

1 **BILL NO. 2011-23**

2 **ORDINANCE NO. _____**

3 AN ORDINANCE TO UPDATE THE LAND USE AND RURAL NEIGHBORHOODS
4 PRESERVATION ELEMENT OF THE LAS VEGAS 2020 MASTER PLAN TO BE CONSISTENT
5 WITH THE CITY'S NEW UNIFIED DEVELOPMENT CODE, AND TO PROVIDE FOR OTHER
6 RELATED MATTERS.

6 Proposed by: Flinn Fagg, Acting Director of
7 Planning

Summary: Updates the Land Use and Rural
Neighborhoods Preservation Element of the Las
Vegas 2020 Master Plan to be consistent with
the City's new Unified Development Code.

8
9 THE CITY COUNCIL OF THE CITY OF LAS VEGAS DOES HEREBY ORDAIN
10 AS FOLLOWS:

11 SECTION 1: The document entitled "Land Use and Rural Neighborhoods
12 Preservation Element," including its appendix, exhibits and maps, as adopted by Ordinance No. 6056,
13 is hereby amended as set forth in Sections 2 to 4, inclusive, of this Ordinance. In Sections 2 and 3,
14 deleted material is enclosed by brackets and new material is underlined.

15 SECTION 2: The beginning paragraph of the section entitled "Mixed-Use
16 Development," commencing on Page 16, is amended to read as follows:

17 In 2001, the Downtown Overlay District was created to coincide with the Downtown Centennial Plan
18 area and establish special standards for any zoning district in this area.⁵ Many traditional standards
19 such as for setbacks, height, parking, landscaping and lot coverage were relaxed to encourage
20 developments having both residential and nonresidential uses on the same parcel or to allow both
21 residential and nonresidential uses in an area zoned for one or the other. By 2003, a specific use called
22 "Mixed Use" was created and defined, and was deemed appropriate anywhere inside the boundaries
23 of the Las Vegas Redevelopment Area.⁶ The area permitting mixed-use developments later expanded
24 to the boundaries of the Neighborhood Revitalization Area,⁷ and then became permissible anywhere
25 within the C-1, C-2 and C-PB Districts with certain restrictions.⁸ With the adoption of a new
26 development code, the C-PB District will be eliminated for future development, so that mixed-use
27 developments will be limited to the C-1 and C-2 Districts.

28 SECTION 3: The fourth paragraph of the section entitled "Mixed-Use Development,"

1 commencing on Page 16, is hereby amended to read as follows:

2 Transit Oriented Development (TOD) is walkable, mixed-use development which occurs within a
3 quarter-mile radius of transit station locations. The goal of creating walkable neighborhoods is most
4 fully realized by the city's TND designation, which allows the T-D (Traditional Neighborhood)
5 zoning district.] The encouraged development pattern is for an interconnected street grid and buildings
6 that relate to the street. This permits shorter walking times practical for access to all points in the
7 neighborhood, whether for leisure or transportation. Complete streets that accommodate vehicles,
8 transit, pedestrians and bicycles are mandated, with emphasis on streetscaping and sidewalks.
9 Commercial service uses are near residential dwellings. Kyle Canyon is a development area
10 designated for Traditional Neighborhood Development.

11 SECTION 4: Tables 5, 10 and 14 are hereby replaced by the tables of the same
12 numbers that are attached to this Ordinance.

13 SECTION 5: The Department of Planning is authorized and directed to incorporate
14 into the Land Use and Rural Neighborhoods Preservation Element the changes adopted by this
15 Ordinance and to file the final document with the City Clerk.

16 SECTION 6: If any section, subsection, subdivision, paragraph, sentence, clause or
17 phrase in this ordinance or any part thereof is for any reason held to be unconstitutional or invalid or
18 ineffective by any court of competent jurisdiction, such decision shall not affect the validity or
19 effectiveness of the remaining portions of this ordinance or any part thereof. The City Council of the
20 City of Las Vegas hereby declares that it would have passed each section, subsection, subdivision,
21 paragraph, sentence, clause or phrase thereof irrespective of the fact that any one or more sections,
22 subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared unconstitutional,
23 invalid or ineffective.

24 ...

25 ...

26 ...

27 ...

28 ...

1 SECTION 7: All ordinances or parts of ordinances or sections, subsections, phrases,
2 sentences, clauses or paragraphs contained in the Municipal Code of the City of Las Vegas, Nevada,
3 1983 Edition, in conflict herewith are hereby repealed.

4 PASSED, ADOPTED and APPROVED this _____ day of _____, 2011.

5 APPROVED:

6
7 By _____
8 OSCAR B. GOODMAN, Mayor

9 ATTEST:

10 _____
11 BEVERLY K. BRIDGES, MMC
City Clerk

12 APPROVED AS TO FORM:

13 Val Heed 4-6-11
14 _____
Date

1 The above and foregoing ordinance was first proposed and read by title to the City Council on the
2 _____ day of _____, 2011, and referred to the following committee composed of
3 _____ and _____ for recommendation;
4 thereafter the said committee reported favorably on said ordinance on the _____ day of
5 _____, 2011, which was a _____ meeting of said Council; that at said
6 _____ meeting, the proposed ordinance was read by title to the City Council
7 as first introduced and adopted by the following vote:

8 VOTING "AYE": _____

9 VOTING "NAY": _____

10 ABSENT: _____

11
12 APPROVED:

13
14 By _____
OSCAR B. GOODMAN, Mayor

15 ATTEST:

16 _____
17 BEVERLY K. BRIDGES, MMC
City Clerk

Table 5: Master Plan Land Use Designations

Master Plan Land Use Designations	RESIDENTIAL									COMMERCIAL/INDUSTRIAL					OTHER			
	RNP	DR	R	L	ML	MLA	M	H	PCD	O	SC	GC	L/R	TC	PR-OS	PF	TND	LVMD
Master Plan Designation																		
Maximum Allowable Density (Units Per Acre)	2.00	2.49	3.59	5.49	8.49	12.49	25.49	≥25.5	8.00	N/A	N/A	N/A	N/A	See Town Center Chart	N/A	N/A	Variable†	See Las Vegas Medical District Chart
Allowable Zoning Categories	U*, R-E	U, R-E	U, R-E, R-1	R-1, R-MH, U, R-E	R-2, R-CL, R-1, R-MH, U, R-E	R-2, R-TH	R-3, R-2, R-TH	R-4, R-3, R-2, R-TH	PD ‡	O, P-O	C-1, O, P-O	C-2, C-1, O, P-O	M, C-M, C-2, C-1, O, P-O	See Town Center Chart	C-V	C-V	R-4, R-3, R-2, R-1, R-E, C-2, C-1, O	See Las Vegas Medical District Chart

* Per LVMC Title 19.18.020, an undeveloped property may be zoned U (RNP) until it is rezoned or until such time as a proper classification is determined.

† The density of a development within the TND category is limited by the approved Zoning Districts or the Development Standards and Design Guidelines document in the case of an approved master planned development.

‡ The PD Zoning District shall require a minimum acreage of 40 acres.

Table 10: Iron Mountain Ranch Land Use Designations

Iron Mountain Ranch Master Plan Area	RESIDENTIAL			COMMERCIAL	OTHER
	DR	R	L	ML	
Master Plan Land Use Designation					PF, PR-OS
Maximum Allowable Density (Units Per Acre)	2.00	3.49	5.49	8.49	N/A
Allowable Zoning Categories	R-PD2*	R-PD*	R-PD*	R-PD*	C-V

* The types of development permitted under the R-PD designation prior to the adoption of the Unified Development Code shall now be achieved under the TND designation. All existing R-PD designated development as of the effective date of the Unified Development Code shall be governed by any approved Development Standards, Design Guidelines, or other active entitlements that may be applicable.

Table 14: Downtown Area Land Use Designations

Downtown Land Use Plan Area	RESIDENTIAL	COMMERCIAL		OTHER	
		MXU	C	LI/R	PF
Master Plan Land Use Designation	MXU		C	LI/R	PF
Corresponding General Plan Categories	L, ML, M, H, O, SC, GC	L, ML, M, H, O, SC, GC	O, SC, GC	LI/R	PF
Allowable Zoning Categories	R-E, R-MH, R-1, R-2, R-3, R-4, R-TH, O, P-O, C-1, C-2	R-E, R-MH, R-1, R-2, R-3, R-4, R- TH, O, P-O, C-1, C-2	O, P-O, C-1, C-2	C-M, M	C-V