



City of North Las Vegas Comprehensive Master Plan



Adopted
November 21, 2006
Amended February 16, 2011

This page blank

TABLE OF CONTENTS

ACKNOWLEDGEMENTS	1
CHAPTER 1: INTRODUCTION	1
What Is a Comprehensive Plan?	1
How Was the Plan Developed?	3
How Is the Plan Implemented?	4
What Does the Plan Contain?	5
CHAPTER 2: THE VISION	7
CHAPTER 3: GUIDING PRINCIPLES, GOALS, AND POLICIES	9
CHAPTER 4: LAND USE PLAN	34
Residential	34
Non-Residential	37
Mixed-Use	41
CHAPTER 5: PRINCIPLES OF DESIGN AND RESIDENTIAL DENSITY EVALUATION CRITERIA	46
Master Planned Communities	47
Mixed-Use Development	52
Transit-Oriented Development	56
Residential Density Evaluation Criteria	60
CHAPTER 6: SPECIFIC PLANNING AREAS	64
Introduction	64
Residential Neighborhoods	66
Existing Neighborhoods	66
New Master Planned Communities	72
Activity Centers	74
Downtown	74
North 5 th Transit Corridor and Craig Ranch	75
Northern Development Area	77
Employment Districts	78
Cheyenne Technology Corridor	78
Industrial Lands	79
Military	80
CHAPTER 7: ACTION PLAN	82
Summary of Priority Actions	82
Land Use	82
Housing and Neighborhoods	83
Parks, Trails, and Open Space	83

Transportation and Mobility.....	84
Public Facilities and Services	84
Community Character and Design	84
Economic Development	85
CHAPTER 8: ANNUAL PLAN REVIEW	86
Purpose.....	86
Quantitative Measures	86
Qualitative Measures	88
Annual Plan Review Questions.....	88
CHAPTER 9: DEVELOPMENT REVIEW.....	90
Purpose.....	90
Master Planned Communities.....	92
Development within Designated Transit Station Area	96
Mixed-Use Development	98
Infill Development in Existing Neighborhoods.....	100
Single-Family Low Development Checklist	102
Single-Family Medium Development Checklist	104
Mixed-Use Neighborhood Development Checklist.....	108
APPENDIX A: MAPS	A-1
APPENDIX B: EXISTING CONDITIONS	B-1
APPENDIX C: PLANNING ISSUES AND OPPORTUNITIES	C-1
APPENDIX D: CAPACITY ANALYSIS	D-1
APPENDIX E: PLAN AND POLICY SUMMARY	E-1
APPENDIX F: PLAN CONFORMITY	F-1

MAPS AND FIGURES

Chapter 1

Figure 1-1: Location and Context	1
--	---

Chapter 4

Figure 4-1: Land Use Plan	43
---------------------------------	----

Chapter 5

Figure 5-1: Developing Mixed Neighborhoods.....	47
Figure 5-2: Designing Neighborhood Centers	48
Figure 5-3: Designing Pedestrian-Friendly Places.....	53
Figure 5-4: Designing Gateways and Districts	56
Figure 5-5: Residential Density Bonus System: Density Increase Diagram.....	59

Chapter 6

Figure 6-1: Planning Framework	65
--------------------------------------	----

Appendix A

Figure A-1: Parks and Recreation	
Figure A-2: Schools and Higher Education Institutions	
Figure A-3: Community Facilities and Services	
Figure A-4: Existing Land Use (2005)	
Figure A-5: Capacity Analysis for Vacant Lands	
Figure A-6: Capacity Analysis	
Figure A-7: Major Transportation Corridors	
Figure A-8: Pedestrian and Bike Trails	
Figure A-9: Transmission Line and Substation Plan	

Appendix B

Figure B-1: Rate of Population Growth 1980-2004	B-2
Figure B-2: Diversity of Population 1980-2000	B-3
Figure B-3: Chronology of Development	B-17

Appendix D

Figure D-1: Quadrants for Vacant Lands Analysis.....	D-2
--	-----

TABLES

Appendix B

Table B-1: Comparison of Annual Growth Rates, 1980-2004	B-2
Table B-2: Comparison of Housing Conditions in 2000.....	B-3
Table B-3: Annual Approved Development, 1999-2004	B-5
Table B-4: Existing Housing Conditions Survey - 2009	B-6
Table B-5: Projected Population 2010-Buildout.....	B-7
Table B-6: Residential Acreage and Percent of Land Use - 2010.....	B-8
Table B-7: Current Land Use Mix of Developed Lands	B-18

Appendix D

Table D-1: Existing Developed Areas	D-2
Table D-2: Vacant Lands	D-2
Table D-3: Status of Vacant Lands by Quadrant.....	D-3
Table D-4: Estimated Capacity of Planned New Development.....	D-3
Table D-5: Estimated Total Capacity at Buildout.....	D-3

ACKNOWLEDGEMENTS

City Council

Michael L. Montandon

Mayor

William E. Robinson

Mayor Pro Tempore, Councilman Ward 2

Shari Buck

Councilman Ward 4

Stephanie Smith

Councilwoman Ward 3

Robert Eliason

Councilman Ward 1

Planning Commission

Jay Aston

Chairman

L. Dean Leavitt

Harry Shull

Steve Brown

Dilip Trivedi

Angelo Carvalho

Jo Cato

Vice Chairman

City Manager's Office

Gregory E. Rose

City Manager

Maryann I. Ustick

Assistant City Manager – Development

City Staff

Jory Stewart, AICP

Planning and Zoning Department Director

Misty Haehn

Advance Planning Manager

Marc Jordan

Current Planning Manager

Jerry Sommerfeld

GIS Planner

Robert Eastman, AICP

Principal Planner

Johanna Murphy, ASLA

Landscape Architect

Ned Thomas, AICP

Urban Designer

Citizens' Focus Group

Jay Aston

Lawrence Beasley

Monica Beasley

Bob Borgersen

Maury Blanton

David Cardall

Calvin Champlin

Guy E. Corrado

David Frommer

Al Greer

Bill Hoover

Jack Kelso

Mike Kennedy

Steven Lauber

Eloiza Martinez

Lisa Merrell

Jim Olive

Marlene Palmatary

Cherlynn Thomas

Clarion Associates

Ben Herman, AICP

Principal

C. Greg Dale, FAICP

Principal

Amy Kacala

Associate

CHAPTER 1: INTRODUCTION

This Comprehensive Plan is the policy document that will guide city decision makers as they work over the next 20 years to implement the plan and achieve the envisioned future for the city. This formally adopted plan replaces the 1999 Comprehensive Plan for the city and is in conformance with all applicable state statutes and the objectives established in the Southern Nevada Regional Policy Plan.

What Is a Comprehensive Plan?

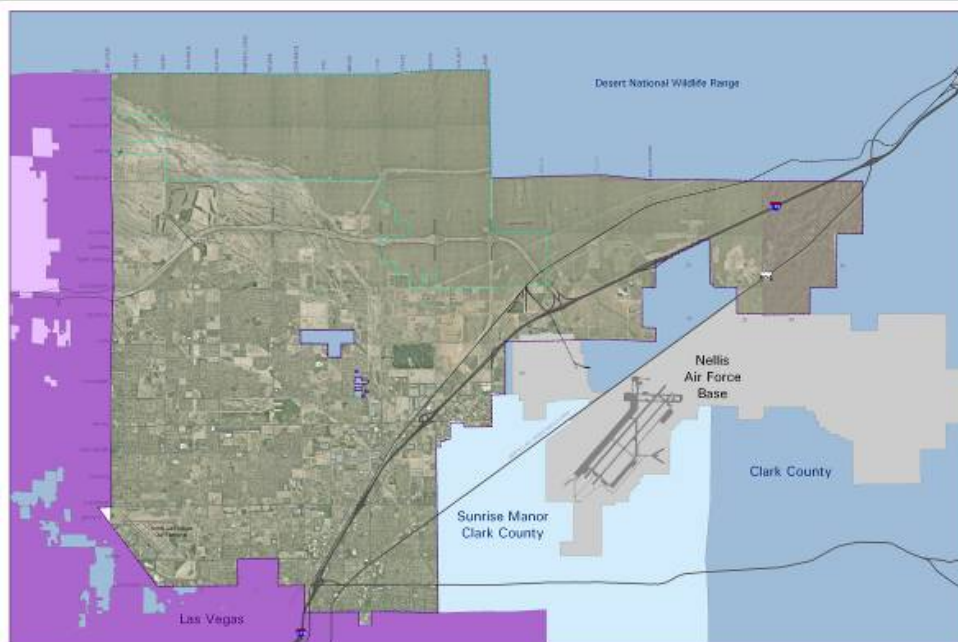
The Comprehensive Plan is an officially adopted advisory document that outlines the community's vision and goals for the future and provides guidance for elected and appointed officials as they make choices regarding the long-range needs of the city. The guiding principles, goals, and policies of this

Comprehensive Plan, along with the Land Use Plan map, provide guidance for decisions affecting growth, land use, and development. The policy recommendations and maps contained in this Comprehensive Plan are interrelated and should not be used independently from one another.

Planning Area and Context

This Comprehensive Plan addresses all of the incorporated areas of the city as well as some Clark County lands that are fully surrounded by the incorporated city. North Las Vegas is an area of 82 square miles located within Clark County, 10 miles north of Las Vegas along Interstate 15. The city is bounded to the north by Bureau of Land Management lands and the Desert National Wildlife Range, to the west by Nellis Air Force Base and residential developments within Clark County, and to the south and west by the City of Las Vegas (see Figure 1-1).

Figure 1-1: Location and Context



Compliance with State Requirements

This Comprehensive Plan has been prepared in response to the Nevada Revised Statute NRS 278.150(1) which states a Planning Commission and City Council “shall prepare and adopt a comprehensive, long-term general plan for the physical development of the city.” This plan replaces the city’s 1999 Comprehensive Plan. According to state statutes, the plan is to be prepared so that all of the following elements are adopted by the governing body, as appropriate:

- Community Design
- Conservation Plan
- Economic Plan
- Historical Properties Preservation Plan
- Housing Plan
- Land Use Plan
- Population Plan
- Public Buildings
- Public Services and Facilities
- Recreation Plan
- Rural Neighborhoods Preservation Plan
- Safety Plan
- School Facilities Plan
- Seismic Safety Plan
- Solid Waste Disposal Plan
- Streets and Highways Plan
- Transit Plan
- Transportation Plan

The extent to which each of the elements listed above is addressed by this Plan varies according to their direct relevance to North Las Vegas.

The statutes also indicate how the Plan is to be adopted. In the preparation of the Plan and in the subsequent public hearings, the Nevada Revised Statutes were followed. The specific sections covering the plan are NRS 278.150 through NRS 278.170.

Compliance with Southern Nevada Regional Policy Plan

Also mandated by the state legislature is the city’s need for ongoing regional coordination as part of the Southern Nevada Regional Policy Plan (SNRPP), adopted in 2000 as a plan and growth management strategy for the Las Vegas Valley. The regional plan identifies a series of transportation, land use, air quality, infill development, public services and infrastructure issues that the region faces and identifies policy directions to be taken by jurisdictions in their Master Planning efforts. This Plan conforms to the requirements of the SNRPC for the city, as detailed in Appendix F.

How Was the Plan Developed?

Planning Process and Community Involvement

Ensuring equal and fair representation of the diverse interests of North Las Vegas' population and providing adequate opportunity for community involvement were two key components of the planning process. City staff, elected and appointed officials, consultants and the public collaborated over a period of 18 months, from February of 2005 to August of 2006, to develop the North Las Vegas Comprehensive Plan. The project team received regular input and guidance from elected and appointed officials as well as a Citizens' Focus Group, and provided opportunities for members of the community and other stakeholders to participate throughout the process of developing the Comprehensive Plan. A summary of community involvement opportunities and public outreach efforts is provided below.



The Focus Group met regularly to provide feedback to staff.

CITIZENS' FOCUS GROUP MEETINGS

A representative group of citizens met regularly with project staff throughout the process. Many of the members of this group also participated in the Visioning 2025 process and had detailed knowledge of the work, visions, and goals that resulted from that year-long effort. Focus Group members provided important guidance on key directions for the plan and reviewed in detail all components of the plan.

ELECTED AND APPOINTED OFFICIALS UPDATES

Regular meetings with the Planning Commission, and joint meetings of the City Council and Planning Commission held at key stages in the planning process, allowed the planning team to provide progress updates, present preliminary findings and alternative solutions, and receive policy direction.



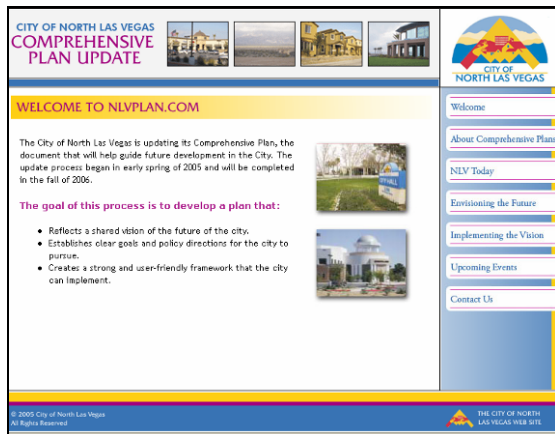
Planning Commission members met regularly to review components of the plan and recommend direction.

2005-2006 PUBLIC OPEN HOUSE EVENTS

Several public Open House events at key stages of the process allowed citizens to participate in plan development, review project materials, and convey questions and concerns to local staff and the consultant team. The local newspaper, the city website, and the project website advertised these events.

PROJECT WEBSITE

The planning team maintained a project website throughout the process at www.nlvplan.com. This site contained general information on the comprehensive planning process and its work products, including all written materials and maps and provided opportunities for comment both generally, through a contact form, and at key stages such as the refinement of the Land Use Plan map.



The project website at www.nlvplan.com

How Is the Plan Implemented?

The Vision, Guiding Principles, and Policies are the core components of the Plan. These statements represent the values and aspirations of the community in a variety of areas and set the shared agenda for the future of the city. The Plan is primarily implemented by the action of the city government, but also involves the collaboration of members of the community, adjacent and overlapping jurisdictions, and service districts. Implementation is achieved through the day-to-day actions and decisions made by the city in the form of policies made and changed; the review, negotiation, and approval of development proposals; facilities planning for services and departments – including transportation, fire, police, and parks and recreation; and programs offered by the city. In many instances, policies indicate that the city will need to collaborate with other parties in order to accomplish the goal. This includes the county and neighboring jurisdictions as well as private citizens. Residents, property owners, and businesses – acting through location-specific entities such as neighborhood associations or community groups, or subject-specific collaborations such as business associations – will have a large role in implementing the policies of this Plan.

What Does the Plan Contain?

Organization of the Plan

This plan is organized as follows:

CHAPTER 1: INTRODUCTION

Chapter 1 provides an introduction to comprehensive plans, what purpose they serve, and the public process involved in the creation of this Plan.

CHAPTER 2: THE VISION

Chapter 2 contains the vision statement of the city, the desired future that the community hopes to achieve through this Plan.

CHAPTER 3: GUIDING PRINCIPLES, GOALS, AND POLICIES

Chapter 3 contains the Guiding Principles, Goals, and Policies that the city will employ citywide to implement the Plan and achieve its vision.

CHAPTER 4: LAND USE PLAN

Chapter 4 contains the Land Use Plan and descriptions of the land use categories displayed on the map.

CHAPTER 5: PRINCIPLES OF DESIGN

Chapter 5 provides guidance for how new developments should be designed in order to achieve high-quality development that meets the goals and vision of the community. This chapter also introduces the concept of a tiered residential density system for certain residential and mixed-use neighborhood areas, whereby additional density is awarded in direct relation to the quality of the design.

CHAPTER 6: SPECIFIC PLANNING AREAS

Chapter 6 provides area-specific policies for the numerous existing and future Residential Neighborhoods, Activity Centers, and Employment Districts within the city.

CHAPTER 7: ACTION PLAN

Chapter 7 contains the strategies for the city to employ to implement this Plan.

CHAPTER 8: ANNUAL PLAN REVIEW

Chapter 8 contains the annual review template for the city to use to monitor implementation of this Comprehensive Plan.

CHAPTER 9: DEVELOPMENT REVIEW

Chapter 9 contains several development review checklists to assist developers and decision makers as they design and evaluate future development proposals as they relate to this Plan.

APPENDICES

Appendix A: Maps

Appendix B: Existing Conditions

Appendix C: Planning Issues and Opportunities

Appendix D: Capacity Analysis

Appendix E: Plan and Policy Summary

Appendix F: Plan Conformity

This page blank