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# 2013 Comprehensive Plan Amendments Board of Clark County Commissioners Work Session

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Hearing Room  
September 18, 2013



Jose Alvarez, Project Manager  
Community Planning

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# 2013 Comprehensive Plan Amendments

- 11 proposed amendments for this cycle
  - 3 property owner initiated amendments ~ Annual Reviews
  - 8 county initiated amendments ~ Dockets
    - 2 Urban Holding removals and zone change
    - 5 Arterial atlas amendments
    - 1 Capital Facilities Financial Plan amendment



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# Cumulative Analysis

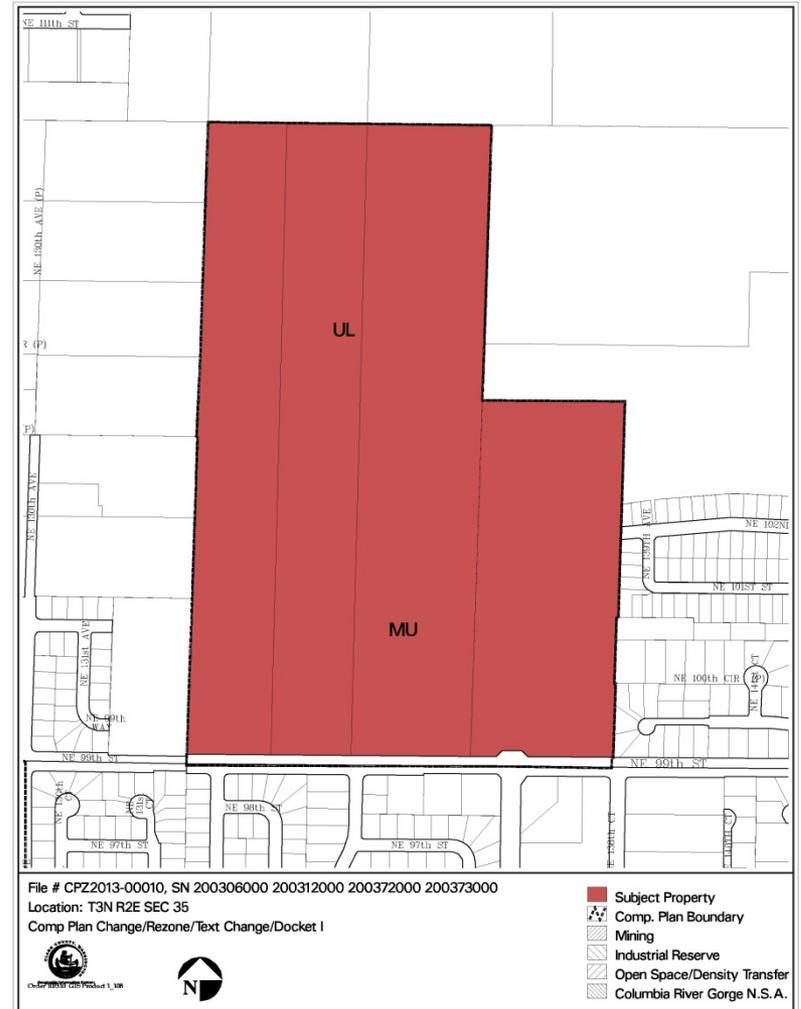
3 items are site specific and if approved would affect 126.3 acres

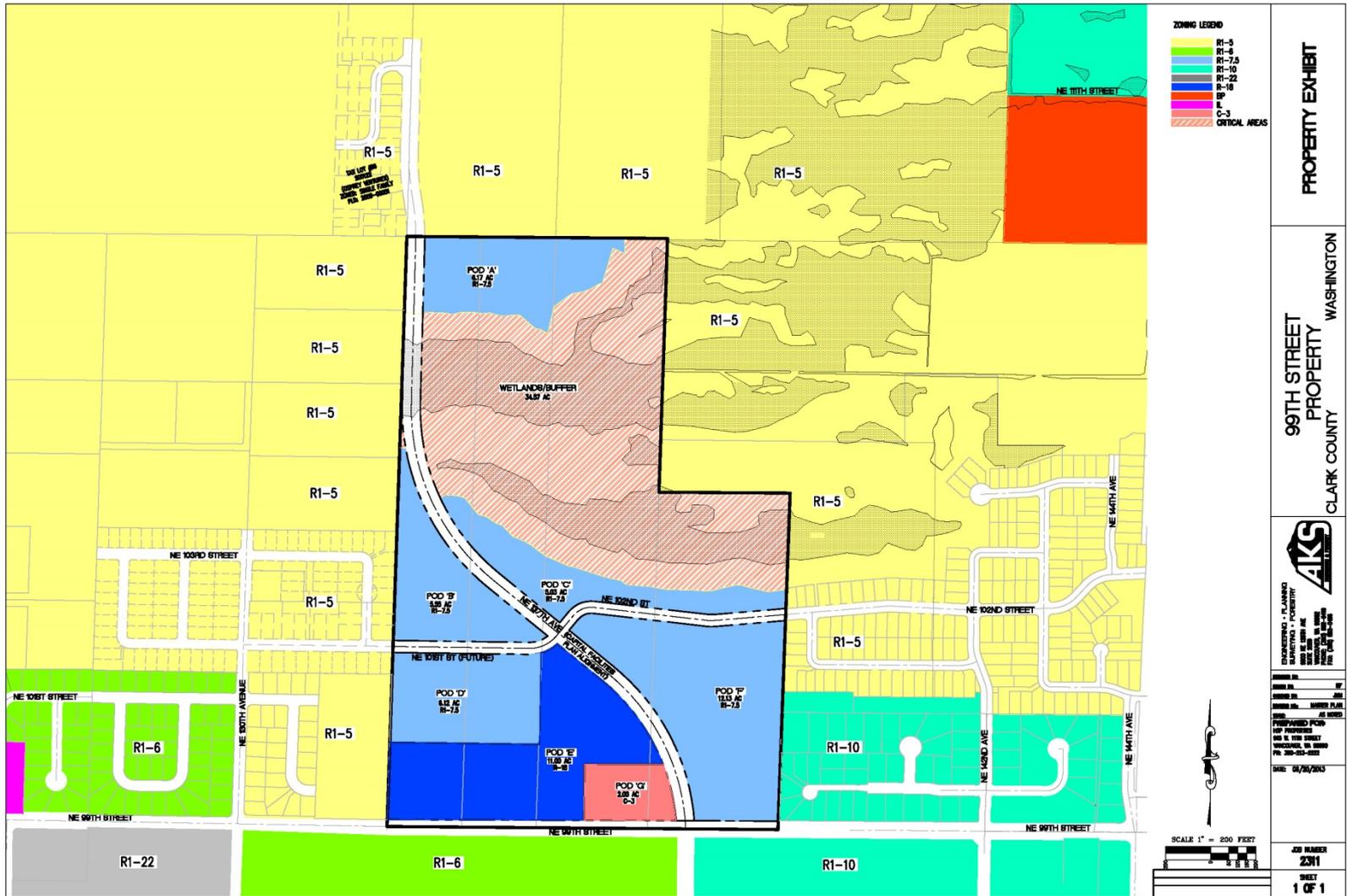
- Loss ~ 88.5 acres designated for MX uses
- Gain ~ 88.5 acres designated for Residential uses
- Gain ~ 34 acres designated for Rural Commercial uses
- Loss ~ 34 acres designated for Rural Residential uses
- Gain ~ 3.8 acres designated for Light Industrial uses
- Loss ~ 3.8 acres designated for Commercial uses



# Major Policy Issues

- 99<sup>th</sup> St/SJO ~
  - The proposal would change the Comprehensive Plan and Zoning map designations on 88.5 acres from Mixed Use with MX zoning to Urban Low (R1.7.5) and Urban Medium (R-18).
  - Staff recommended retaining a small amount of Commercial 2-5 acres for Neighborhood Commercial (C-2).
  - Planning Commission voted 4 to 0 to recommend approval.







# Major Policy Issues

- NE 10<sup>th</sup> Ave/Bishop ~
  - The proposal would amend the Comprehensive Plan and Zoning map designations from Rural (R-5) to Commercial outside of rural center (CR-1).
  - Planning Commission amended the proposal to include the four parcels to the north and voted 4 to 0 to recommend approval.





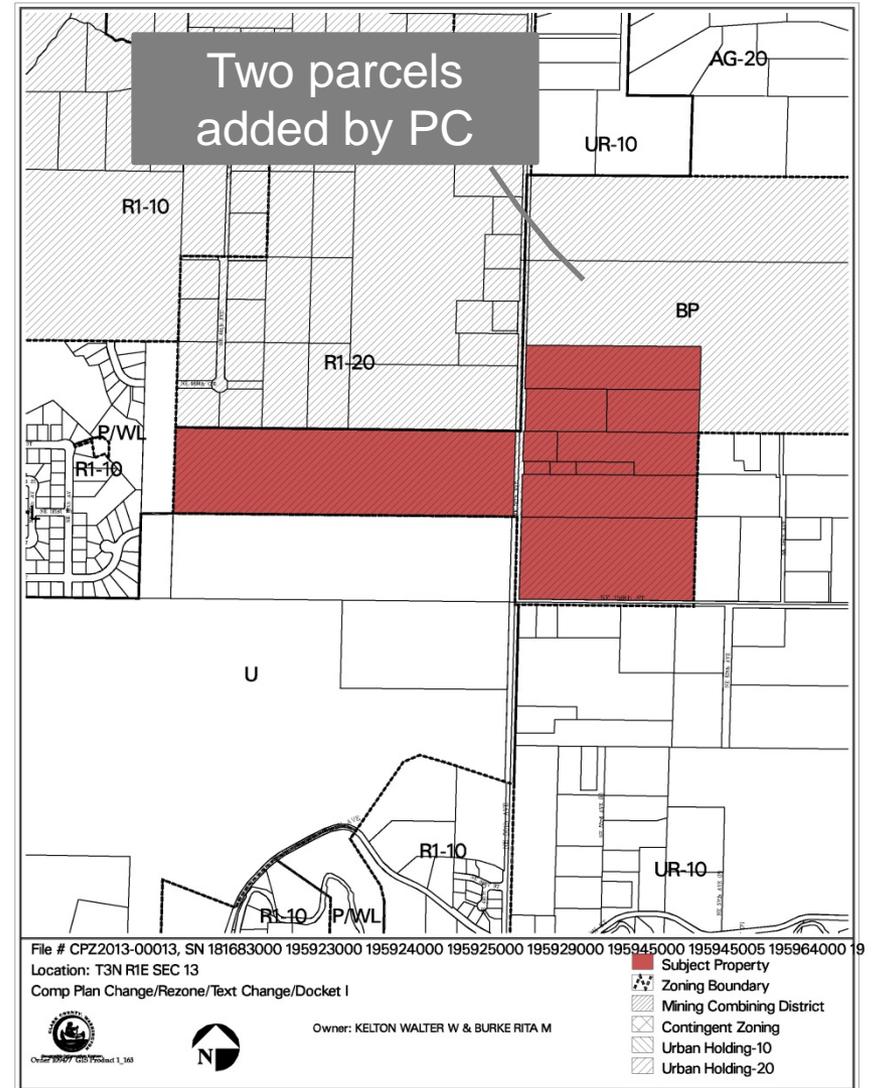




Community Planning  
Annual Review/Docket Work Session ~ September 18, 2013

# Major Policy Issues

- NE 50<sup>th</sup> Ave ~
  - The proposal would amend the Comprehensive Plan by removing Urban Holding to activate the Business Park designation.
  - Capital Facilities need to be addressed in medium term.
  - Planning Commission amended the proposal to expand the area by 100 acres and voted 4 to 2 to recommend approval.



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# Major Policy Issues

## ■ Capital Facilities Financial Plan ~

- The proposal would amend the Capital Facilities Financial Plan to include the Fairgrounds Master Plan.
- Will allow for use of Real Estate Excise Tax (REET) for debt service payments.
- Planning Commission voted 6 to 0 to recommend approval.



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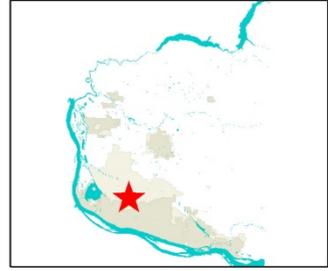
# Proposed Arterial Atlas Amendments

## ■ NE 47<sup>th</sup> Ave ~

- The proposal would amend the arterial plan map from a collector street to a local commercial/industrial street on NE 47<sup>th</sup> Ave between NE 78<sup>th</sup> St and Minnehaha.
- Planning Commission voted 6 to 0 to recommend approval.



# NE 47th Ave



## Legend

- Parcels
- Roads
  - Alley
  - Arterial
  - DNR
  - DNR (Private Land)
  - Driveway
  - Interstate
  - Interstate Ramp
  - Primary Arterial
  - Private Roads
  - Private Roads w/o Names
  - Public Roads
  - SR Ramp
  - State Route

0 500 1000 1500 ft.

Map center: 1097838, 130227



Scale: 1:5,063

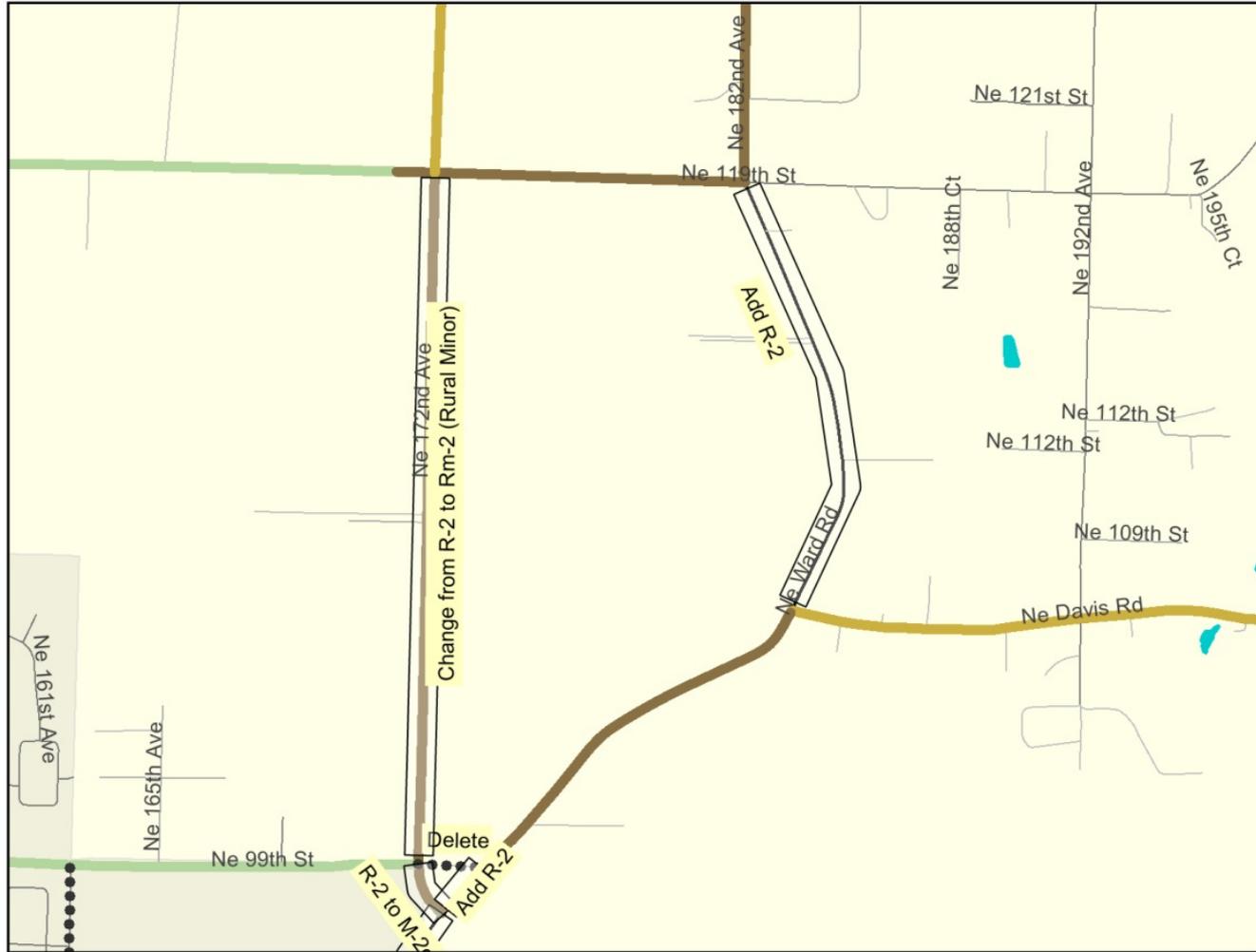
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# Proposed Arterial Atlas Amendments

- **NE Ward Rd/172<sup>nd</sup> Ave ~**
  - The proposal would amend the arterial plan map as follows:
    - Change Ward Rd. between NE 88th Street and NE 172nd Avenue from a Principal Arterial (Pr-4cb) to a Minor Arterial (M-2cb);
    - Change NE 172nd Avenue between Ward Rd and NE 99th Street from a Rural Major Collector (R-2) to a Minor Arterial (M-2cb);
    - Change NE 172nd Avenue between NE 99th Street and NE 119th Street from a Rural Major Collector (R-2) to a Rural Minor Collector (Rm-2);
    - Delete the future extension of NE 99th Street between NE 172nd Ave and Ward Rd.; and
    - Classify all of Ward Rd from NE 172nd Avenue to NE 119th Street as a Rural Major Collector (R-2).
  - **Planning Commission voted 4 to 0 to recommend approval.**



# Ward Rd/NE 172nd North



Map center: 1132074, 140902

### Legend

**Arterial Atlas**

- Principal Arterial (4 lanes w/CLT + bike)
- Principal Arterial Parkway (4 lanes + trail)
- Principal Arterial (2 lanes w/CLT + bike)
- Minor Arterial (4 lanes w/CLT + bike)
- Minor Arterial (4 lanes + bike)
- Minor Arterial (2 lanes w/CLT + bike)
- Collector (2 lanes + bike)
- Collector (2 lanes w/CLT + bike)
- Collector (2 lanes)
- Local Access (Non arterial)
- Neighborhood Circulator
- Local Industrial
- Rural Major Collector (2 lanes w/shoulders)
- Rural Minor Collector (2 lanes w/shoulders)
- Scenic Highway
- State Route
- Proposed

**Roads**

- Alley
- Arterial
- DNR
- DNR (Private Land)
- Driveway
- Interstate
- Interstate Ramp
- Primary Arterial
- Private Roads
- Private Roads w/o Names
- Public Roads
- SR Ramp
- State Route

**Waterbodies**

- Waterbodies

**Rural Centers**

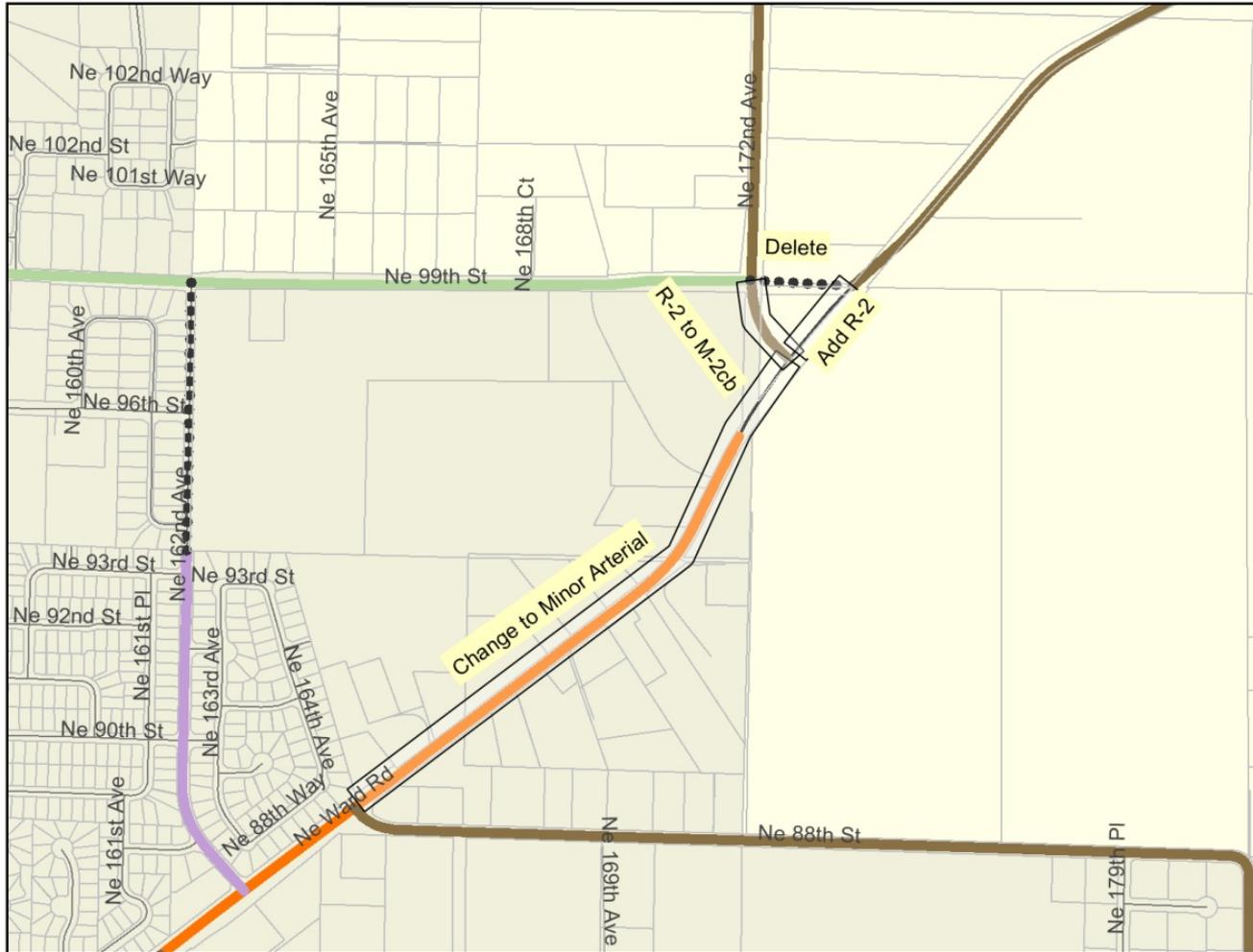
- Rural Centers

N

Scale: 1:15,554

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# Ward Rd/NE 172nd Ave South



## Legend

- Parcels
- Arterial Atlas**
  - Principal Arterial (4 lanes w/CLT + bike)
  - Principal Arterial Parkway (4 lanes + trail)
  - Principal Arterial (2 lanes w/CLT + bike)
  - Minor Arterial (4 lanes w/CLT + bike)
  - Minor Arterial (4 lanes + bike)
  - Minor Arterial (2 lanes w/CLT + bike)
  - Collector (2 lanes + bike)
  - Collector (2 lanes w/CLT + bike)
  - Collector (2 lanes)
  - Local Access (Non arterial)
  - Neighborhood Circulator
  - Local Industrial
  - Rural Major Collector (2 lanes w/shoulders)
  - Rural Minor Collector (2 lanes w/shoulders)
  - Scenic Highway
  - State Route
  - Proposed
- Roads**
  - Alley
  - Arterial
  - DNR
  - DNR (Private Land)
  - Driveway
  - Interstate
  - Interstate Ramp
  - Primary Arterial
  - Private Roads
  - Private Roads w/o Names
  - Public Roads
  - SR Ramp
  - State Route
  - Waterbodies

Map center: 1129892, 136989

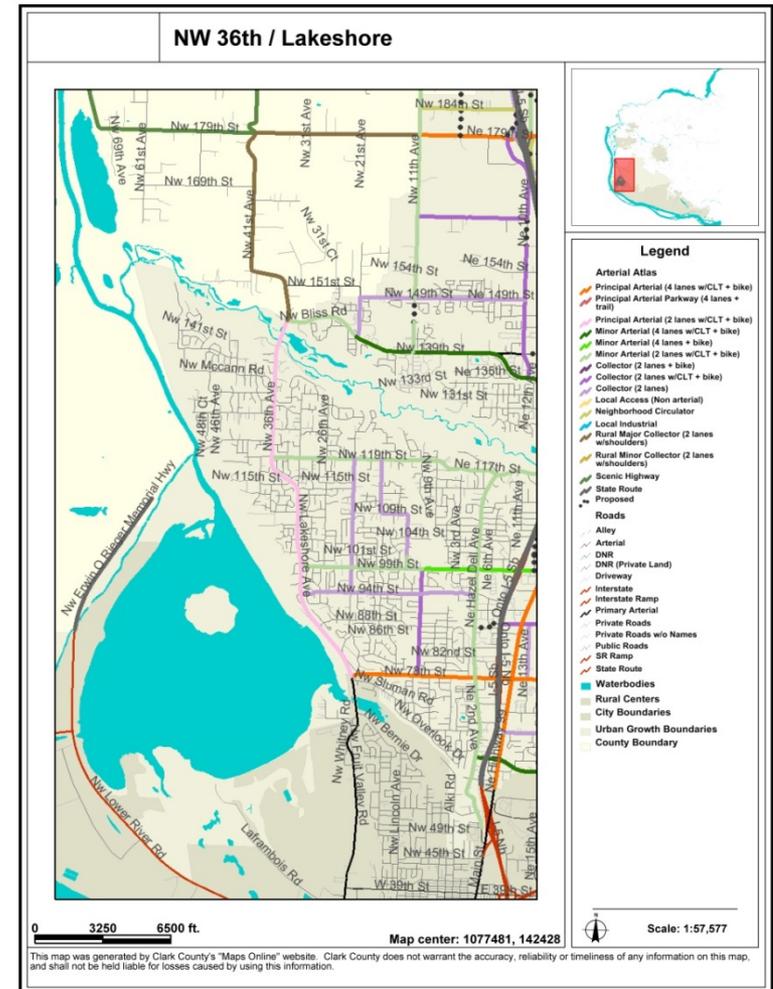


Scale: 1:9,678

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# Proposed Arterial Atlas Amendments

- **NW 36<sup>th</sup>/Lakeshore ~**
  - The proposal would amend the arterial plan map to change the functional classification of NW 36<sup>th</sup> Ave/Lakeshore from a Principal Arterial (Pr-2cb) to a minor arterial (M-2cb)
  - Planning Commission voted 6 to 0 to recommend approval.



# Proposed Arterial Atlas Amendments

## ■ NE 99<sup>th</sup> St. ~

- The proposal would amend the arterial plan map to change the functional classification of NE 99<sup>th</sup> St between NW9th Ave and NE 25<sup>th</sup> Ave from a minor arterial(M-4B) to a Minor Arterial (M-4cb)
- Planning Commission voted 6 to 0 to recommend approval.



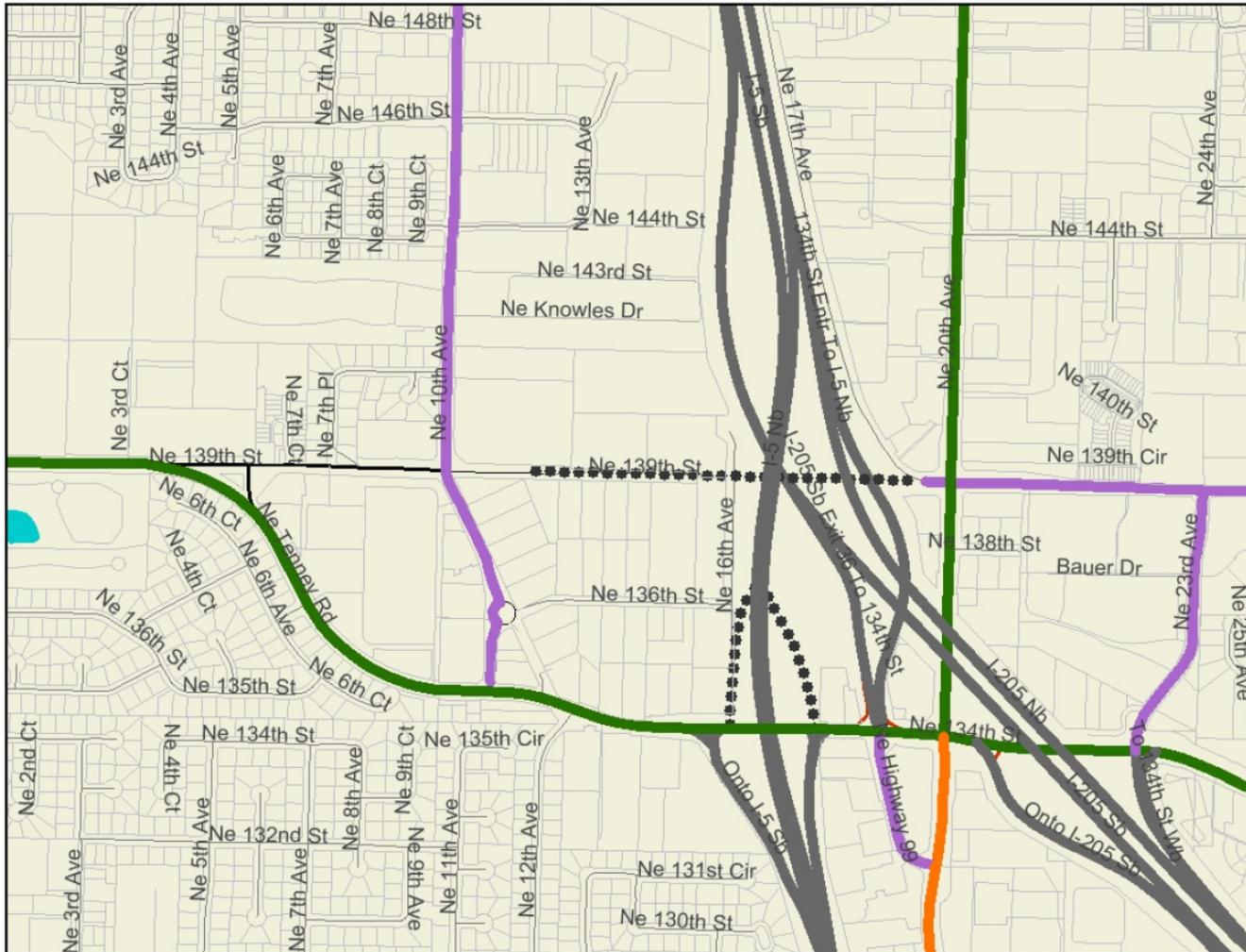


# Proposed Arterial Atlas Amendments

- **NE 139<sup>th</sup> St. ~**
  - The proposal would amend the arterial plan map to change the functional classification of NE 139<sup>th</sup> St between Tenney Rd and NE 20<sup>th</sup> Ave from a future minor arterial(M-4cb) to a Minor Arterial (M-4cb)
  - Planning Commission voted 6 to 0 to recommend approval.



# NE 139th St - Tenney Rd to NE 20th Ave



### Legend

- Parcels
- Arterial Atlas**
- Principal Arterial (4 lanes w/CLT + bike)
- Principal Arterial Parkway (4 lanes + trail)
- Principal Arterial (2 lanes w/CLT + bike)
- Minor Arterial (4 lanes w/CLT + bike)
- Minor Arterial (4 lanes + bike)
- Minor Arterial (2 lanes w/CLT + bike)
- Collector (2 lanes + bike)
- Collector (2 lanes w/CLT + bike)
- Collector (2 lanes)
- Local Access (Non arterial)
- Neighborhood Circulator
- Local Industrial
- Rural Major Collector (2 lanes w/shoulders)
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- Scenic Highway
- State Route
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- Primary Arterial
- Private Roads
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- Public Roads
- SR Ramp
- State Route
- Waterbodies

Map center: 1089332, 149199

Scale: 1:10,684



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