

CLARK COUNTY BOARD OF COMMISSIONERS

ZONING / SUBDIVISIONS / LAND USE

AGENDA ITEM

Petitioner: Nancy A. Amundsen, Director, Department of Comprehensive Planning

Recommendation: AG-21-900376: Receive a report on the Maryland Parkway Corridor Transit Oriented Development (TOD) Plan, and direct staff accordingly. (For possible action)

FISCAL IMPACT:

None by this action.

BACKGROUND:

On April 11, 2019, the Regional Transportation Commission of Southern Nevada (RTC) Board voted to select Bus Rapid Transit (BRT) as the Locally Preferred Alternative for a fixed-guideway system along Maryland Parkway. On August 6, 2019, the Board of County Commissioners (BCC) approved an interlocal agreement with the RTC for the purpose of creating the Maryland Parkway Corridor Transit Oriented Development (TOD) Plan. TOD is a type of development that incorporates a mix of residential and commercial buildings with walkable neighborhoods near public transit stations. TOD can stimulate economic investment in a neighborhood while offering residents easy access to many types of activities, such as employment, housing, restaurants, and shops while reducing the need for automobiles. Comprehensive Planning staff began working with a consultant (MIG, Inc.) in December 2019 to develop the Plan. The County portion of the Maryland Parkway Corridor Plan Area extends for 3.8 miles from Sahara Avenue, south to Russell Road. The City of Las Vegas is concurrently developing a similar plan for their portion of the Maryland Parkway Corridor, north of Sahara Avenue and into the Las Vegas Medical District, to provide for a cohesive plan.

The components of the TOD Plan consist of Existing Conditions and Needs Assessment, TOD Market Readiness Analysis, Workforce Housing Plan, Value Capture Toolkit, TOD Plans for 4 Priority Focus Areas (Sahara Avenue, Desert Inn Road, Flamingo Road, and University Road), Market Analysis for the 4 Priority Focus Areas, and a Performance Measures Template.

As the Plan was being developed, several public outreach activities were conducted to gather input from the community. An initial in-person community open house was held in January 2020, but with the on-set of the COVID-19 pandemic, outreach activities switched to a virtual format. An online community survey was conducted in May 2020 followed by an interactive, map-based, online survey centered on the priority focus areas in October 2020. The draft TOD plans for the priority focus areas were made available to the public on the project website (<https://www.rtcnv.com/maryland-parkway/tod/>) in July 2021 in tandem with a live virtual public meeting conducted on July 14, 2021. A Stakeholder Advisory Workgroup (SAW) and Technical Working Group were also formed consisting of various stakeholders in the area, such as property owners, business owners, developers, various chambers of commerce, the Maryland Parkway Coalition, UNLV representatives, Town Advisory Board representatives, and key local government and quasi-government agencies. The SAW and Technical Working Group met approximately 9 times at various stages of plan development. The Winchester and Paradise Town Boards received a report of the project on August 10, 2021, and the Planning Commission received the report at their August 17, 2021 meeting.

The Plan is available for review in the offices of the Clark County Department of Comprehensive Planning or at <https://clarkcountynv.gov/LandUseDocuments>.

Staff recommends that the Board receive the report and direct staff accordingly.

Cleared For Agenda

08/18/21