part), 6/2006; Ord. 3190 § 6 (part), 11/2004; Ord. 2106 § 3, 8/2004; Ord. 3083 § 48, 6/2004; Ord. 3020 § 1, 2/2004; Ord. 2951 § 3 (part), 10/2003; Ord. 2857 § 7, 2/2003; Ord. 2789 § 3, 9/2000; Ord. 2769 § 69 & 70, 7/2002; Ord. 2743 § 3 (part), 5/2002; Ord. 2510 § 6 (part), 2000)

2.10. RM-3: High-Density Multifamily³⁸

A. Purpose

The RM-3 district is intended to accommodate high-density multifamily residential uses, with limited single-family uses and duplexes. The RM-3 district may include limited community and educational uses and incidental or accessory uses. This district can also serve as a transition between other multifamily and commercial or mixed-use zoning districts.

B. RM-3 Lot and Building Standards

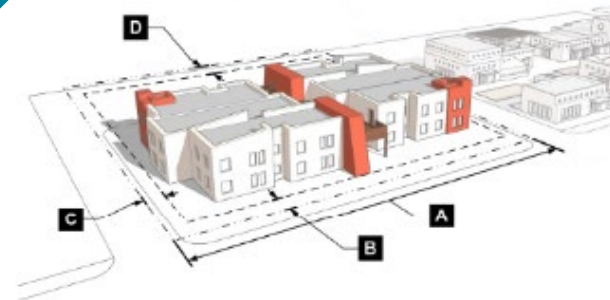
| Lot Standards | |
|-------------------------------|---------------------------------|
| A Width (minimum) | 100 feet |
| Area (minimum) | 8,000 sq. ft. (2) ³⁹ |
| Density (maximum) | 20 du/acre |
| Setbacks (minimum) | |
| B Front | 10 feet (2) ⁴⁰ |
| C Side (3) | 8 feet (4) |
| D Rear | 20 feet (5) |
| Height | |
| Building height | See 2.23.D |
| Impervious Coverage (maximum) | |
| Building coverage | 40 percent (2) ⁴¹ |
| Total coverage | 70 percent |

C. Other Standards

| Other Standards | Location in LDC |
|-----------------------------|-----------------|
| Measurements and Exceptions | Section 2.23 |
| Use-Specific Standards | Section 3.3 |
| Off-Street Parking | Section 5.5 |
| Landscaping/Buffering | Section 5.6 |
| Site and Building Design | Section 5.7 |

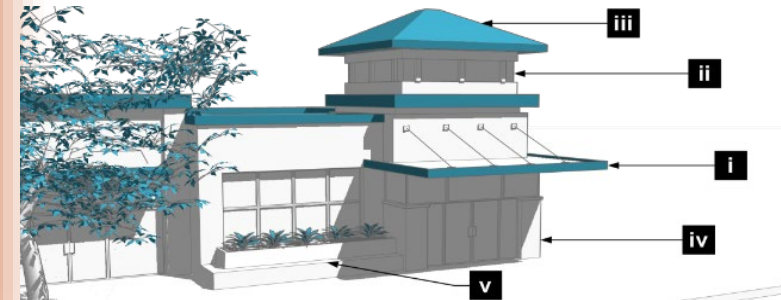
Notes:

- (1) Currently 21,760 sq. ft. (1/2 acre)
- (2) Currently 20 feet
- (3) Did not carry forward the side setback abutting a street, which is currently 15 feet
- (4) Currently 10 feet
- (5) Currently 25 feet
- (6) Currently 25 percent



³⁸ This district is carried forward from the current RM-3 district.
³⁹ The current lot size requirement can act as a barrier to achieving higher densities than the lower intensity districts RM-1 and RM-2.
⁴⁰ A shallower setback will encourage more walkable and dense development in key areas throughout the city.
⁴¹ Revised to match the proposed limits in the RM-1 and RM-2 districts.

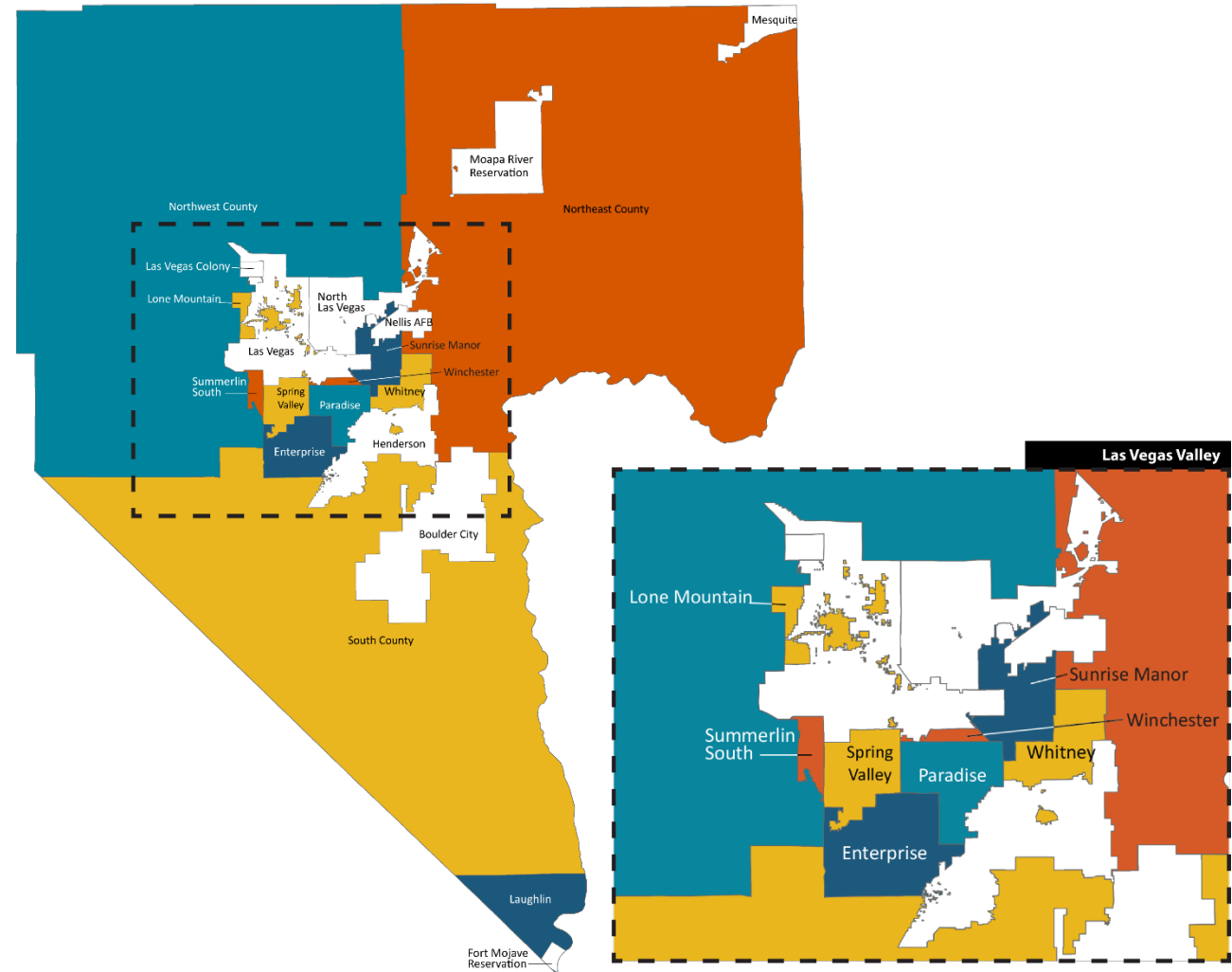
Make it more user-friendly



Code Rewrite Issues Raised



**One size does
not fit all**



Code Rewrite Issues Raised



Improve the efficiency of procedures and code administration

Reduce reliance on waivers and nonconforming zone changes

Article 8: Administration and Procedures
8.3 Common Review Procedures

Table 8.1
Summary of Development Review Procedures

KEY: R.. Review and Recommendation D.. Review and Decision A.. Appeal ✓.. Required

| Procedure | Code Reference | Notice | Pre-Application Conference | Staff | Historic Preservation Commission |
|-----------------------------------------|----------------|--------|----------------------------|-------|----------------------------------|
| Development Permits | | | | | |
| Development Review | 8.4 | ✓ | ✓ | ✓ | ✓ |
| Conditional Use Permit | 8.4B | ✓ | ✓ | ✓ | ✓ |
| Single-Family Residential Review | 8.4C | ✓ | ✓ | ✓ | ✓ |
| Temporary Use Permit | 8.4D | ✓ | ✓ | ✓ | ✓ |
| Subdivision Procedures | | | | | |
| Preliminary Plat | 8.5A | ✓ | ✓ | ✓ | ✓ |
| Final Plat | 8.5B | ✓ | ✓ | ✓ | ✓ |
| Land Division or Combination | 8.5C | ✓ | ✓ | ✓ | ✓ |
| Extension to Acreage | 8.5D | ✓ | ✓ | ✓ | ✓ |
| Ordinance Amendments | | | | | |
| Rezoning | 8.6A | ✓ | ✓ | ✓ | ✓ |
| Recurring to Planned Development (PD) | 8.6B | ✓ | ✓ | ✓ | ✓ |
| Code Amendment (Text) | 8.6C | ✓ | ✓ | ✓ | ✓ |
| Historic Preservation Procedures | | | | | |
| Historic Landmark Designation | 8.7A | ✓ | ✓ | ✓ | ✓ |
| Historic District Designation | 8.7B | ✓ | ✓ | ✓ | ✓ |
| Certificate of Appropriateness | 8.7C | ✓ | ✓ | ✓ | ✓ |
| Certificate of No Effect | 8.7D | ✓ | ✓ | ✓ | ✓ |
| Flexibility and Relief | | | | | |
| Variance | 8.8A | ✓ | ✓ | ✓ | ✓ |
| Minor Modification | 8.8B | ✓ | ✓ | ✓ | ✓ |
| Appeal | 8.8C | ✓ | ✓ | ✓ | ✓ |
| Special Exception | 8.8D | ✓ | ✓ | ✓ | ✓ |

Notes:
(1) The Director may refer minor development review applications to the Historic Preservation Commission for review.
(2) A pre-application conference is required for some types of applications.
(3) Applies only to historic districts or for designated historic landmarks.
(4) Pre-application meetings are required only for text amendments.
(5) Historic Preservation Commission staff make the decision.

Figure 8-1: Common Review Procedures

| 1 | 2 | 3 | 4 | 5 | 6 | 7 |
|-------------------------|------------------------------------|------------------------|-------------------------|------------------------------------------|---------------------|-----------------------|
| Pre-Application Meeting | Application Submitted and Handling | Citizen Review Process | Staff Review and Action | Scheduling and Notice of Public Meetings | Review and Decision | Post-Decision Actions |

B. Pre-Application Meeting⁽¹⁾

(1) Purpose
The pre-application meeting is intended to provide an opportunity for the applicant to meet with City staff to review applicable substantial requirements and review procedures associated with the proposed development concept.

(2) When Required
A pre-application meeting is required according to Table 8.1, Summary Table of Review Procedures.

Now: This common procedure for pre-application conferences replaces and consolidates those currently found in multiple individual procedures, including meeting, conditional use, development review, and others. The name is changed from the current "pre-application consultation."

Sedona Land Development Code
Adoption Draft - July 2018

242

Code Rewrite Issues Raised



**Raise the bar
for
development
quality**



Base & Overlay Zone Districts



BASE

Rural Open Land (R-U)
Residential Agriculture (R-A)
Rural Estates, Residential (R-E)
Suburban Estates, Residential (R-D)
Single-Family Residential (R-1)
Manufactured Home Residential (R-T)
Medium Density Residential (R-2)
Residential Urban Density (RUD)
Multiple-Family Residential (R-3)
Multiple-Family Residential, High Density (R-4)
Apartment Residential (R-5)
Commercial Residential Transitional (CRT)
Office and Professional (C-P)

Local Business (C-1)
General Commercial (C-2)
Designed Manufacturing (M-D)
Light Manufacturing (M-1)
Industrial (M-2)
Open Space (O-S)
General Highway Frontage (H-2)
Public Facility (P-F)
Recreational Vehicle Park (R-V-P)
Urban Village, Mixed Use (U-V)
Limited Resort and Apartment (H-1)

OVERLAY

Airport Environs
Airport Airspace

Residential Neighborhood Preservation
Gaming Enterprise
Red Rock Design
Transition Corridor
Adult Use
Cooperative Management Agreement (CMA)
Area Design
Mixed Use
Asian Design
Moapa Valley
South of Sahara Avenue (SOSA) Design
Spring Mountain
Historic Neighborhood
Historic Designation
Midtown Maryland Parkway

40

Code Rewrite Issues Raised



**Refine the
lineup of zoning
districts**

**Modernize land
uses**

Code Rewrite Issues Raised



**Remove
regulatory
barriers to infill,
redevelopment,
and adaptive
reuse**



Code Assessment Report



- **What's working well?**
- **What regulations need improvement?**
- **Potential solutions and options**
- **Provide an outline to organize the new land use code**

DISCUSSION

- **What's working well?**
- **What regulations need improvement?**
- **Zoning districts**
- **Land uses**
- **Development standards**
- **Procedures**



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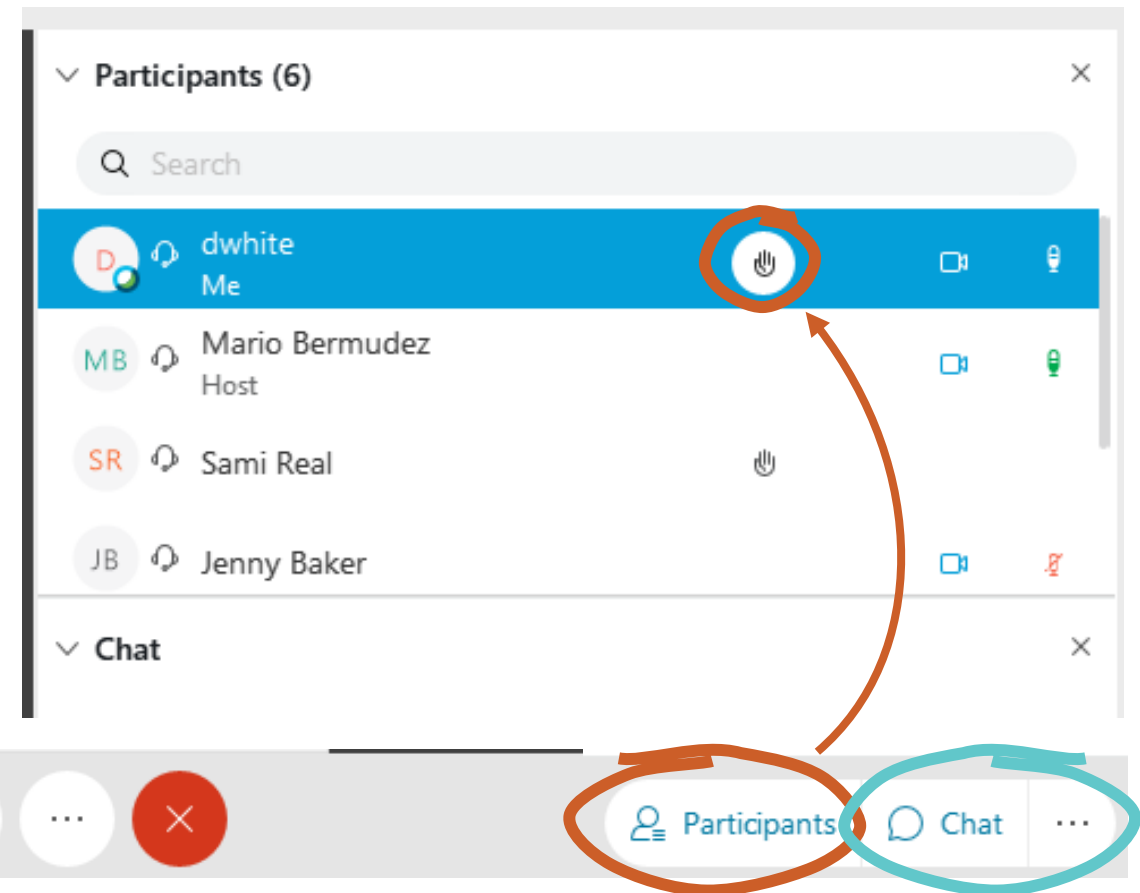
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Next Steps: Development Code



- **January 2021**
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- **March 2021**
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THANK YOU!

