

City of Las Vegas
Department of Planning

2018

annual
report



OUR MISSION

To develop and implement sound planning and licensing regulations and to enforce city codes so that citizens, businesses and visitors can benefit from an orderly, diverse, clean and environmentally sensitive community.



Kace Rodriguez

& WHO WE ARE & WHAT WE DO

The Department of Planning affects many facets of the community through its zoning, master planning, and licensing and enforcement activities.

- Current Planning regulates city zoning ordinances, processes land use entitlement applications for residential and commercial development, performs research and analysis services for decision makers and provides policy recommendations to achieve orderly and sustainable development.
- Long Range Planning creates and implements a vision for the future development of the city by preparing and maintaining master and land use plans to address future community needs.
- Business Licensing regulates business commerce activities to include business license application reviews, income reporting audits, business license compliance education and enforcement, and regulation of medical and recreational marijuana enterprises.
- Code Enforcement enforces city codes and educates residents, property owners, and neighborhoods about the code enforcement process, requirements in the maintenance of housing to minimal standards and property maintenance standards.



PLANNING COMMISSION

Left to right

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Louis De salvio
Vice Chair Vicki Quinn
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Trinity Haven Schlottman
Donna Toussaint
Christina E. Roush
Planning Director Robert Summerfield



The Long Range Planning Division has been moving the proposed form-based code through FY18 and anticipates the completion of the first phase of this effort with adoption of the proposed Title 19.09 Form-Based Code and the Las Vegas Medical District Form-Based Code Regulating Plan by the end of the calendar year. Planning staff have amended 2020 Master Plan Land Use and Rural Neighborhoods Preservation Element and have made an initial presentation of the draft Title 19.09 Form-Based Code to the Planning Commission. Our next steps consist of Planning Commission recommendation, City Council adoption, and then completing the associated General Plan Amendment and related Rezoning actions related to the properties located within the Las Vegas Medical District.

Thus far, our consulting partner, Lisa Wise Consulting, has delivered a Public Review Draft to the public in November 2017, which staff has made available through multiple outreach efforts and online, specifically in the creation of a dedicated online website located at www.formbasedcode.vegas.

In addition to the work delivered by the consultant specific to the form-based code, Planning staff has also worked closely with Public Works and Economic and Urban Development (Parking Services) in developing seven distinct thoroughfare typologies and a proposed parking management plan that can be applied for each downtown district. This work has been crucial in tying the Vision 2045 Downtown Las Vegas Master Plan to both capital investment, development density, and the operation of the form-based code

Planning staff has led community involvement efforts with the creation of the dedicated website, which has resulted in over 2,200 views. There have been four neighborhood meetings, two taking place in February and two taking place in June of 2018, with over eight months total of public comment period since release of the Public Review Draft. Planning staff also attended five downtown community events and provided two months of Form-Based Code “Open Houses” at the Development Services Center. We have also provided three Form-Based Code Institute classes held for City Staff and development professionals.

After the anticipated adoption of the Title 19.09 Form-Based Code covering the Las Vegas Medical District, we plan to move into FY19 with completing the work to incorporate the Fremont East District, the Las Vegas Arts District, and the Historic West Side with the remaining eight downtown districts reaching completion in the following years. In addition to the extra district rezoning, the adoption of the Title 19.09 Form-Based Code will require a “Monitoring and Maintenance” process that consists of a bi-annual Text Amendment process and the creation of a “Planning Review” support team. This will make all interpretations of the new form-based code regulations publicly available.





In 1959 the City of Las Vegas Planning Commission and City Commission adopted a comprehensive master plan. The plan contained five basic land use categories at the time, as well as a plan for land use, major streets, utilities, public buildings and facilities, recreation, schools, redevelopment, and economic development.

The plan also specified strategies and recommendations for implementation:

- A Capital Improvement Plan
- Zoning Plan
- Major Streets and Transportation
- Coordination with Other agencies
- General “Pre-Planning.”

However, there was recognition that Las Vegas would undergo dramatic change, which occurred at an unprecedented rate; the plan projected the city would double in population and size from 60,000 to 120,000 in 1980; in fact, the 1980 Census population was 164,674. Despite the estimate, the 1959 plan was designed to accommodate modifications and established a framework for implementation into the future.

Fast forward sixty years later, the principles of the 1959 master plan hold true and are important to reflect on for a new master plan for Las Vegas. The City’s currently adopted 2020 Master Plan, sought to address the challenges of rapid growth and transformation during the 2000’s and 2010’s. At its September 2017 Planning Commission meeting, City staff reported that the City’s Master Plan had effectively reached the end of its life-cycle and that a new master plan was funded as a part of the FY18-19 budget.

With the recent completion of other complimentary planning efforts, including the City by Design strategic plan, the Mobility Master Plan and the Vision 2045 Downtown Las Vegas Masterplan in 2016, preparing a new citywide master plan for the City allows for the Mayor, City Council, and Planning Commission to assess current conditions, establish a vision, goals, policies, and performance metrics for the City of Las Vegas over the next thirty years. After completing some preliminary work in FY18 on conceptual plan ideas, staff is wrapping up the procurement process with Purchasing and the Office of Communications to bring aboard a communications consultant and a Master Plan consultant. Planning staff will work alongside the selected consultant team to conduct visioning and goal setting with City Council and the Planning Commission, conduct public and stakeholder outreach, and develop the plan pursuant to the Master Plan requirements of NRS 278. The Master Plan will kick off after the contract is awarded in August 2018 and should wrap up in late 2019.



•Adoption of Strategy for Community Resilience, Net-Zero Energy, and Sustainability:

Since the adoption of the Strategy in late June 2017, the City has accepted portfolio credits from NV Energy and hydropower from the Colorado River Commission (CRC) to fulfill 100% of its retail load requirements. In 2017, city facilities used 118 million kilowatt-hours of electricity and 1.2 million therms of natural gas. Of the electricity consumed, approximately 39 percent is from wastewater treatment operations, 32 percent from buildings and facilities and 29 percent from streetlights. Through the Renewable Energy Agreement with NV Energy, the City has been receiving more than 40 million PECs from Boulder Solar annually. The City's Schedule A and D hydropower capacity from Western Area Power Administration and the Colorado River Commission is now being credited to the City beginning in October 2017. Pursuant to CRC's Final Order, Hoover Schedule A capacity and energy and reallocated Hoover Schedule D hydropower will remain in effect through September 30, 2032 and September 30, 2067 respectively. Between with REA, hydropower, energy efficiency measures including green building upgrades, LEED certified building construction, LED streetlight conversions, and renewable energy efforts, City utility costs totaled \$9.23 million in 2017, a reduction from a high of \$15 million in 2007. In addition to the successful acquisition of the Hoover hydropower, work has begun to acquire additional capacity from the CRC through the Salt Lake City Area Integrated Projects (Glen Canyon, Parker-Davis, Collbran, and Rio Grande dams), which would provide the City at least 1 megawatt of hydropower over a 33 year term beginning in 2024.

•Establishment of PACE: During the 2017 Legislative Session, Assembly Bill 5 (AB 5) was adopted, enabling local governments to create special improvement districts that allow commercial property owners to finance energy efficiency and renewable energy projects, known as Property Assessed Clean Energy (PACE). The City recommended an award to Sustainable Real Estate Solutions, Inc. (SRS) to develop Nevada's first commercial PACE program. Beginning in June 2018, SRS will develop formal briefing materials on a conceptual program and draft a resolution for City of Las Vegas staff. The program must be compliant with state statute (NRS 271), the provisions of AB 5, and Las Vegas Municipal Code. SRS will make a presentation of the proposed program and resolution to City Council at a future meeting for its consideration. Should the Council approve and the resolution be adopted, the program will be implemented by a third-party Program Administrator (overseen by the City), that will run the Program pursuant to statute and the PACE resolution. This program is intended to be self-sustaining; operations for the program would be derived through allowable origination fees.

•EV Charging stations and infrastructure: Funding for EV charging stations was made available through a CIP allocation, in addition to funding for new vehicles. The project has been on hold in anticipation of a new EV rebate program available through NV Energy:

- o Incentives will be available through RenewableGenerations, pursuant to SB 145 (2017) for electric fleet vehicles, charging infrastructure and a custom grant program (more on that below); similar to the NV Energy solar rebate programs, incentive funds (amounts TBD) could be used to defray the cost of EV infrastructure.
- o Custom grants will be made available to projects that meet the intent of SB 145

118 million kWh used

39% from wastewater treatment operations

32% from buildings and facilities

29% from streetlights

1.2 million therms used

\$9.23 million in utility cost

reduction from \$15 million in 2007

but do not fit eligibility requirements of the Public Utilities Commission of Nevada (PUCN) authorized programs. These may be projects that have a public benefit, but are not market viable, or they might focus on large fleets, ridesharing, etc.

- o The PUCN has approved the program, but details have yet to be released by NV Energy, which anticipates it launching 9.10.18 and 10.8.18 for the custom grant program.
- o The City's Public Works team has been briefed for installations at the new parking garages, as have been working with the contractor for the FS 3 replacement, and the Operations & Maintenance team for the EV component.
- o Additional parallel inquiries on EV charging from TESLA and VW (as a part of the settlement) have been received, but those are related to long-term regional investment plans.

• **STAR Communities and CLV Master Plan:** Part of the Planning Department's Strategic Business Plan goals for this fiscal year tied directly to overarching goals from STAR Communities and the Vision 2045 Downtown Las Vegas Masterplan, especially as it relates to development within "Compact, Complete Communities." This idea emphasizes further development of mixed-use transit oriented development to increase over residential and employment densities, the number and diversity of new destinations, and the provision of transit. Through its assessment, the City anticipates increasing its overall scores to show measurable project in Downtown and the Medical District; it is anticipated that with the Form-Based Code, OnBoard, and the addition of High Capacity Transit, improvements will be noticed over time. Staff has been undertaking the STAR Communities certification update and anticipate submitting for certification later in 2018.

Throughout 2017 and 2018, the City has refined and made a solicitation for proposals from qualified planning firms to assist the City in the development of a new master plan for the City. Most of the goals, objectives, and policies identified in the 2020 City of Las Vegas Master Plan have been achieved. Given the City's dramatic growth, demographic, socio-economic, and land use change, the need for new infrastructure and public services, and the economic challenges presented throughout the Great Recession, a comprehensive update has been long overdue. This effort will provide the City and community a strategic set of clear and measurable goals to guide future city growth and development, capital improvement projects and City programming and provide an opportunity to integrate the vision of the City with existing City-based and regional planning effort. In an effort to advance these concepts, the Strategy for Community Resilience, Net-zero Energy, and Sustainability goals (R-32-2017) directs staff to incorporate, objectives, and strategies for City operations, community infrastructure, and programs into the new master plan, as does the information derived from the STAR Communities certification update and the City Manager's Strategic Plan.

• **Sustainability and Social Equity Portfolio:** In partnership with Caesars Entertainment, the City of Las Vegas launched the addition of a social equity portfolio to its sustainability program. This portfolio focuses on addressing the long term challenges and strategic development on three issues affecting the Las Vegas Valley: human trafficking, homelessness, and naturalization of legal, permanent residents. With local and national elections approaching, the City is scheduled to launch a pilot naturalization pathway in October 2018. To learn more, check out [How to Make a City's How Immigrants Make a City episode](#).

MARIJUANA

Medical marijuana, which became legal in 2014, has expanded. The city of Las Vegas issued all 12 of the allotted dispensaries by 2016. By July 1, 2017, due to the early start program directed by the State, all 12 were issued a retail marijuana license as well. A retail marijuana license allows for the sales of adult use marijuana (21+) to be used recreationally. While, it still remains unlawful to consume marijuana or marijuana products in a public place, workshops have been held and a draft ordinance has been written to allow a commercial location to obtain a Social Use Venue license. This license would allow for on-premise consumption of marijuana and marijuana products at the licensed business. As state laws change and the industry of marijuana progresses, the City of Las Vegas remains at the cusp awaiting our next move.



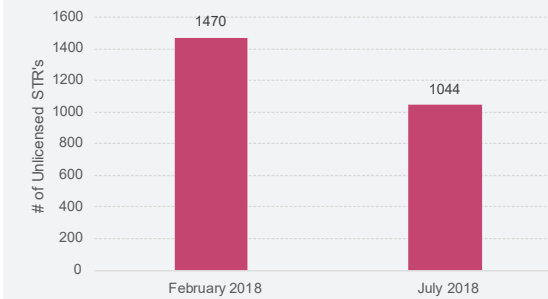
During FY18, the Planning Department’s enforcement divisions dedicated efforts to reduce the number of unlicensed short-term rentals in the city’s jurisdiction. In June 2017, City Council approved an ordinance change that required a Special Use Permit to operate as a short-term-rental. Within 2 months of this ordinance change, the Department of Planning contracted with a third-party to provide a 24-hour complaint line that in-turn notified both Code Enforcement and Business License Enforcement of problematic activity. The Department of Planning also contracted with Host Compliance to assist with identifying unlicensed short-term rentals advertised on multiple platforms such as Airbnb and Homeaway. This online tool became available in February 2018 and immediately identified over 1470 unlicensed rental units. As of July 25, 2018, enforcement efforts reduced that number to down to 1044.

These two tools have assisted both enforcement divisions with addressing short-term rental issues. Code Enforcement has been responding to unlicensed short-term rental and party activity, while Business Licensing Enforcement has been responding to party activity, parking issues and other conditions that effect neighborhoods. During the course of the fiscal year, Business Licensing has revoked five licenses from property owners who operated in violation of the municipal code. This has been very effective in addressing problems for neighboring properties.

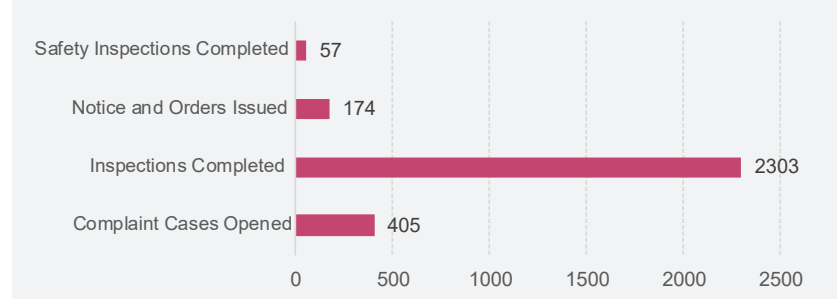
Code Enforcement also took a proactive approach by advising property owners that their property was listed on rental platforms and advised them to obtain a special use permit and business license or cease the activity. 492 properties were notified and it was interesting how many property owners were unaware of what activity tenants were conducting on their property. Approximately 10 % of the property owners had long-term renters that were renting their property out for short-term activity. In the end, 320 or 65% of the property owners ceased the activity through proactive means, while 59 of the owners notified applied to obtain a special use permit.

Overall, the Department of Planning’s initial steps to gain compliance for licensed and unlicensed rental units has been successful. Both enforcement units will continue to evaluate best practices and technology to provide the best results. Below are some additional statistics applicable to the short-term rental process.

REDUCTION OF UNLICENSED STR'S



UNLICENSED STR CODE ENFORCEMENT ACTIVITY





Urban Chickens! – Animal Keeping & Husbandry regulations have been amended to allow our favorite feathered friends to be kept as a conditional use in the R-1 and R-MH Zoning Districts. Regulations state they must be contained within a coop or fenced-in run at all times, so no crossing of roads for these chickens.



Retail Marijuana – The City Council approved an ordinance deferring to the State’s higher authority as it related to retail marijuana. For now, only those dispensaries which have held a medical marijuana license are eligible to hold a retail dispensary license. The state has authorized additional retail-only licenses which are expected to roll out at the end of this calendar year. Stay tuned for updates!



Ancillary Craft Distilleries – Cheers to our Planning Department leadership! State licensed liquor manufacturers may now obtain an ancillary craft distillery license. Those who successfully complete the licensing process may provide samples of spirits produced on-site, host events and sell their beverages off-site (limitations apply).



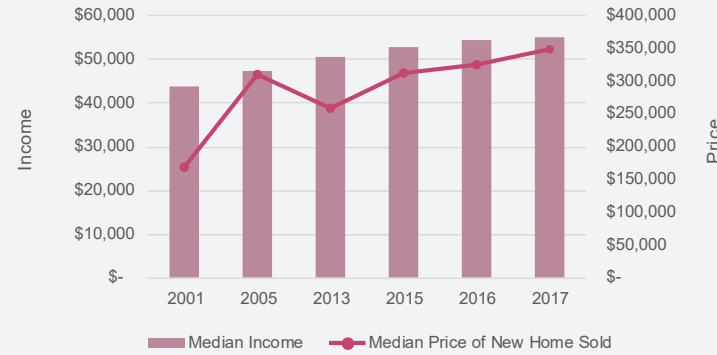
Pet Shops – City Council adopted a new chapter to Title 6 which provides protections for animals in pet shops. The new chapter also specifies the need for breeders to obtain and maintain a business license. Fido and Whiskers can rest assured they have fur-ever friends at the city who are here to look out for their best interests.



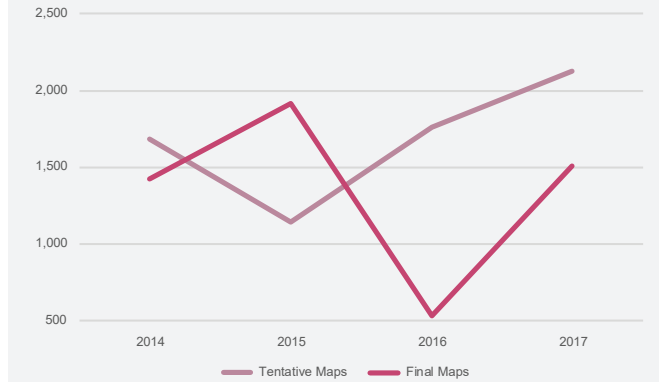
Jakob Owens

DEVELOPMENT TRENDS

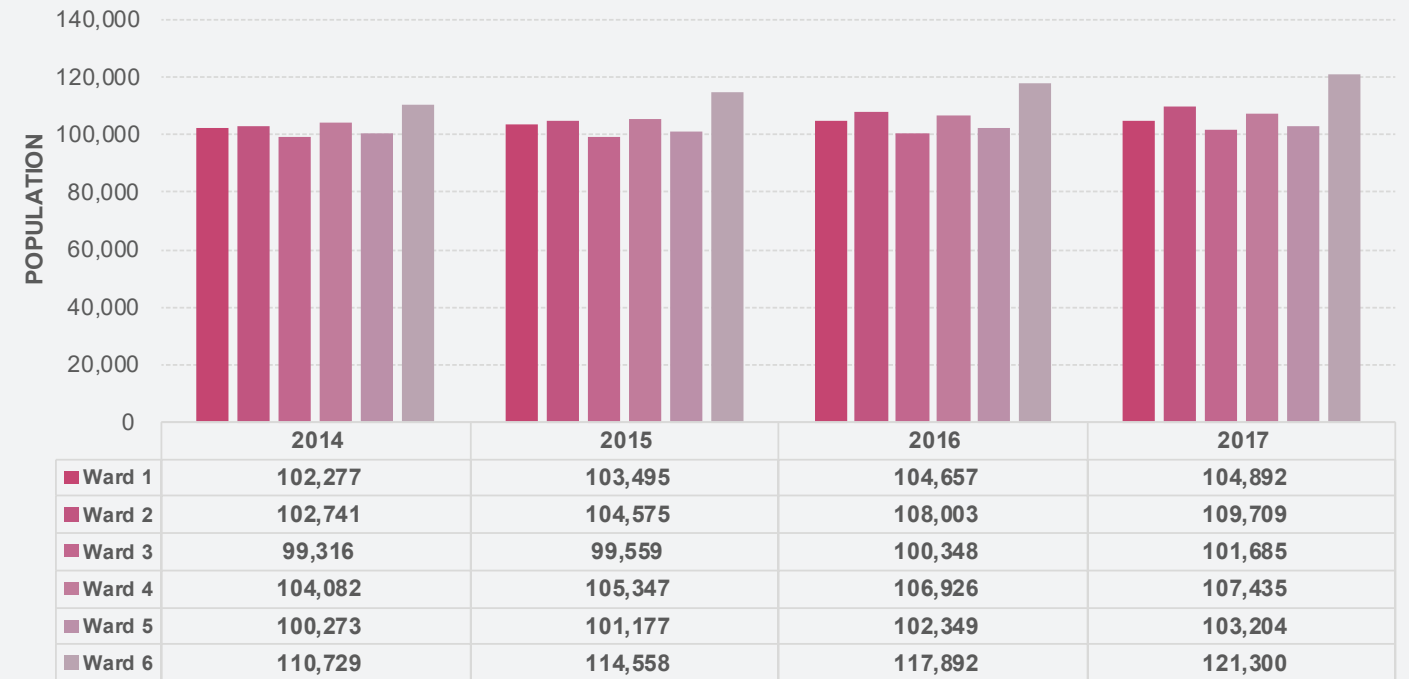
MEDIAN INCOME VS MEDIAN PRICE OF NEW HOME SOLD



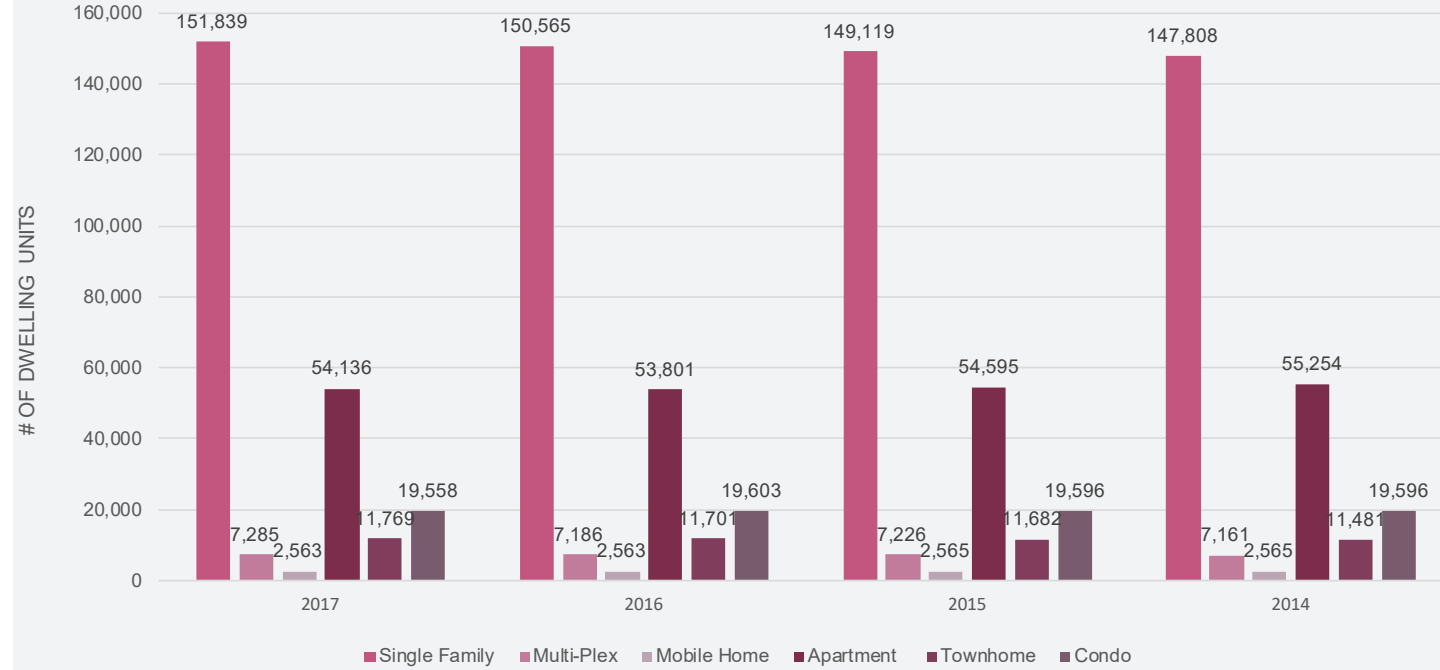
SUBDIVISION LOTS PROCESSED



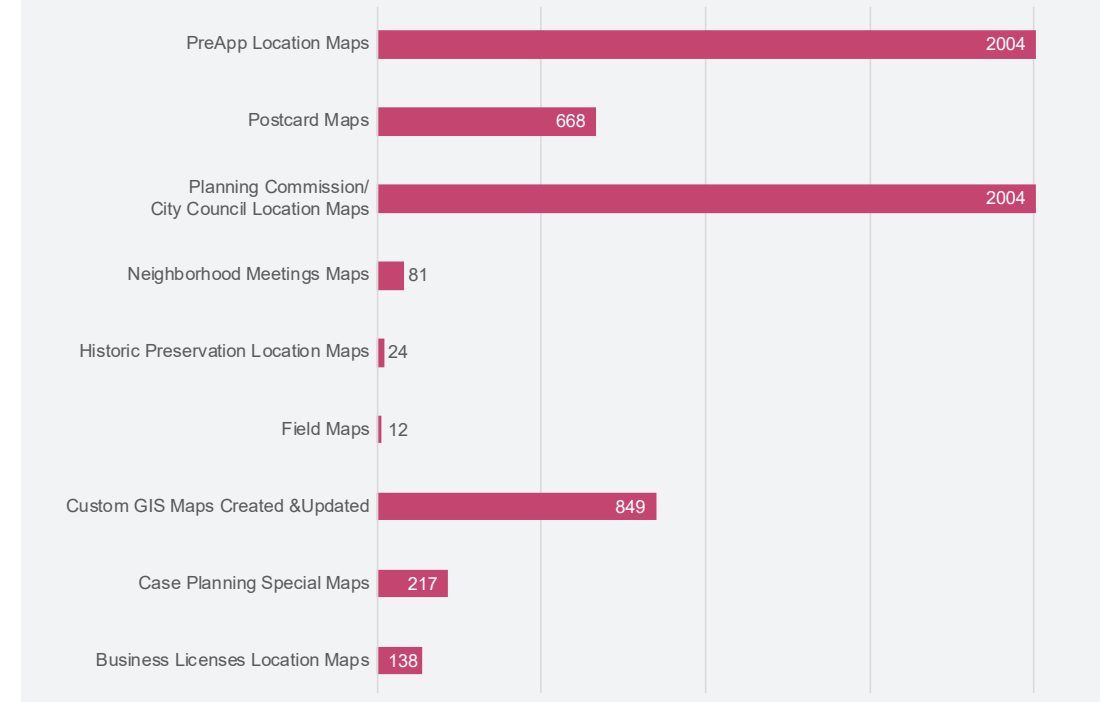
POPULATION GROWTH BY WARD



DWELLING UNITS BY TYPE

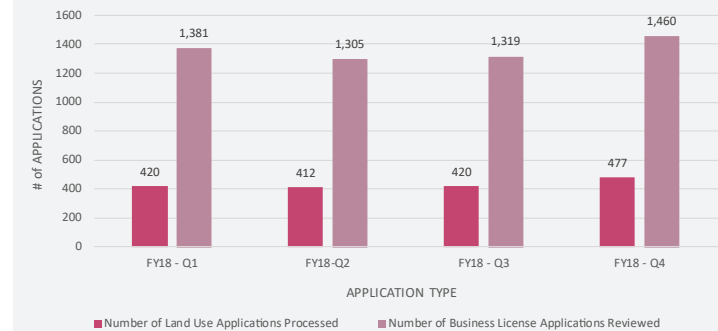


TOTAL GIS MAPS CREATED

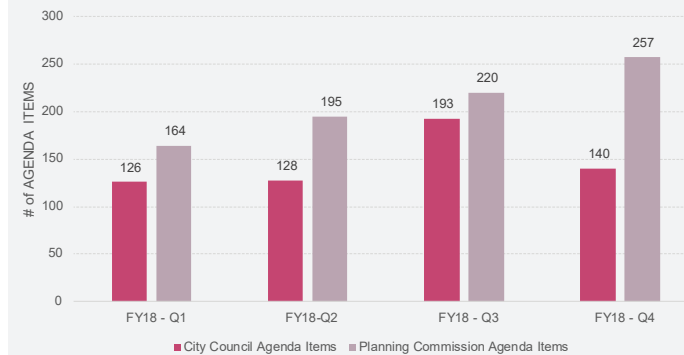


PLANNING ACTIVITY

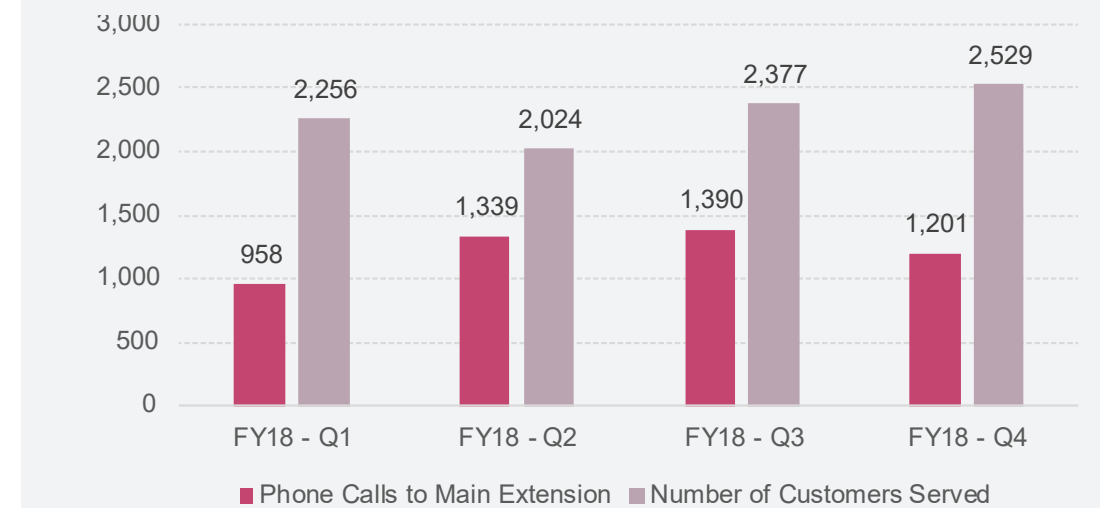
FY18 APPLICATION ACTIVITY



FY 18 PLANNING AGENDA ITEMS

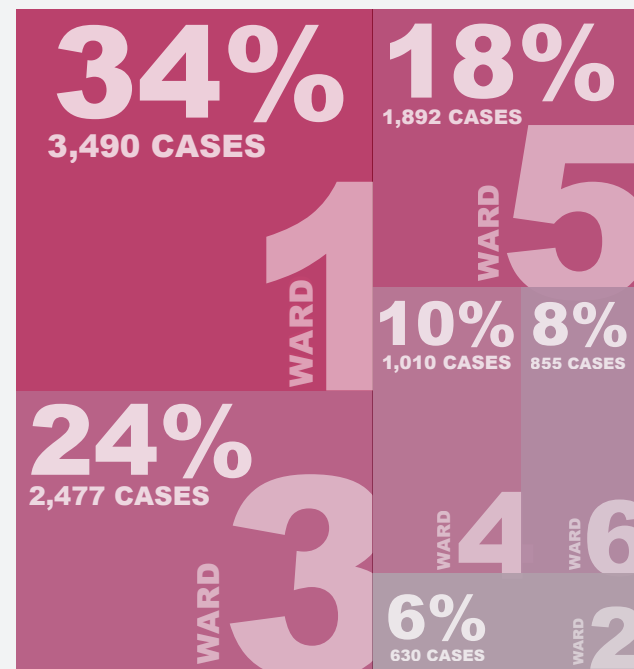


FY 18 PLANNING CUSTOMER SERVICE

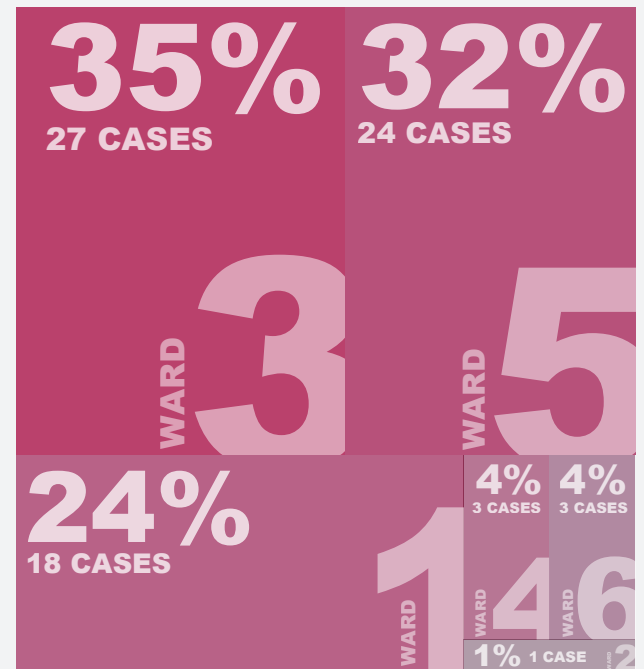


CODE ENFORCEMENT

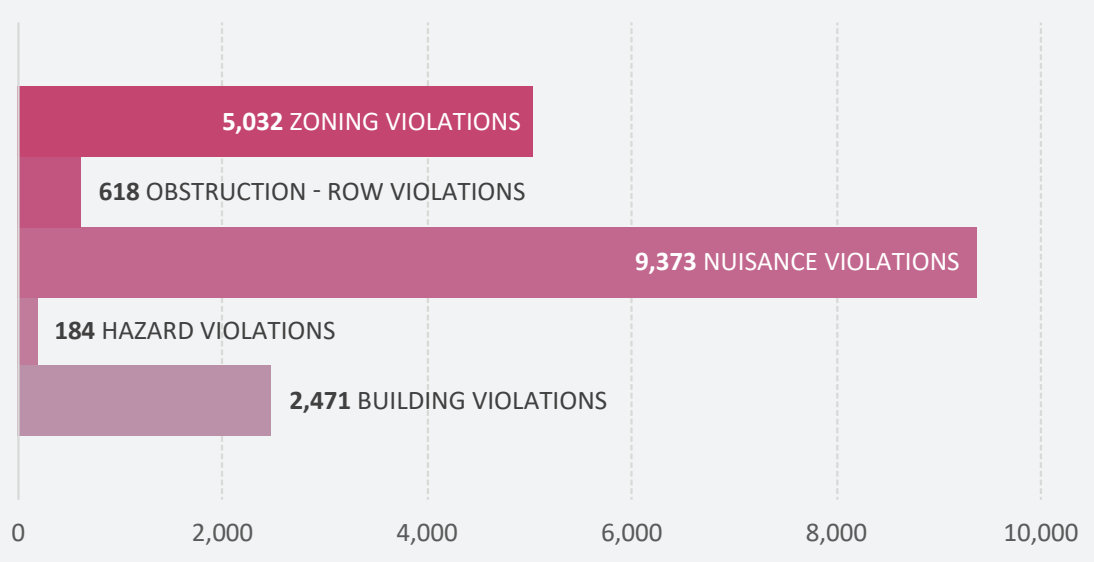
ABATEMENT CASES OPENED



ABATEMENT CASES COMPLETED



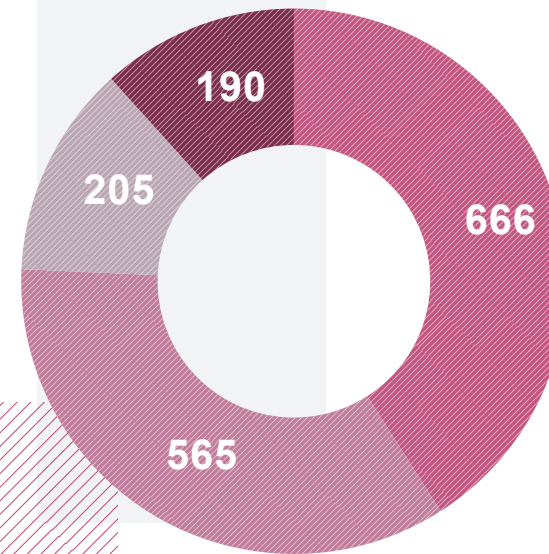
FY18 CODE ENFORCEMENT VIOLATIONS



BUSINESS GROWTH

4,211 NEW BUSINESSES CITYWIDE

CITYWIDE - FY18

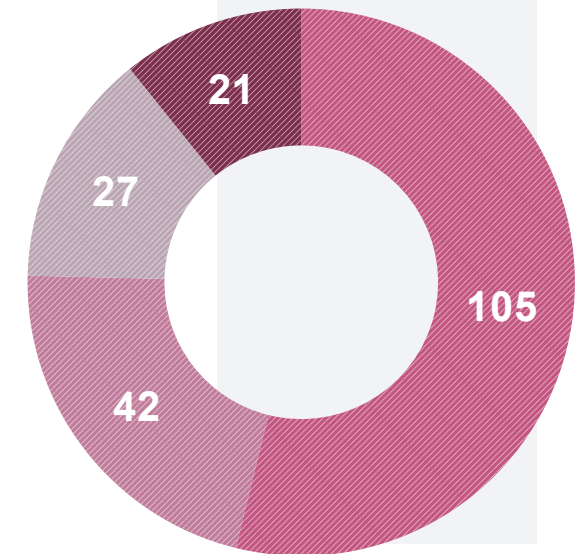


579 NEW BUSINESSES DOWNTOWN*

* DENOTES DOWNTOWN CENTINNIAL PLAN AREA

- General Retail Sales
- Real Estate Salesperson
- Residential Property Maintenance
- Management or Consulting Services

DOWNTOWN - FY18



- General Retail Sales
- Professional Services
- Food Services or Café
- Management or Consulting Services



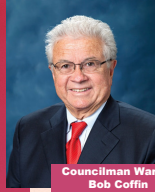
Mayor
Carolyn G. Goodman



Mayor Pro Tem
Ward 1
Lois Tarkanian



Councilman Ward 2
Steven G. Seroka



Councilman Ward 3
Bob Coffin



Councilman Ward 4
Starvos S. Anthony



Councilman Ward 5
Cedric Crear



Councilwoman Ward 6
Michele Fiore

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Lois Tarkanian, Ward 1, Mayor Pro-Tem
Steven G. Seroka, Ward 2, Councilman
Bob Coffin, Ward 3, Councilman
Starvos S. Anthony, Ward 4, Councilman
Cedric Crear, Ward 5, Councilman
Michel Fiore, Ward 6, Councilwoman

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Orlando Sanchez, Deputy City Manager
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Karen Duddleston, Chief Community Services Officer
Jorge Cervantes, Chief Operations & Development Officer
Tom Perrigo, Executive Director Community Development

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Louis DeSalvio, Commissioner
Brenda J. Williams, Commissioner

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