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CLARK COUNTY
WASHINGTON

COMMUNITY PLANNING

STAFF REPORT

TO: Clark County Planning Commission

FROM: Oliver Orjiako

DATE: March 11, 2016

SUBJECT: Title 40 Revisions to Implement Comprehensive Plan Preferred Alternative

BACKGROUND:

On February 23, 2016, the Board of County Councilors selected a Comprehensive Plan Preferred Alternative. The summation of the Board's preferred selection and the associated Unified Development Code (UDC) Title 40 changes are found in Exhibit 1 of this staff report.

Clark County's existing UDC Title 40 must be updated, as applicable, to implement and be consistent with proposed changes to the County's Comprehensive Growth Management Plan.

Staff made edits only to those UDC Title 40 sections that were directly related to implementing the Preferred Alternative. These sections include:

- **40.210.010 Forest, Agriculture and Agricultural-Wildlife Districts:** Reduce minimum lot size in the Agriculture district from 20 acres to 10 acres, and reduce minimum lot size in the Forest district from 40 acres to 20 acres; the Forest 80 for minimum lot size of 80 acres will be retained.
- **40.230.010 Commercial Districts:** Combine the three commercial zones into a single Comp Plan (C) designation. Change the zoning code for Neighborhood Commercial from C-1 to NC and for Community Commercial from C-2 to CC. Include each zone's locational criteria from the Comp Plan to the Unified Development Code.
- **40.230.040 Resort Overlay:** Add language regarding new resorts from the comprehensive plan.
- **40.230.090 Equestrian Overlay:** Add previously approved language to the development code.

- **40.230.100 Urban Reserve Overlay:** Make it a true overlay and move to overlay section of the development code and also the Industrial Urban Reserve overlay will be removed.
- **40.230.110 Urban Holding Overlay:** Make it a true overlay and move to overlay section of the development code. Urban Holding 40 (UH-40) will be removed because there is no land designated urban holding that has a minimum lot size of 40 acres. Finally all references to Railroad Industrial Overlay will be removed because there is no place on the comprehensive plan map to implement this district.
- **40.230.090 Public Facilities:** Create a development code section for already developed public facilities as approved by the Parks Advisory Board at their February 12 meeting.
- **40.260.157 Parks:** Expand the existing neighborhood parks code section to include development standards for community and regional parks as approved by the Parks Advisory Board at their February 12 meeting.

The above development code section revisions can be found in Exhibits 2-10.

Changes to these sections impacted other sections of Title 40 when there were cross-references. These changes can be found in Exhibit 11.

Attachments: Exhibit 1:	Matrix of BOCC Preferred Alternative
Exhibit 2:	40.210.010 Forest, Agriculture and Agricultural-Wildlife Districts
Exhibit 3:	40.230.010 Commercial, Business, Mixed Use and Industrial Districts
Exhibit 4:	40.250.040 Resort Overlay
Exhibit 5:	40.250.090 Equestrian Overlay
Exhibit 6:	40.210.040 Urban Reserve Overlay (REPEALED) 40.250.100 Urban Reserve Overlay (PROPOSED)
Exhibit 7:	40.230.070 Urban Holding Overlay (REPEALED) 40.250.110 Urban Holding Overlay (PROPOSED)
Exhibit 8:	40.230.090 Public Facilities
Exhibit 9:	40.260.157 Parks
Exhibit 10:	40.560.010 Plan and Code Amendments
Exhibit 11:	Cross Reference Edits in Title 40