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COMMUNITY PLANNING

STAFF REPORT

TO: Clark County Board of County Commissioners
FROM: Oliver Orjiako, Director
PREPARED BY: Gary Albrecht, AICP, Planner II
DATE: February 25, 2009
SUBJECT: Commercial Code Update

BACKGROUND

Community Planning was asked to create short-term and long-term fixes to clarify strip commercial development. The short-term fix amended the current code and plan language. On December 16, 2008, the BOCC adopted these changes (Exhibit A).

A long-term fix includes revising the commercial use list, and developing commercial design standards.

LONG-TERM FIX

Since March 2008, staff has been working with a Commercial Code Technical Committee (CCTC) to help with this process. The CCTC is composed of stakeholders in Clark County who are interested in and knowledgeable about commercial issues (Exhibit B). They were asked to make recommendations on the following questions: Does the county have too many commercial districts? Are the current commercial uses distinguished between commercial districts? How should commercial districts look?

The CCTC has reviewed the commercial code use list with the following goals:

- Create consolidated commercial zones
- Reduce confusion of allowable uses
- Improve clarity of allowed uses in different zones
- Increase code compatibility with the City of Vancouver

Based on these goals, they recommend removing the Limited Commercial (CL) Zoning (Exhibit C), and made recommendations to revise the use list, Table 40.230.010-1 (Exhibit D). CL consists of 371 parcels on 265.42 acres. The Highway 99 Subarea Plan contains 151 CL parcels with 96 property owners covering 210.6 acres.

This information has not been shared with the CL property owners. Staff will develop a process to address the 96 property owners impacted by removing CL zoning.

Questions:

- May staff proceed with the recommendation to remove CL zoning from the commercial code and comprehensive plan?
- If yes, would the board prefer a worksession or one-on-one discussions to talk about the public notification process for rezoning CL?
- May staff proceed with creating design standards for the commercial code?