

1 **BILL NO. 2014-21**

2 **ORDINANCE NO. _____**

3 AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT CODE TO PROVIDE THAT MIXED-
4 USE DEVELOPMENT IS ALLOWED IN THE C-PB ZONING DISTRICT BY MEANS OF SPECIAL
5 USE PERMIT, AND TO PROVIDE FOR OTHER RELATED MATTERS.

6 Proposed by: Flinn Fagg, Director of Planning

7 Summary: Amends the Unified Development
8 Code to provide that mixed-use development is
9 allowed in the C-PB Zoning District by means of
10 special use permit.

11 THE CITY COUNCIL OF THE CITY OF LAS VEGAS DOES HEREBY ORDAIN AS
12 FOLLOWS:

13 SECTION 1: Ordinance No. 6289 and the Unified Development Code adopted as Title
14 19 of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, are hereby amended as set forth
15 in Sections 2 and 3 of this Ordinance. The amendments are deemed to be amendments to both Ordinance
16 No. 6289 and the Unified Development Code adopted as Title 19.

17 SECTION 2: Table 2 of the Land Use Tables adopted in Title 19, Chapter 12, Section
18 10, is hereby amended to indicate that mixed-used development is permitted by means of special use permit
19 in the C-PB Zoning District. In order to reflect the amendment, the letter "S" shall be inserted in the box
20 that represents the intersection of the row for the use "Mixed-Use" and the column for the C-PB Zoning
21 District.

22 SECTION 3: Title 19, Chapter 12, Section 70, is hereby amended by amending the entry
23 for the use "Mixed-Use" so that the Minimum Special Use Permit Requirements for the use read as
24 follows:

25 Minimum Special Use Permit Requirements:

- 26 1. Residential uses permitted as of right in the R-3 and R-4 Zoning Districts may be permitted by means of
a Special Use Permit within a P-O, [or] O or C-PB Zoning District.
2. Nonresidential uses permitted as of right in the P-O, O and C-1 Zoning [District] Districts may be
permitted by means of a Special Use Permit within an R-3 or R-4 Zoning District.

1 3. Commercial uses or civic uses shall at a minimum be located at the ground level fronting the primary
2 public rights-of-way and may extend beyond the ground floor. The principal entryway to access those
3 uses, whether individually or collectively, shall be directly accessed from and oriented to the public
4 sidewalk.

5 4. Residential uses shall not be permitted on the ground floor fronting on primary public rights-of-way, but
6 may be located at or above the second level of the building. Residential uses may be located on the ground
7 floor of any building or portion thereof that is located at the interior of the development site and does not
8 front on an arterial or collector street.

9 5. Surface parking lots shall be located to the side or the rear of the principal building(s) on the site, and
10 shall be screened from view of the adjacent rights-of-way by the principal building(s) or a landscape buffer
11 in conformance with the requirements of LVMC Chapter 19.08. Parking structures shall not be located
12 along the street frontages of the development site, but shall be screened from view of the adjacent rights-of-
13 way by the principal building(s).

14 SECTION 4: For purposes of Section 2.100(3) of the City Charter, Sections 19.12.010
15 and 19.12.070 are deemed to be subchapters rather than sections.

16 SECTION 5: The Department of Planning is authorized and directed to incorporate into
17 the Unified Development Code the amendments set forth in Sections 2 and 3 of this Ordinance.

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

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

PASSED, ADOPTED and APPROVED this ____ day of _____, 2014.

APPROVED:

By _____
CAROLYN G. GOODMAN, Mayor

ATTEST:

BEVERLY K. BRIDGES, MMC
City Clerk

APPROVED AS TO FORM:

Val Steed 3-18-14
Val Steed, Date
Deputy City Attorney

1 The above and foregoing ordinance was first proposed and read by title to the City Council on the ____
2 day of _____, 2014, and referred to a committee for recommendation, the committee
3 being composed of the following members _____;
4 thereafter the said committee reported favorably on said ordinance on the ____ day of
5 _____, 2014, which was a _____ meeting of said Council; that at said
6 _____ meeting, the proposed ordinance was read by title to the City Council as first
7 introduced and adopted by the following vote:

8 VOTING "AYE": _____
9 VOTING "NAY": _____
10 ABSENT: _____

11 APPROVED:

12
13 By _____
CAROLYN G. GOODMAN, Mayor

14 ATTEST:
15 _____
16 BEVERLY K. BRIDGES, MMC
City Clerk

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