CHAPTER 4: LAND USE PLAN

The Land Use Plan identifies future land uses for the City of North Las Vegas. It shows the distribution of residential, non-residential, mixed-use, and civic or public land uses. This chapter contains the Land Use Plan map (see Figure 4-1) and a description of each category shown on it. There are three sets of land use categories:

- **Residential**
- **Non-Residential**
- **Mixed-Use**

Each land use category description contains a listing of primary and secondary uses and a description of desired characteristics and location. In some cases, the land use description may reference Principles of Design, located within Chapter 5, to provide more clear direction as to desired components of a development within this category.

Land use categories that allow for residential uses also include a permitted density (dwelling units per acre). Densities are expressed as a range, up to a maximum density for each land use category. The maximum density in each of these categories shall not be considered to be a "given" right and will be dependent on the specific location and design of each proposed project, to be evaluated on its own merits. The system for evaluating density is explained in the Residential Density Evaluation Criteria in Chapter 5.

Residential

Ranch Estates

Neighborhoods in the Ranch Estates District illustrate the traditional estate-style of development in southern Nevada.

DENSITY RANGE:

Up to 2 dwelling units (du)/acre.

PRIMARY USES:

Single-family dwellings.

SECONDARY USES:

Public and recreational uses including parks, cemeteries, child care facilities, golf courses, schools, public buildings, utility buildings or equipment, churches, aviaries, and private horse stables.

CHARACTERISTICS AND LOCATION:

This category applies directly to those properties currently designated as Ranch Estates in accordance with existing zoning. These neighborhoods tend to be varied in scale and design with mature landscaping and no walls internal to the residential

neighborhoods. The intent of this category is to protect and enhance existing Ranch Estates residential areas in the western portion of the city.

Master Planned Community

Master Planned Communities are large developments that offer a variety of housing, as well as integrated parks, trails, and neighborhood centers.

Density Range:

Case-by-case

Primary Uses:

Primary uses include a mix of single family attached and detached homes as well as multi-family residences.

Secondary Uses:

Master Planned Community (MPC) developments are strongly encouraged to incorporate one or more mixed-use neighborhood centers that include a mix of employment, commercial, services, and high-density housing. Sufficient amenities including libraries, recreation centers, parks, open space, golf courses, schools, and other public or semi-public uses are also allowed and should be designed so as to help facilitate pedestrian and bicycle movement throughout the community. (See Chapter 5: Principles of Design, Master Planned Community Principles of Design, p.46.)

Characteristics and Location:

New Master Planned Community development dominates the northern portion of the city, currently within the BLM disposal boundary. Neighborhoods should be developed in an integrated, pedestrian-friendly manner, with a strong emphasis on connectivity both internally and to surrounding areas, and should not be overly dominated by any one land use or housing type. Parks and open space areas should be well-integrated into the development and help facilitate uninterrupted and safe pedestrian movement.

Single-Family Low

This residential street is typical of the style of single family residential neighborhoods throughout the city and Valley.

Density Range:

Base density of 4.5 du/acre; up to 6 du/acre. (See Residential Density Evaluation Criteria, p.59.)

Primary Uses:

Conventional single-family detached residences; small-lot single family residences.

Secondary Uses:

Parks, open space, golf courses, schools, churches, and other public or semi-public uses.

Characteristics and Location:

The Single-Family Low residential designation occurs in developed neighborhoods throughout the city. Each development maintains a consistent architectural style and scale. Infill, redevelopment, or new development projects in these areas should be consistent with the prevailing character of the neighborhood. Development at the higher range of the allowable density for this category will be required to meet higher density standards. (See Residential Density Evaluation Criteria, p.59.)

Single-Family Medium

This development incorporates water saving desert landscaping. Varied setbacks and orientation of structures offer visual interest.

Density Range:

Base density of 6.01 du/acre; up to 13 du/acre . (See Residential Density Evaluation Criteria, p.59.)

Primary Uses:

Single-family detached and attached residences such as duplexes and townhomes.

Secondary Uses:

Parks, open space, golf courses, schools, churches, and other public or semi-public uses.

Characteristics and Location:

The Single-Family Medium residential designation occurs in developed neighborhoods throughout the city. Each development maintains a consistent architectural style and scale and typically is surrounded by a wall. Infill projects adjacent to these developments should be consistent with the prevailing character of the neighborhood and work to create points of continuity or connection from the old to new development, both visually and physically. Development at the higher range of the allowable density for this category will be required to meet higher density standards. (See Residential Density Evaluation Criteria, p.59.)

Multi-Family

This multi-family infill project offers variety in façade color, materials, and articulation while maintaining a united sense of place.

Density Range:

Up to 25 du/acre.

Primary Uses:

Multi-family residential development including condominiums and apartments.

Secondary Uses:

Common open space areas, parks, golf courses, schools, churches, and other public or semi-public uses.

Characteristics and Location:

The Multi-Family residential designation occurs in developed neighborhoods throughout the city, typically along a major roadway and near higher intensity uses such as commercial and employment uses. Individual developments typically have their own parking facilities and common open space areas. Infill, redevelopment, or new developments should seek to draw a strong connection to nearby uses including employment, commercial, parks, and other services and amenities. Connectivity should be emphasized in site design to promote pedestrian activity and access. Where transit is planned for or available, developments should be oriented towards transit facilities to promote its use.

Non-Residential

Neighborhood Commercial

Neighborhood Commercial areas offer attractive, pedestrian environments that are well connected through design, use, and a multi-modal circulation network to the adjacent neighborhoods they serve.

Primary Uses:

General retail to serve neighborhoods and the community.

Secondary Uses:

Supporting uses may include office, open space and recreation, and other public facilities.

Characteristics and Location:

Neighborhood Commercial uses should have a direct relationship to adjacent or nearby residential communities in their use, accessibility, scale, and character. Neighborhood commercial centers should be located at the intersection of two 80 foot streets or at the intersection of a collector and an arterial. In addition to vehicular access, these developments should provide for safe, direct, and convenient access to pedestrian, bicycle, and, where appropriate, transit users.

Community Commercial

Community Commercial centers provide goods and services to the larger community. These centers vary in size and can include larger retailers.

Primary Uses:

General retail including some service businesses and restaurants.

Secondary Uses:

Supporting uses include parks, office, places of worship, and other public or semi-public uses.

Characteristics and Location:

Community Commercial uses include large and mid-size retail establishments (i.e., supermarkets and general retailers) that provide goods and services to the entire community. Community Commercial centers should be located at the intersection of two 100 foot streets or at the intersection of two arterial streets. In addition to vehicular access, these developments should employ the principles of pedestrian-friendly design to provide for safe and convenient access to pedestrian, bicycle, and, where appropriate, transit users.

Resort Commercial

Casinos are common and large economic generatosr throughout the valley.

Primary Uses:

Casinos.

Secondary Uses:

Supporting uses include civic open spaces, retail, and office.

Characteristics and Location:

Resort Commercial activities are located within designated gaming areas, typically along major arterials or interchange areas of the beltway or highway. These all-hour facilities should be appropriately located with regard to residential or other lower-intensity uses. Site design should seek to minimize negative impacts of traffic, noise, and glare.

Public/Semi Public

The city's new justice facility has been a beautiful addition to the Downtown.

Primary Uses:

Public or semi-public offices, government facilities, libraries, churches, schools, colleges and universities, military, cemeteries, safety services, utilities, or airport uses.

Secondary Uses:

Parks and open space.

Characteristics and Location:

Public/Semi-Public uses are distributed throughout the city and serve some public need or function. These uses should work to create positive and attractive public spaces by incorporating facilities in site design elements that promote civic activity including benches, shaded areas, and public squares.

Parks and Open Space

City View Park offers its visitors playground facilities, picnic tables, and welcome shade.

Primary Uses:

Parks, recreation, golf courses, playing fields, and open space.

Secondary Uses:

Public recreation facilities, picnic facilities, pools, playground equipment, and open air vending.

Characteristics and Location:

Parks and open space facilities are located throughout the community. Each design should seek to integrate the open space area into the adjacent community. Open space and trail linkages, where practicable, should be used to create community-wide pedestrian and bicycle connections.

Employment

Employment uses offer opportunities for primary jobs and help create a more balanced land use mix.

Primary Uses:

Office and low-intensity industrial uses.

Secondary Uses:

Supporting uses including restaurants, limited commercial activity, churches, parks and open space.

Characteristics and Location:

Employment uses are generally located along major arterials. These uses provide primary employment activity in fully enclosed operations and may serve as a use transition between heavy industrial activity and other, less intensive use areas. Site design should seek to minimize any negative impacts of traffic, noise, and glare through appropriate site design and buffering.

Heavy Industrial

Industrial activity is an important aspect of the land use mix and employment base of the city and should be retained in the future.

Primary Uses:

Higher-intensity industrial activities including manufacturing, processing, warehousing, storage, shipping, and other uses similar in function or intensity.

Secondary Uses:

Supporting uses including office, commercial uses supporting industrial development, and open space.

Characteristics and Location:

Heavy Industrial uses are generally located within close proximity of the major transportation infrastructure of I-15 and the Union-Pacific rail line. These uses are heavier in traffic, noise, processes, or some other factor which requires adequate separation of use from residential areas. Where these uses are adjacent to an arterial roadway or residential area, adequate buffering and landscaping should be employed to reduce negative visual impacts from these uses as well as noise and light pollution. Site design should seek to minimize traffic, including traffic conflicts from shipping activity, through appropriate location and orientation of points of ingress/egress.

Mixed-Use

Overall Approach

Three mixed use categories have been designated within the Land Use Plan map around recognized current and future activity centers:

- Mixed-Use Neighborhood,
- Mixed-Use Commercial, and
- Mixed-Use Employment.

These categories are intended to provide a more unified, pedestrian-oriented design that is conducive to creating self-supporting areas; a broader mix of housing types and, where appropriate, higher densities; and areas where goods, services, and residences are conveniently located and accessed.

Each category contains two maximum allowable density levels. The first and lower density level applies for any area planned for the respective mixed-use category on the land use plan map. Allowable densities vary, based on the mix of housing types and level of amenities provided as part of the development plan.

The second and higher density level applies only within one-quarter mile of a designated future transit stop. If a parcel is not completely within the ¼ mile radius of a transit station but at least 50% of the parcel is within the ¼ mile distance radius, then the higher density limit may be applied to that parcel.

Future transit stations include stations designated by RTC that support either Bus Rapid Transit (BRT) or Light Rail Transit (LRT). The additional densities within these station areas are intended to support increased use of transit infrastructure and should be developed according to the principles of transit-oriented design (TOD). See Chapter 5: Principles of Design, Transit-Oriented Development, p. 55.)

The maximum allowable densities within mixed-use areas are not a "by right" density level. Each category will retain the allowable density of current underlying zoning as a baseline density. In order to develop the property as a mixed-use, and therefore higher density product, the developer must incorporate various desired components to the overall development plan. These components, and their relationship to increased allowable densities, are explained below.

How Would Maximum Allowable Densities be Determined?

The mixed-use categories are intended to provide an opportunity for a greater degree of flexibility in allowable densities in order to promote developments that place a strong emphasis on high-quality site design, variety of housing types, and amenities. Within each mixed-use category, developments need to incorporate certain features and amenities in order to be granted a higher level of density. This list of features and amenities is based on a "menu" approach, whereby the developer can mix and match from the list of options in order to increase the allowable density of the development. Criteria for determining allowable density in mixed-use districts consist of three categories: mix of housing types, building and site design, and site amenities. Each category contains a list of possible design components that the developer can incorporate into the development plan.

This list and the manner in which the city will evaluate the projects is described further in Chapter 5. This residential density bonus system will be implemented through the Municipal Code.

Mixed-Use Neighborhood

Mixed-Use Neighborhoods should incorporate a neighborhood center into the overall design.

Density Range:

Base density of 6.01 du/acre; up to 18 du/acre

Base density within one quarter mile of a designated future transit station location 6.01 du/acre; up to 25 du/acre.

(See Residential Density Evaluation Criteria, p.59.)

Primary Uses:

Mixed-Use Neighborhood areas are predominantly residential areas that may also contain any of the secondary uses as a component of the development. The Mixed-Use Neighborhood category is intended to promote self-supporting neighborhoods that contain a variety of residential housing types such as single-family residences, duplexes, patio homes, townhomes, apartments, condominiums, and live-work units. Residential land uses should typically occupy at least 75% of the ground area of any site within this category, but may vary as long as the site contains predominantly residential uses.

Secondary Uses:

Developments within the Mixed-Use Neighborhood category may also include neighborhood-based commercial and office activity, open space, parks, plazas, and other public or quasi-public uses as appropriate, such as schools, places of worship, libraries, and community centers.

Characteristics and Location:

Mixed-Use Neighborhoods should be developed in an integrated, pedestrian-friendly manner, with a strong emphasis on connectivity both internally and to surrounding areas, and should not be overly dominated by any one land use or housing type. These neighborhoods are intended to provide active areas of higher density; uses may be mixed horizontally or vertically. Where appropriate, these developments should be oriented to support mass transit options.

A range of housing type and pricing is encouraged in Mixed-Use Neighborhood areas, including attainable housing options.

Mixed Use Commercial

This vertically mixed commercial center offers commercial, office, and residential development in one active center.

Density Range:

Up to 25 du/acre or up to 50 du/acre within one quarter-mile of a designated future transit station location.

Primary Uses:

Mixed-Use Commercial areas are predominantly commercial areas (retail, commercial, and office/employment) that may also contain any of the secondary uses as a component of the development. The Mixed-Use Commercial category is intended to promote areas with a range of retail and commercial land uses, as well as a variety of medium and higher density residential development. Non-residential land uses should typically occupy at least 75% of the ground area of any site within this category, but may vary as long as the predominant uses on the site are commercial.

Secondary Uses:

Developments within the Mixed-Use Commercial category may also include a variety of medium and higher density residential uses, open space, parks, plazas, and other public or quasi-public uses as appropriate, such as schools, places of worship, libraries, and community centers.

Characteristics and Location:

Mixed-Use Commercial developments should contain a mix of complementary and connected uses (such as retail, offices, and residential) with a variety of densities as well as lively public spaces. The design of mixed-use areas should emphasize pedestrian comfort and safety and should include and support connections to other parts of the community. Mixed-Use Commercial areas should be developed in an integrated, pedestrian friendly manner and should not be overly dominated by any one land use type. At least 75% of the ground area should generally be developed for commercial uses within these areas, and uses may be mixed either vertically or horizontally. Where appropriately located, these developments should be oriented to support transit services.

On street parking and compact buildings make this mixed-use commercial area easily navigable by pedestrians.

Mixed Use Employment

Shade structures are an important component to outdoor spaces in southern Nevada.

Density Range:

Up to 25 du/acre

Density Range within one quarter-mile of a designated future transit station location:

Up to 50 du/acre

Primary Uses:

Mixed-Use Employment areas are predominantly employment areas (light industrial, professional services, office uses) that may also contain any of the secondary uses as a component of the development. Employment-oriented land uses should typically occupy at least 75% of the ground area of any site within this category, but may vary as long as the predominant uses on the site are commercial.

Secondary Uses:

Developments within the Mixed-Use Employment category may also include a variety of retail and service uses, medium and higher density residential uses and live-work units, open space, parks, plazas, and other public or quasi-public uses as appropriate, such as schools, places of worship, libraries, and community centers.

Characteristics and Location:

Mixed-Use Employment areas should be located near collector or arterial streets or transit facilities. The intent is to create an employment center environment that also offers convenient opportunities for access to goods and services, restaurants, places to live, parks, open space and civic uses. Employment uses should generally occupy at least 75% of the total ground area of the site, and uses may be mixed either vertically or horizontally. Mixed-Use Employment areas should be developed in an integrated, pedestrian friendly "campus" area. Where appropriate, these developments should be oriented to support mass transit options.

Mixed-Use Employment areas should focus on providing uses supportive of the primary employers such as retail, restaurants, and high-density housing.