

# Pedestrian Accessway Code Amendment

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Clark County Code 40.350.015 & 40.220.010

Matt Hermen

Planning Commission Hearing

October 15, 2020



# Agenda

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- **Proposal**
- **Background**
- **Current Conditions**
- **Staff Recommendation**



# Proposal

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- **Amend Clark County Code 40.350.015**

- Add requirement:

Collector and Arterial Roadways. Off-street accessways shall be required of development that has frontage, access, or abuts a collector or arterial classified roadway and if any lot within the proposed subdivision's pedestrian circulation is further than one quarter mile from the collector or arterial roadway, and the pedestrian has to travel out of direction to access the collector or arterial classified roadway.



# Proposal (continued)

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- **Amend Clark County Code 40.350.015**

- Encourage ramps, but allow stairs:

- ~~Stairways. Stairways may be provided only in addition to the accessway.~~

Accessways must not exceed a 1:12 slope. If a 1:12 slope cannot be constructed due to physical topographic constraints, stairs will be required. Accessways that are compliant with the American Disability Act standards are the preferred design to accommodate all users. A design memorandum shall be submitted for review and approval demonstrating that all American Disability Act standards were incorporated to the maximum extent feasible and documenting any infeasibility to comply. Stairways shall be at least five (5) feet wide with a center handrail, and flat sloped surfaces along the outside on which bicycles may be walked.



# Proposal (continued)

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- **Amend Clark County Code 40.220.010.C (DEAB Recommendation in Red)**
  - Add incentive:
    - <sup>12</sup> Interior side setbacks for lots that abut pedestrian accessways in a tract may be reduced by fifty percent (50%) when pedestrian accessways are required per Section 40.350.015(E)
    - <sup>13</sup> Lot coverage for lots that abut pedestrian accessways may be increased by ten percent (10%) when pedestrian accessway in a tract or easement are required per Section 40.350.015(E)
    - <sup>14</sup> The average minimum lot width and depth should be calculated for lots that abut pedestrian accessways to include one half of the pedestrian accessway in a tract when the pedestrian accessway is required per Section 40.350.015(E).



# Reduction of Interior Side Setbacks and Coverage

## Single-Family Residential Districts (CCC 40.220.010)

| Zoning District | Interior Side Setback | Interior Side Setback With Ped Access | Lot Coverage         | Lot Coverage with Ped Access |
|-----------------|-----------------------|---------------------------------------|----------------------|------------------------------|
| R1-5            | 5                     | 2.5                                   | 50% (2,500 sq.ft.)   | 60% (3,000 sq. ft.)          |
| R1-6            | 5                     | 2.5                                   | 50% (3,000 sq.ft.)   | 60% (3,600 sq. ft.)          |
| R1-7.5          | 5                     | 2.5                                   | 50% (3,750 sq. ft.)  | 60% (4,500 sq. ft.)          |
| R1-10           | 7                     | 3.5                                   | 50% (5,000 sq. ft)   | 60% (6,000 sq. ft.)          |
| R1-20           | 10                    | 5                                     | 50% (10,000 sq. ft.) | 60% (12,000 sq. ft.)         |



# Background

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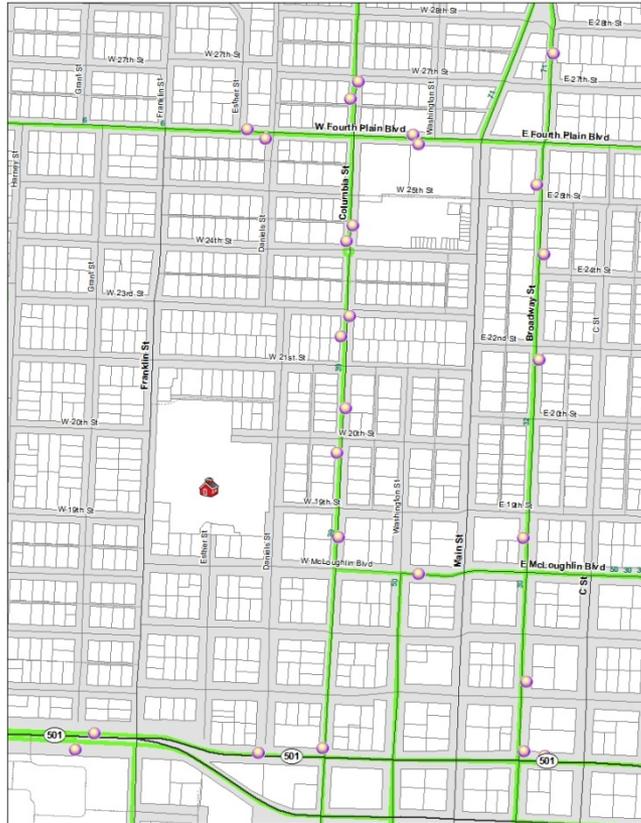
## 2018 Commission on Aging Recommendations:

1. Promote pedestrian and bicycle supportive development by ensuring new urban development is walkable, accessible to all users, and allows easy access to transit, services and recreation
2. Improve existing neighborhood walkability and allow easier, accessible pedestrian connections to parks, schools, transit stops, retail centers, medical, and public facilities.



# Current Conditions

## Historic Neighborhood

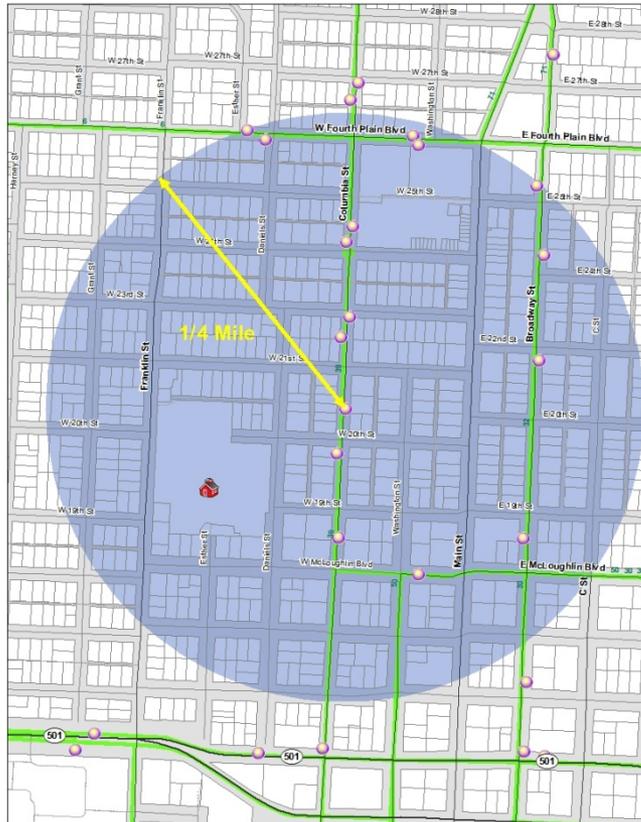


## Suburban Neighborhood



# Transit Catchment Area

## Historic Neighborhood



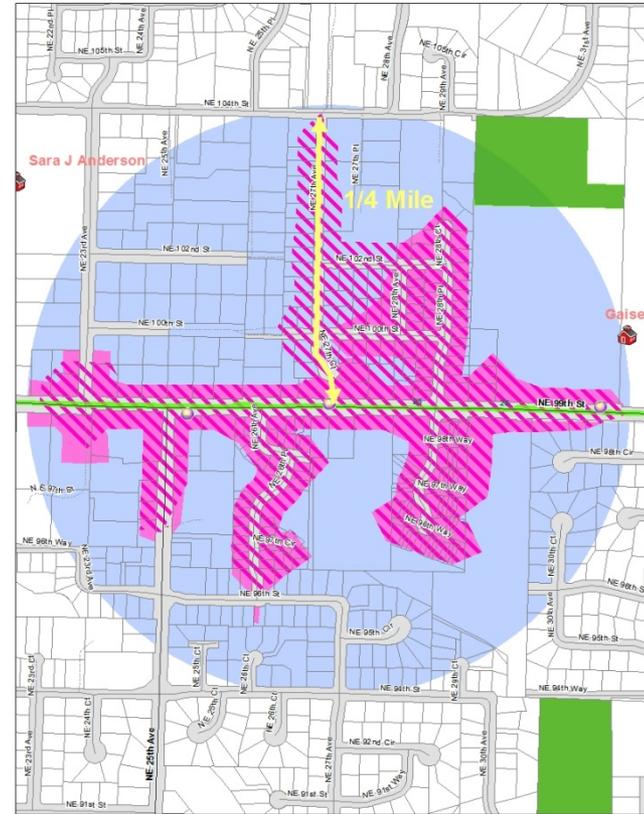


# Pedestrian Easements

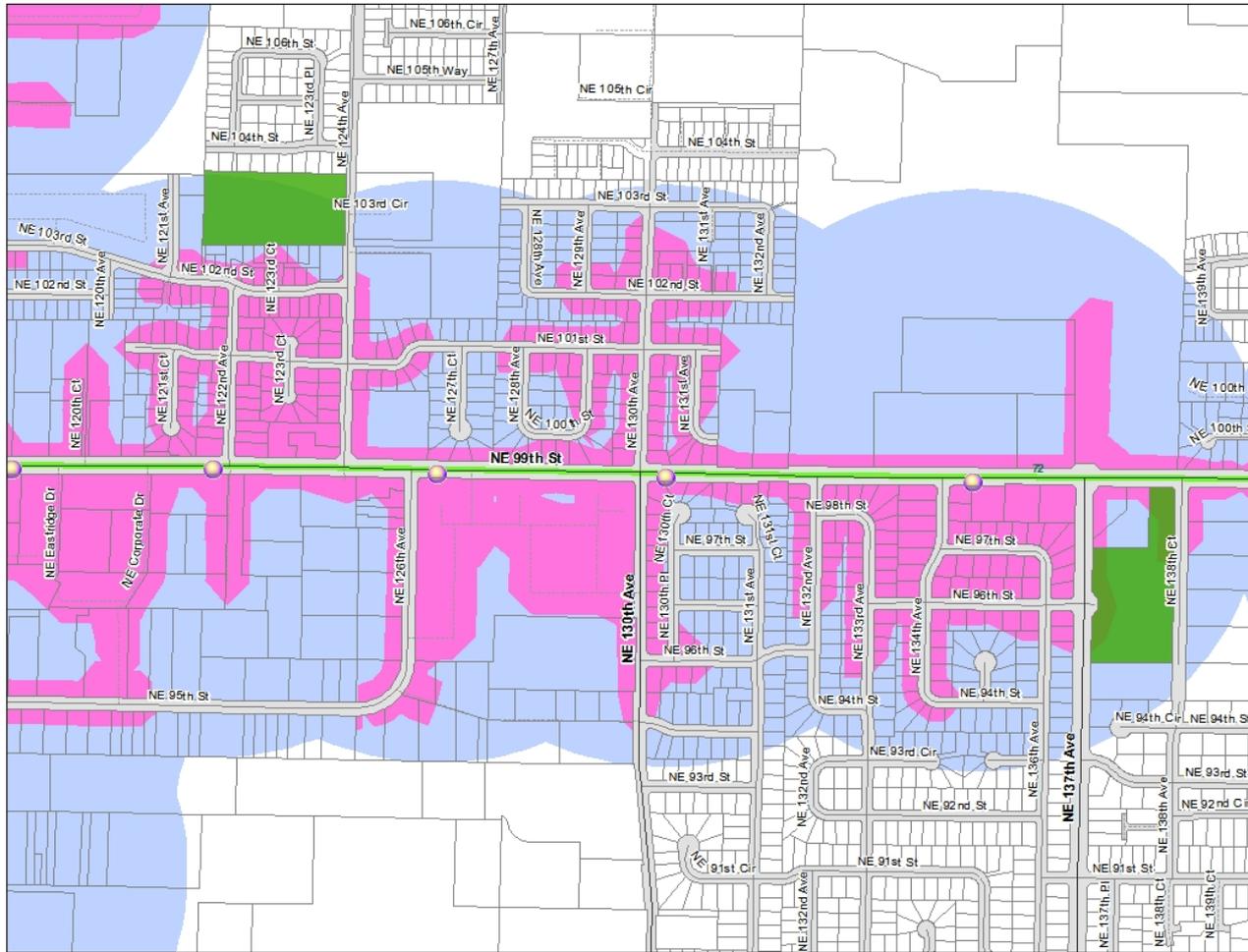
## Pedestrian Access



## Enlarged Catchment Area

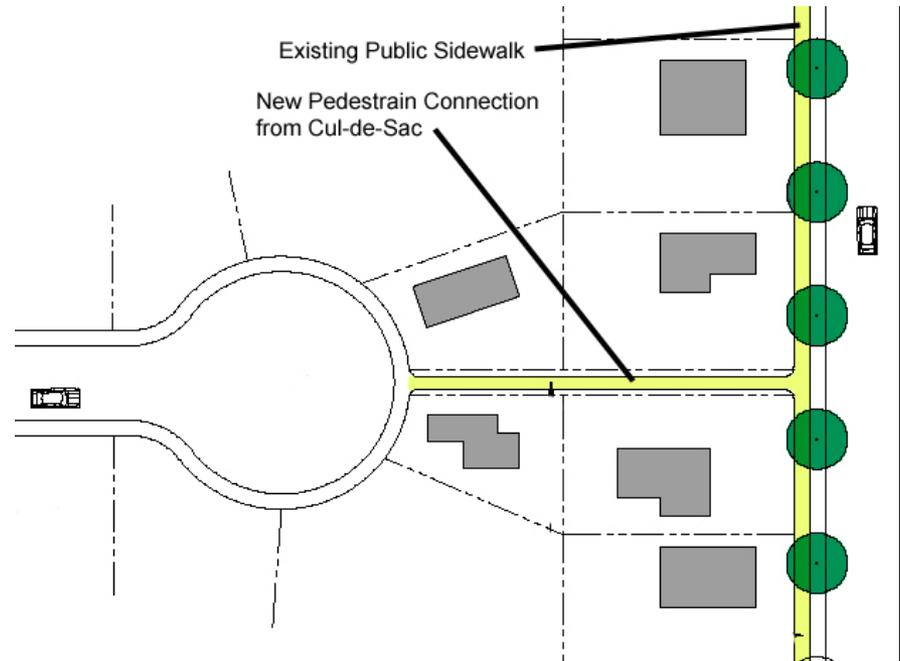


# Plan for Transit in the Future



# Planning for Access to Transit

- Pedestrian Easements are required when bus stop is present.
- Neighborhoods are designed before transit is accessible.
- Cul-de-sacs within a certain distance to collectors and arterials should be required to provide pedestrian easements to the street.



# Recommendation to Planning Commission

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Staff recommends that the Planning Commission forward a recommendation of **APPROVAL** to Clark County Councilors to amend Clark County Code 40.350.015 & 40.220.010.

