

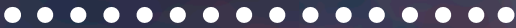
City of Las Vegas | **Department of Planning**

Annual **Report** 2019



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.



WHO WE ARE and 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.





Implementation of the Vision 2045
Downtown Masterplan



Form-Based Code, welcome to the state of Nevada! The first of its kind in the state, the Downtown Las Vegas Form-Based Code (FBC) was adopted by the City Council in October 2018, following a 3-year planning process. This modern zoning code will foster positive, long-lasting change in the five square miles that encompass downtown as it focuses on scale and relationship between buildings, and between development and the public realm, instead of the segregation of uses. It replaces the previous 20-year old code, and its creation and adoption was identified as implementation action #1 of the City’s Vision 2045 Downtown Masterplan.

Since inception, the FBC project has been scheduled to be completed in different phases related to the twelve downtown districts that were outlined in the Downtown Masterplan, a very large area.

1. Civic and Business	5. Founders	9. Gateway
2. 18B Las Vegas Arts	6. Resort and Casino	10. Design
3. Symphony Park	7. Cashman	11. Market
4. Fremont East	8. Medical	12. Historic Westside

The initial pilot of the FBC covered the Las Vegas Medical District (LVMD), an area of 307 acres; the second phase expanded it to the Fremont East District, spanning along 226 acres—for a total of 536 acres. The Long Range Planning Division is currently completing drafts for three additional districts, with the expectation they will be rezoned to the FBC by Spring of 2020.



Long Range Planning

One of the characteristics of the FBC is that it is uniquely context-sensitive. Where zoning ordinances typically overlook neighborhood context in relationship to the zoning district, the FBC has been tied to the specific districts in which it is implemented. Be that as it may, public outreach has been instrumental since day one! The Long Range Planning Division along with its consultant, Lisa Wise Consulting, involved residents and business owners in preliminary interviews, surveying sessions, visioning sessions, and review of the various standards that were being drafted. In order to reach as many residents as possible, the team utilized a wide array of techniques, including:

Dedicated Website

- Creation of a dedicated website-translatable in seven languages- which contained news, drafts, maps, and allowed the public to directly comment on all material related to the FBC.

Flexible Scheduling and Meeting Formats

- Large events were held as close to the neighborhood as possible, and during different days of the week and hours of the day, to give everyone an opportunity to attend.

FBC Open House

- Held two times per week, FBC Open Houses allowed citizens, developers, and business owners alike to meet directly with city staff to address any questions, concerns, and to provide feedback about the draft FBC.

This level of public outreach allowed the team to not only become familiar with residents of the respective districts, but to also identify their needs, wishes, and vision for their neighborhoods prior to adoption.

The Long Range Planning team also collaborated with several local agencies and organizations to draft and refine the FBC, and offered three complimentary Form-Based Codes Institute hosted courses for Nevada planners and stakeholders alike. Agencies and partners through this process included: Clark County Nevada, the Regional Transportation Commission of Southern Nevada, the American Heart Association, and major downtown medical businesses –Valley Hospital, University Medical Center, and the University of Nevada Las Vegas' Schools of Medicine, Dental Medicine, Nursing, and more.

All in all, the city of Las Vegas FBC has received praise at the national level for advancing the planning profession specifically in the niche field of form-based codes. The needs of the community have been addressed throughout the code by focusing on the major issues facing our local context. In addition, it includes some of the most innovative planning tools available: maximum parking requirements, density bonuses, in-lieu fee options, careful site context and considerations included for all new zoning districts, and, most importantly, a re-introduction of the concept of building scale in the planning process.

As the first of its kind in the State of Nevada, the FBC can be used, wholly or in part, as a model code for post-sprawling cities. It is an example of how to reinvent the zoning paradigm in a way that is neighborhood-sensitive, utilizes scale as the principal element, and was created to foster a vibrant, mixed-use urban core. For more info, visit www.formbasedcode.vegas



Sunstone Master Planned Community

In November 2018, the City Council approved the bifurcation of the Skye Canyon Master Planned Community into two separate, independent plan areas. Approximately 630 acres of land east of US 95 was removed from the Skye Canyon Master Planned Community to create the Sunstone Master Planned Community. An amended Sunstone development agreement was approved by the City Council in June 2019.

Sunstone is envisioned to be a vibrant community that establishes a sense of place while preserving the natural resources and beauty of the Sheep Mountain Range. The amendment introduced a new land use plan, architectural development standards, and a parks agreement that align with the development priorities of the new Master Developer. The community as a whole provides a desirable mix of residential housing types, commercial parcels, and recreational open space. Sunstone will have a density of approximately six units per acre, which includes 2,800 standard residential units and 1,000 age-restricted units. Two 3.5-acre public parks are planned, as well as a community trail adjacent to Moccasin Road. A significant community open space feature proposed with the development is a 13-acre community wide “Avid” trail system. The trail system runs throughout the community linking builder parcels and the community parks to the Moccasin Trail. This trail system will provide enhanced connectivity throughout the Sunstone community with amenities located on trail for use by residents and the public. Sunstone Community Design Guidelines dictate the architectural themes throughout the community, and they are intended to allow for quality residential and commercial development.



2050 Master Plan – Community Outreach

The Long Range Planning Division has taken the first steps in drafting the 2050 Master Plan with our consultant team (SmithGroup) upon concluding more than 50 outreach events since March 2019. During that time, Planning staff received thousands of comments and community input from across the city on a wide range of topics, including civic space, the drought, public safety, homelessness, education, and general growth and development. This feedback, combined with direction from the mayor, City Council, and Planning Commission, our Citizens Advisory Committee, and a statistically significant survey from Applied Analysis, was used to develop a draft vision statement and guiding principles (including equity, resilience, health, livability, and innovation). Residents also helped set goals for what Las Vegas should achieve as a city and community by 2050.

The plan itself will follow the requirements established under Nevada Revised Statutes, but will also be aligned and consistent with other citywide and regional efforts, including the Southern Nevada Strong Regional Plan, RTC’s OnBoard Mobility Plan, and SNWA’s Water Resources and Conservation Plans. Ultimately, the plan will serve as a framework and case for change over time for the public, businesses, developers, the city’s planners, the Planning Commission, and the mayor and City Council. More information and drafts on the Master Plan will be shared on the city’s website, www.masterplan.vegas.





LOOKING AHEAD TO 2020



Commercial Property Assessed Clean Energy (C-PACE) Program

The city of Las Vegas will also soon be launching the state's first Commercial Property Assessed Clean Energy (C-PACE) program. This is a new effort designed to provide long-term investments in clean energy for commercial property owners. C-PACE was enabled by the 2017 Nevada Legislature and adopted in November 2018 by the Las Vegas City Council. Under this program, which is commonly found in other parts of the country, owners of existing commercial properties will be able to finance up to 100 percent of the cost of energy efficiency improvements and renewable energy projects for up to 25 years through a special assessment placed on the property. Project financing is provided by private capital providers in an open market and repaid through the assessment. Since the financing is tied to the property, the owner is not required to sign a personal guarantee and the C-PACE assessment can transfer to a new owner upon sale. For a project to be eligible, the project's estimated energy cost savings must exceed the financing amount, providing a positive cash flow for the property owner. In turn this will reduce property owner's energy costs and may improve the value of their building—all with no upfront, out-of-pocket costs. The city selected Sustainable Real Estate Solutions (SRS) to serve as the third-party administrator of the C-PACE program. SRS will handle outreach, education, project underwriting and quality assurance services and is anticipated to launch the program in August 2019.



Long Range Planning

2020 Census

The Constitutionally required decennial US Census determines each state's numbers in the House of Representatives and the allocation of \$675 billion in federal funds to states each year. While Census Day, April 1, 2020, is less than a year away, preparations for it have taken place since the last Census in 2010. Geographic programs ensure that the city will be physically ready for the Census. The Boundary and Annexation Survey (BAS) occurs every January, allowing the city to account for new annexations or other boundary changes and to ensure the city is geographically balanced. Similarly, the local Update of Census Addresses (LUCA) program was conducted during the summer of 2018. Through LUCA, city staff reviewed more than 256,000 addresses to verify whether they were residences within the city limits or not. The Participant Statistical Areas Program (PSAP) allows entities to redraw Census Tract boundaries that have become non-compliant with Census Bureau regulations. The PSAP was conducted from February 2019 to June 2019. During the City Council Meeting on April 3, 2019, Mayor Goodman and the City Council presented the Census Bureau with a proclamation, pledging the city of Las Vegas' full support for the 2020 Census effort.

Since this will be a regional effort, a consultant will be hired to act as Lead Coordinator for Community Outreach for Clark County. Census outreach is in the early phases of educating residents about its importance to the community. The city and other government entities within Clark County are working with Partnership Specialists from the Census Bureau to form a Complete Count Committee (CCC). The CCC is comprised of residents from business, social services, education, communities of faith, all types of media, government, and neighbors interested in helping achieve the best response to the Census possible.



Business Licenses Enforcement

Educating the business community and ensuring compliance with the municipal code is the top priority for the Business License Enforcement team. During fiscal year 2019, Business License Enforcement conducted a total of 5,213 inspections and investigations into legal and illegal business operations occurring in the city of Las Vegas. Through their efforts, the Business License Division was able to take appropriate action and address 12 problematic businesses through licensure and/or disciplinary action. These businesses included:

- Short-term rentals operators that were posing serious nuisances to the surrounding neighborhood;
- Massage operators that were involved in prostitution and/or human trafficking; and
- Other businesses that posed a risk to the public based on violent or criminal activity happening on the property.

While investigating a licensed massage operator who was conducting illegal operations in his residence, a License Officer was able to utilize his experience and training to identify a sexual assault victim. It was discovered that the encounter was not consensual and as a result, Business License Enforcement involved the Las Vegas Metropolitan Police Department for further investigation and possible prosecution. In the interim, the massage operator surrendered his business licenses and ceased operating in the city and the State of Nevada.



Business Licenses Enforcement

During the fiscal year, Business License Enforcement also conducted a variety of industry-wide sweeps including:

- Smoke Shops
- Food and Open Air Vendors
- Beer, Wine, Package Liquor Establishments
- Nightclubs
- Hotels & Motels
- Holiday Vendors
- First Friday Parking Lots

These mass sweeps resulted in officers identifying new businesses and violations; ultimately bringing all businesses into compliance with current city and State laws.

In addition to enforcing compliance amongst the business community, the Business License Enforcement team has greatly expanded its relations and partnerships with a number of organizations including the Fremont East Entertainment District, Homeland Security/Business License Investigations Membership, Fremont Street Experience, ZONE Nightclubs, State of Nevada Massage Board, and the Southern Nevada Health District. These strengthening relationships have allowed the team to have open dialogue with regulators and business operators to increase voluntary compliance and overall safety of the public in our business community.

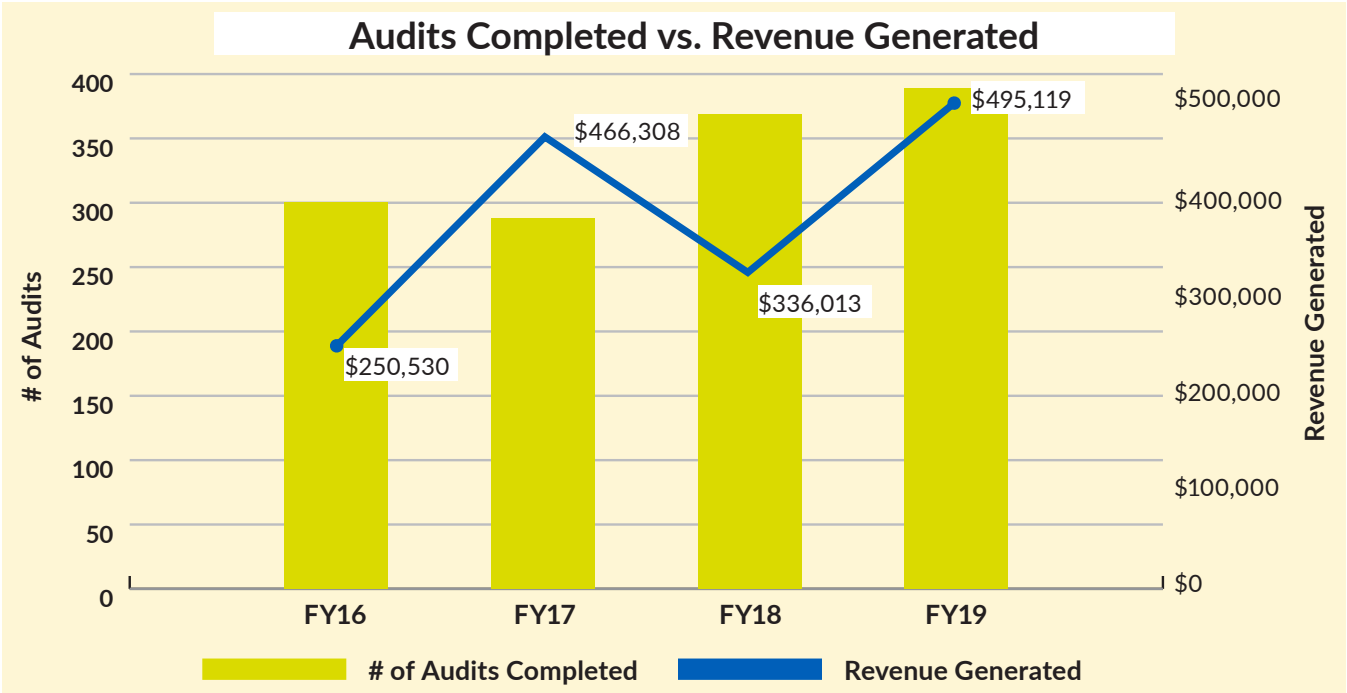
All in all, in fiscal year 2019 the efforts of the Business License Enforcement team has resulted in a total of \$91,000 in civil fees and fines and an additional \$335,000 in new and ongoing business licensing revenues; a 76% increase from FY18. Additionally, 300 new businesses have been identified and licensed as a direct result of the action taken by the Business License Enforcement Section.





Business License Audit

During fiscal year 2019, the Business License Auditor team completed 389 financial audits of businesses operating within the city of Las Vegas' jurisdiction resulting in \$495,119 in fees; an approximate 47% increase from fiscal year 2018.



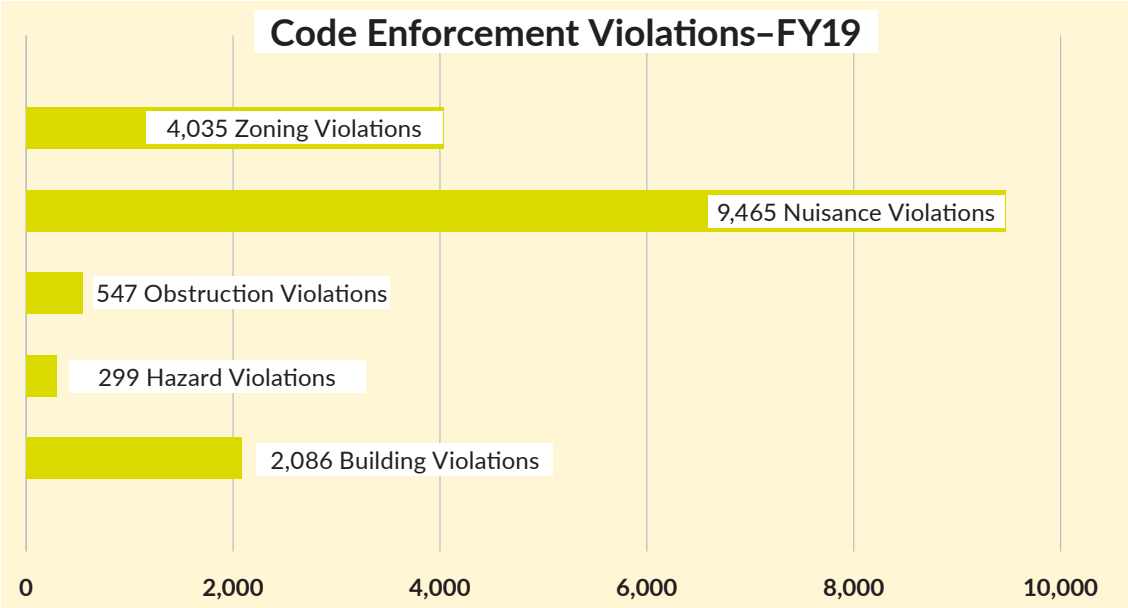
In addition, a review of recently closed licenses and multiple audits disclosed unlicensed business activities. In conjunction with Business License Enforcement, the Business License Auditor team was able to get the businesses properly licensed. One such audit found a business operated for 15 years without a license; resulting in recouped fees of nearly \$15,000.

The Business License Auditor team also conducted a sweep of restaurants serving alcohol in which multiple businesses were found to be excluding alcohol from reported sales. The businesses were educated on proper reporting methods and brought back into compliance with city code.



Code Enforcement

Code Enforcement had a very busy fiscal year investigating complaints throughout the valley. From hazardous vacant properties and crime ridden multi-family properties, to increasing issues due to homelessness; the team ultimately investigated a total of 10,065 complaints resulting in 16,432 identified violations citywide.



The team also completed a Ward specific dangerous building sweep and collaborated with the Las Vegas Metropolitan Police Department to complete focused sweeps.

In support of its mission to keep our neighborhoods and communities safe, Code Enforcement initiated 71 abatement actions, and obtained 24 court orders to addresses violations not resolved by the owners. The team also took expedited action to secure vacant accessible houses during winter months to prevent fires. However, the dedication of the Code Enforcement Division to the community it serves is best demonstrated in its service. Members of the team assisted two senior citizen property owners without families by organizing and leading volunteer clean up abatement projects for their respective properties. Further demonstrating that Code Enforcement makes every effort to obtain compliance with appropriate actions. It is these types of action performed by the Code Enforcement Division that are important in keeping the city’s neighborhoods and communities safe.

New Text Amendment Highlights

During Fiscal Year 2019 thirty-three (33!) text amendments were adopted by City Council that impact the Department of Planning. This involves a tremendous amount of work from all staff members, from drafting the bills to implementing the changes once the ordinances are passed. Go team! Below are some noteworthy ordinances adopted this past year.

- Las Vegas Medical District Fee Waivers**

At the February 20, 2019 City Council meeting, the Council adopted an Ordinance which temporarily waives the origination charge for the following business license categories: Restaurant Service Bar, Beer Wine Room, and Beer Wine Cooler On-Sale. This ordinance also waives the processing fees, initial license fees and first year renewal fees for targeted business industries in the Las Vegas Medical District (LVMD). This was passed in an effort to incentivize new business in the LVMD. Sounds like we could all score a new lunch spot or after hours watering hole!
- Home Based Breeders**

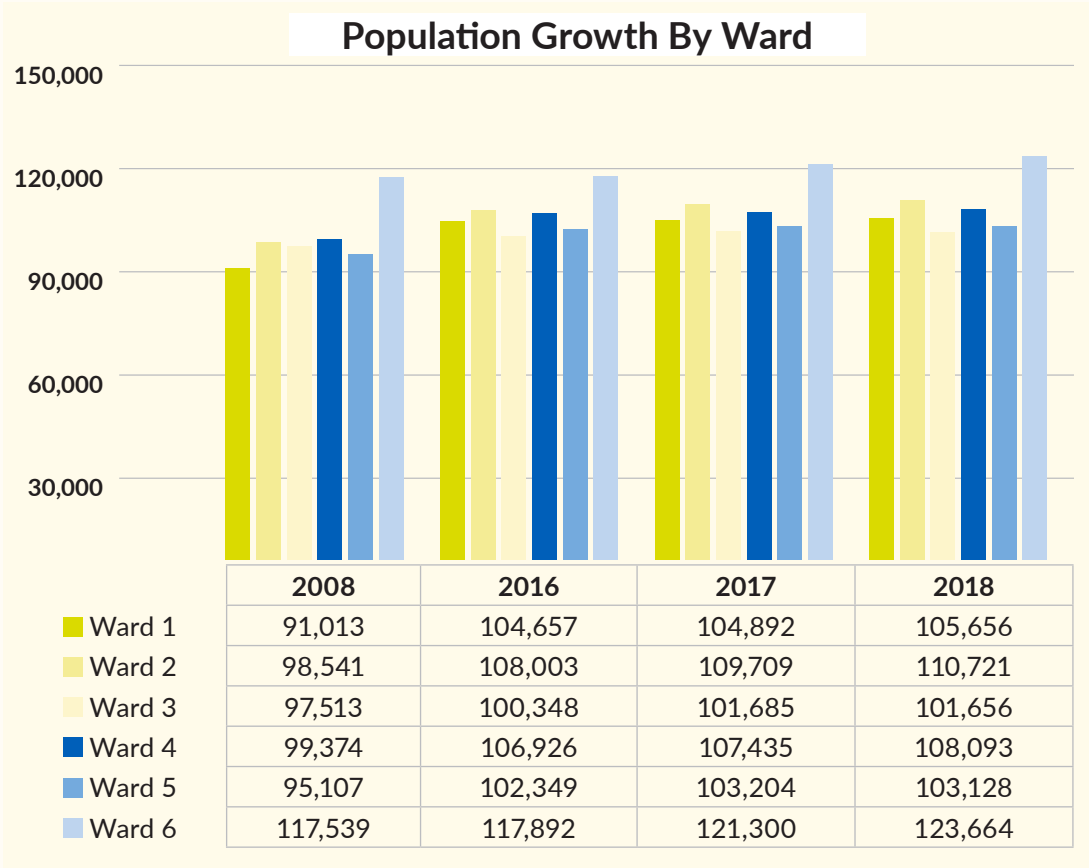
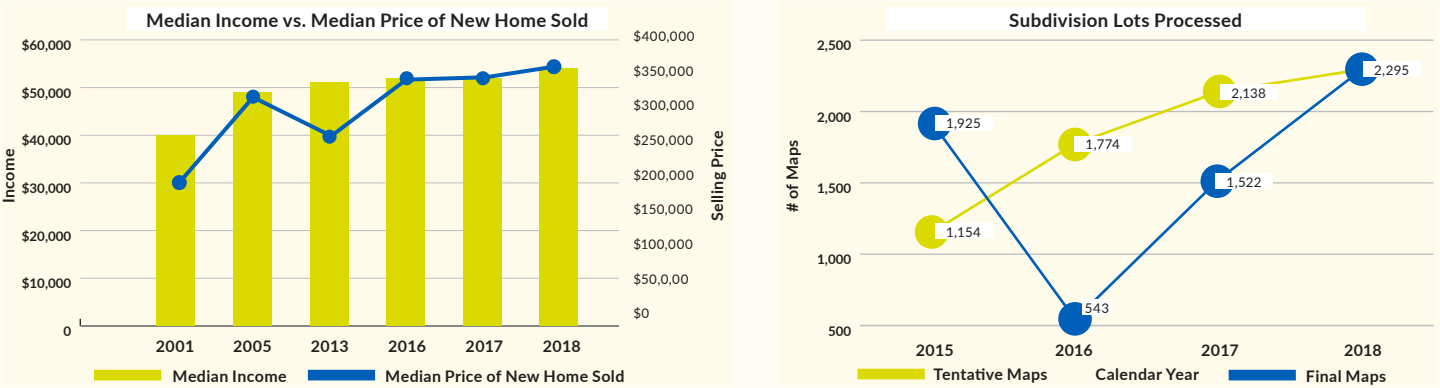
Breeders of domestic cats and dogs now qualify for a Home Occupation Permit. The breeders may interact with customers and transact business on their property, provided no more than two customers are present on the property at any one time and the use complies with all provisions of Las Vegas Municipal Code Title 7 regarding animals. This ordinance does for Goldendoodles what Postmates did for us – now they never have to leave the house!
- Alcoholic Beverages in the Downtown Entertainment Overlay District**

In November 2018, City Council approved an Ordinance that extends the existing alcohol prohibitions along the Pedestrian Mall to the Downtown Entertainment Overlay District. These prohibitions include the consumption and/or possession of an alcoholic beverage in an open glass container, an open metal container, or an open container in its original packaging. Be sure to remind your tourist friends that we do in fact have rules in our city of sin.
- Fences and Walls in Downtown Las Vegas Overlay District**

Have you always dreamed of building a post-apocalyptic type compound in the Downtown Las Vegas Overlay District? It’s time to go back to the drawing board if your plans included a solid wall in excess of two feet. An amendment adopted in April 2019 now prohibits any walls or fences between the front property line and the primary structure that exceed 5 feet and any solid wall or fence that exceeds 2 feet.

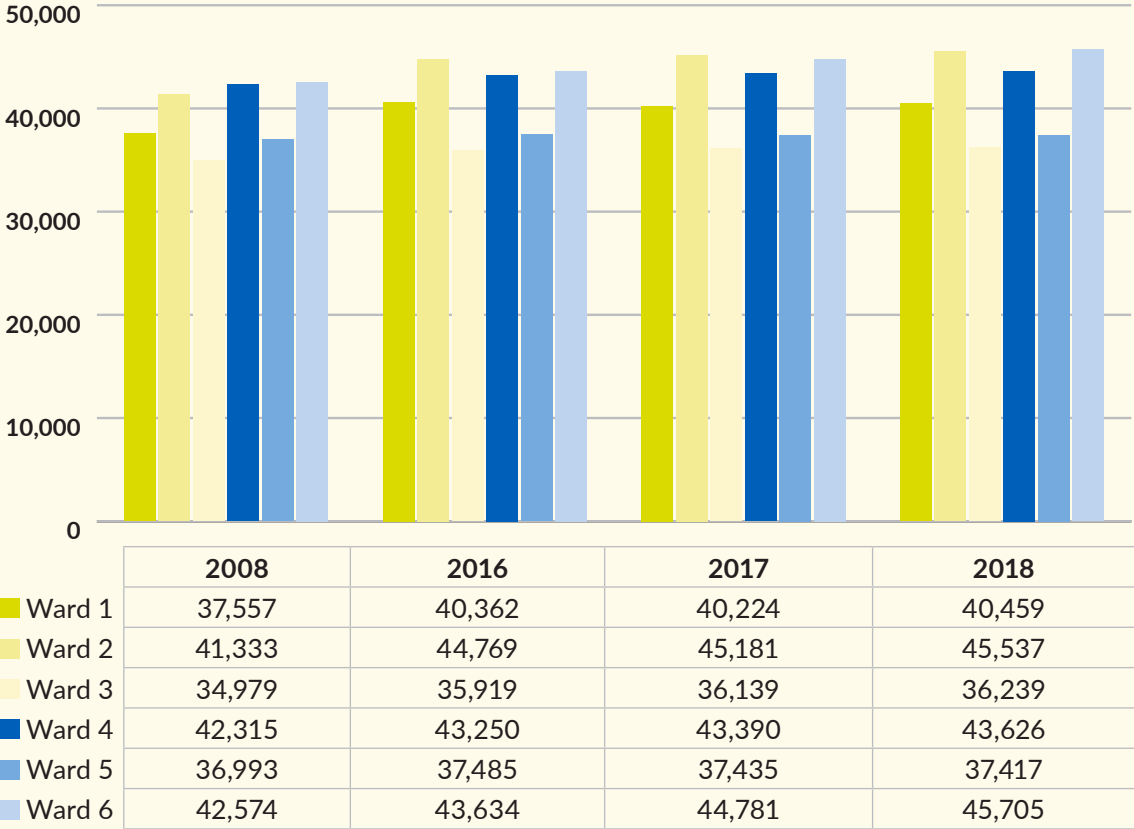


Snapshot of Planning



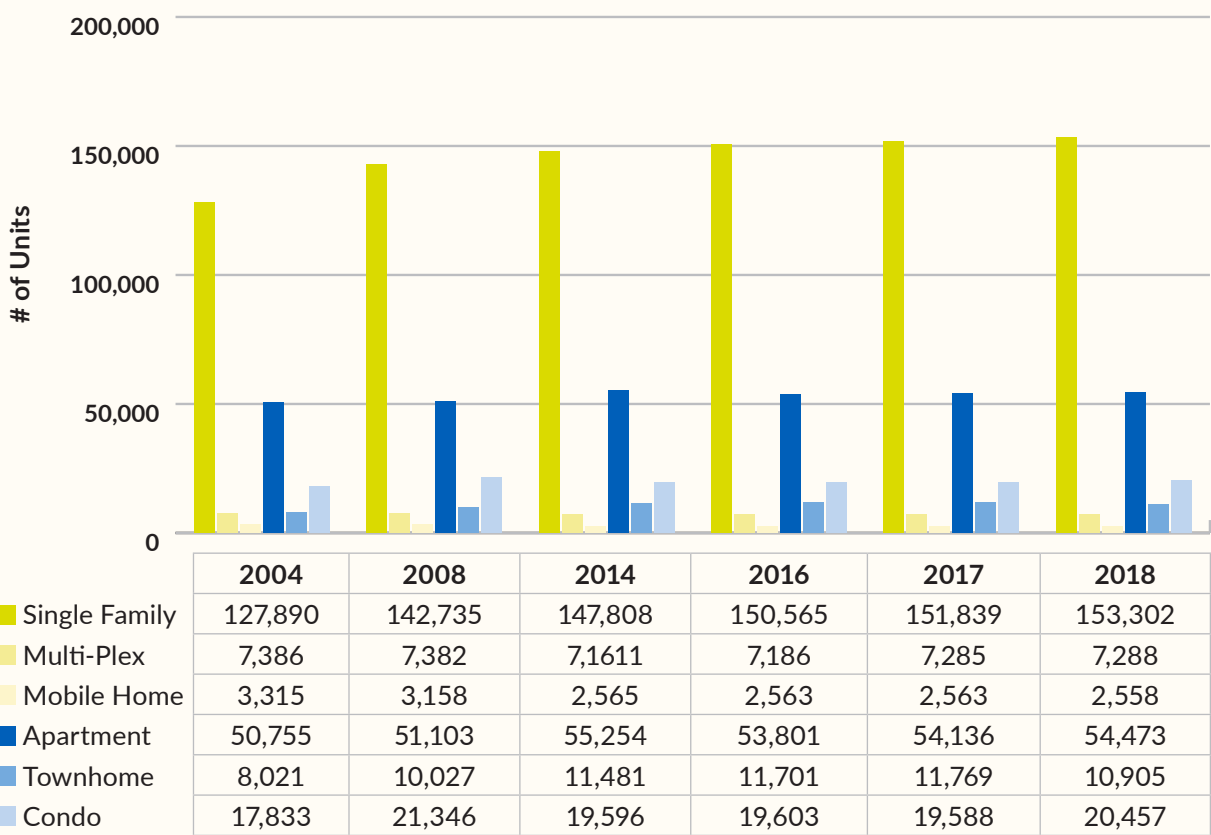
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Dwelling Units Growth By Ward

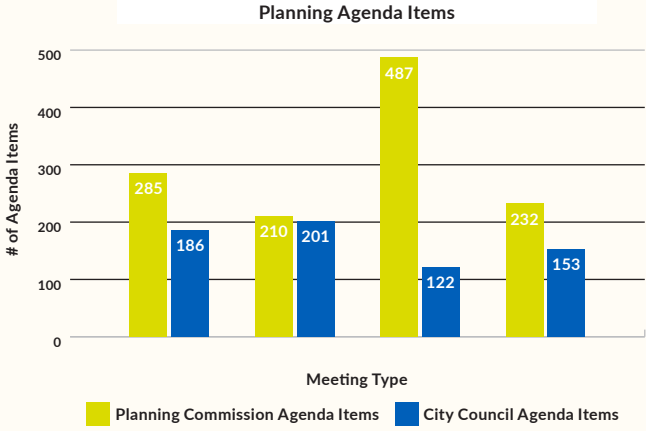
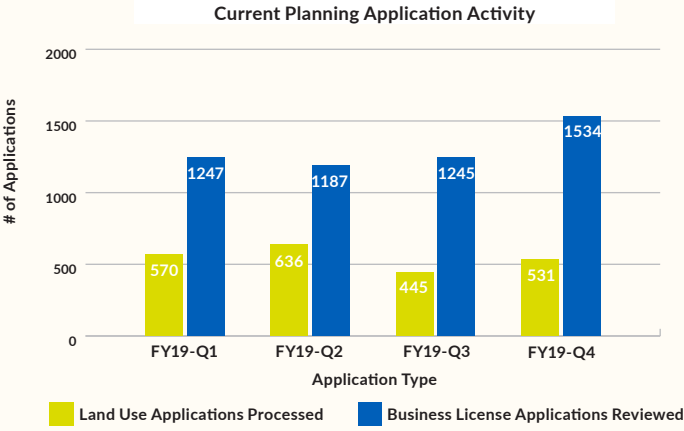


Snapshot of Planning

Dwelling Units Growth By Ward

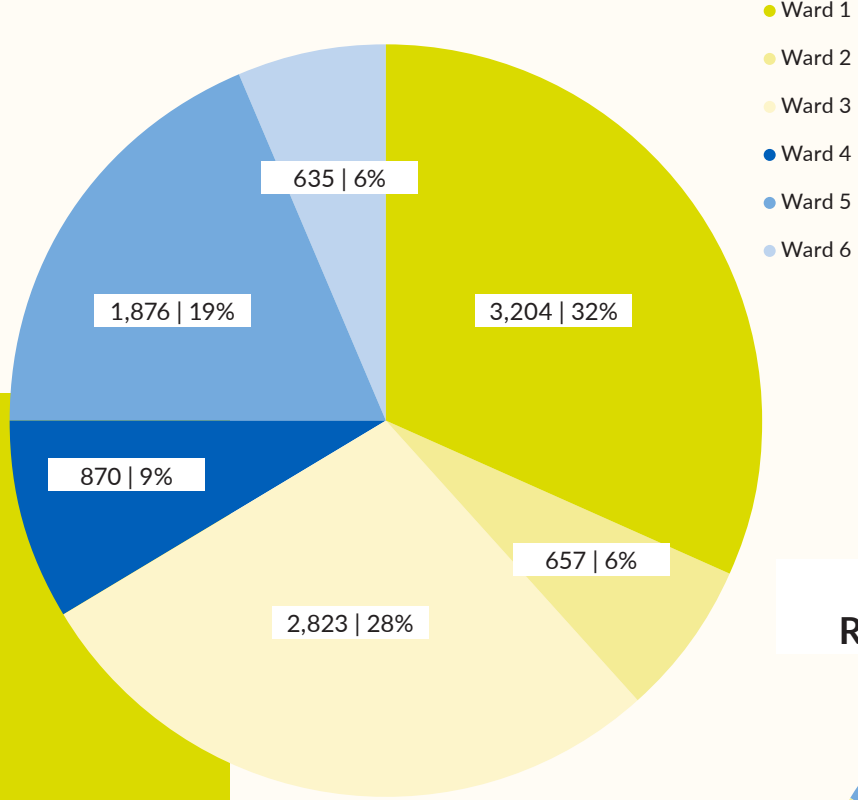


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Snapshot of Planning

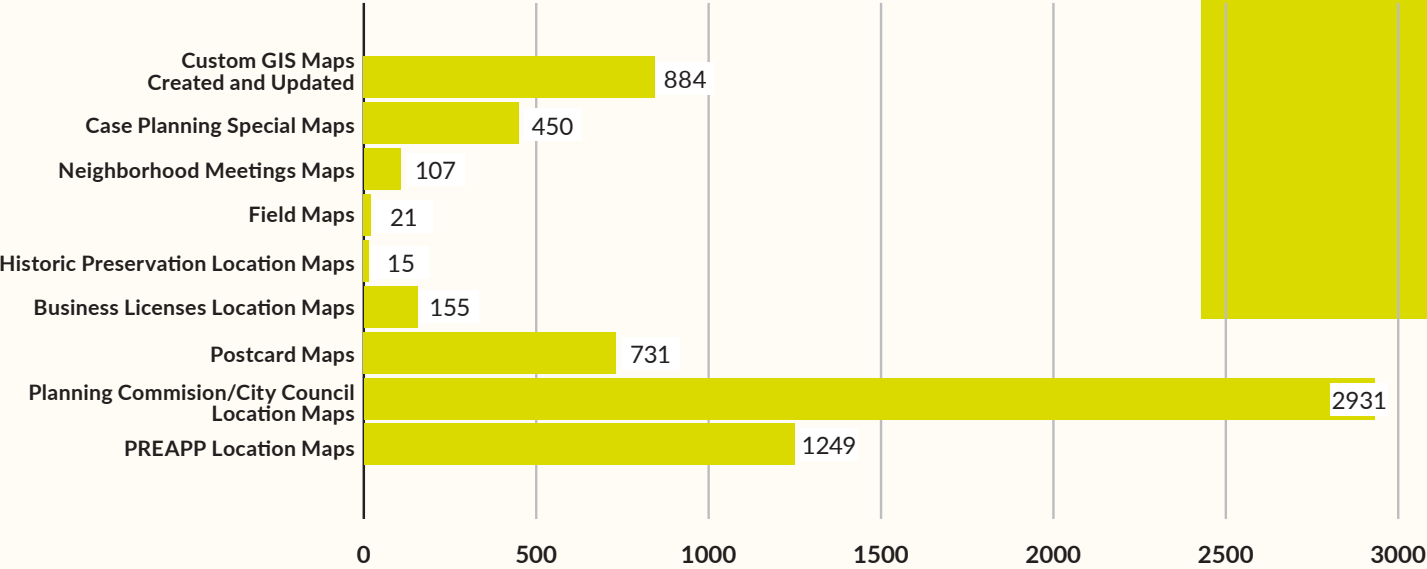
Code Enforcement Violations By Ward-FY19



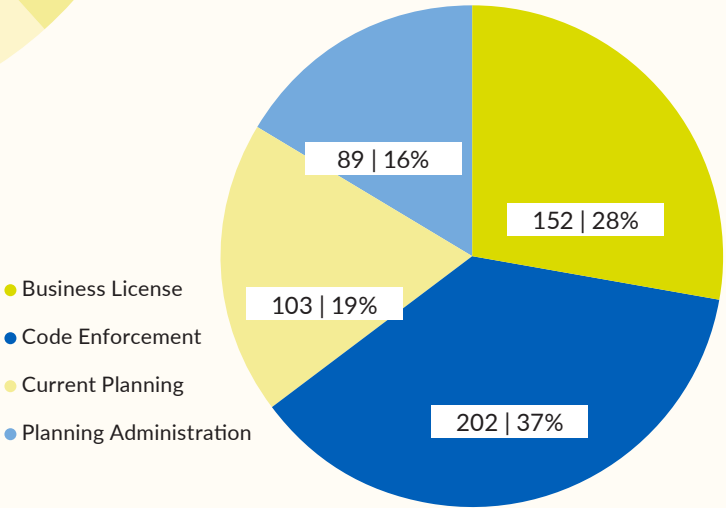
546

Public Information Requests Completed

Total GIS Maps Created-FY19



Public Information Requests Completed-FY19

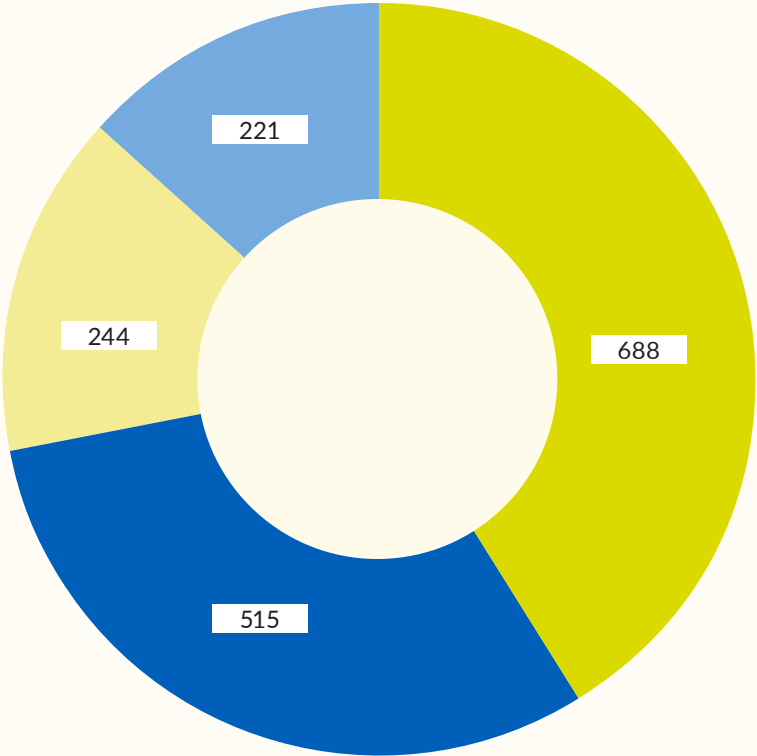


Snapshot of Planning

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New Businesses Downtown

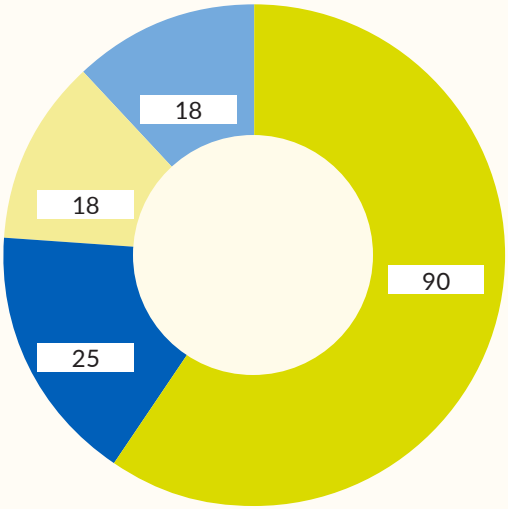
New Business Licenses Citywide-FY19



- General Retail Sales
- Retail Estate Salesperson
- Residential Property Maintenance
- Professional Services



New Business Licenses Downtown-FY19



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





Las Vegas City Council (FY19)

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

City Manager's Office (FY19)

Scott Adams, City Manager
Timothy Hacker, Chief Public Safety Officer
Gary Ameling, Chief Financial Officer
Karen Duddleston, Chief Community Services Officer
Jorge Cervantes, Chief Operations & Development Officer
Tom Perrigo, Executive Director Community Development

Planning Commission (FY19)

Sam Cherry, Chairman
Vicki Quinn, Vice Chairwoman
Trinity Schlottman, Commissioner
Donna Toussaint, Commissioner
Christina Roush, Commissioner
Louis DeSalvio, Commissioner
Brenda J. Williams, Commissioner

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