

1 **BILL NO. 2003-63**

2 **ORDINANCE NO. 5620-**

3 AN ORDINANCE TO UPDATE THE TOWN CENTER DEVELOPMENT STANDARDS
4 MANUAL REGARDING PERMISSIBLE COMMERCIAL USES, TREE SIZES, AND PARKING
LOT WALKWAYS, AND TO PROVIDE FOR OTHER RELATED MATTERS.

5 Proposed by: Robert S. Genzer, Director of
6 Planning and Development.

7 Summary: Updates the Town Center
8 Development Standards Manual regarding
9 permissible commercial uses, tree sizes, and
10 parking lot walkways.

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

13 SECTION 1: The Town Center Development Standards Manual, adopted under Title
14 19, Chapter 6, Section 110, of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition,
15 is hereby amended as set forth in Sections 2 to 9, inclusive, of this Ordinance.

16 SECTION 2: Section A.3.B of the Manual is amended by amending the first
17 paragraph thereof to read as follows:

18 The Service Commercial District allows low to medium intensity retail, office or other commercial
19 uses that are intended to serve primarily the Centennial Hills area and do not include more intense
20 general commercial characteristics. Examples include neighborhood shopping centers, theaters,
21 bowling alleys, and other places of public assembly and public/quasi-public uses. Hotels, motels and
22 resort uses of a lower intensity may be allowed under certain conditions.

23 SECTION 3: Section B.2 of the Manual is amended by amending the Permitted Uses
24 Matrix Legend to indicate that the use "Hotel, Motel, Inns, Resorts" is allowed by means of special
25 use permit in the Service Commercial (SC-TC) District. In order to reflect the amendment, the letter
26 "S" shall be inserted in the box that represents the intersection of the column for the Service
27 Commercial (SC-TC) District with the row for the use "Hotel, Motel, Inns, Resorts".

28 SECTION 4: Section B.2 of the Manual is amended by amending the Permitted Uses
Matrix Legend to change the name of the use "Scientific Research Facilities" to "Scientific and
Medical Research Labs"; to indicate that the use is no longer permitted in the Urban Center Mixed
Use (UC-TC), Suburban Mixed Use (SX-TC), and Main Street Mixed Use (MS-TC) Districts; and

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1 to indicate that the use is allowed in the General Commercial (GC-TC) District by means of special
2 use permit. In order to reflect the amendment:

3 (A) The letter "S" shall be removed from the boxes that represent the intersection
4 of the columns for the Urban Center Mixed Use (UC-TC), Suburban Mixed Use (SX-TC), and Main
5 Street Mixed Use (MS-TC) Districts with the row for the use now known as "Scientific and Medical
6 Research Labs"; and

7 (B) The letter "S" shall be inserted in the box that represents the intersection of the
8 column for the General Commercial (GC-TC) District with the row for the use now known as
9 "Scientific and Medical Research Labs."

10 SECTION 5: Section B.3.B of the Manual is amended by deleting therefrom
11 Subdivision 24 (relating to Scientific Research Facilities).

12 SECTION 6: Section B.4.B of the Manual is amended by amending Subdivision 25
13 thereof to read as follows:

14 25) HOTEL, MOTEL, INNS, [AND] RESORTS

15 a. May not locate within 330 feet of any single family detached dwelling.

16 b. Must be within 1000 feet of a freeway interchange in Town Center.

17 c. The hotel, motel, inn or resort structure must have a minimum height of three stories.

18 A level of parking within a parking garage may be counted as a "story" for purposes of the minimum
19 height requirement if the parking garage covers the same building footprint as the hotel, motel, inn
20 or resort structure.

21 SECTION 7: Section B.4.B of the Manual is amended by amending the heading of
22 Subdivision 41 thereof to read as follows, with the remainder of the Subdivision remaining
23 unchanged:

24 41) SCIENTIFIC AND MEDICAL RESEARCH [FACILITIES] LABS

25 SECTION 8: Section D.2.B.2 of the Manual is amended to read as follows:

26 2. Four types of trees [that] shall be used in combination throughout Town Center:

27 i) Palm Tree:

28 Washingtonia Robusta Hybrid (Mexican Fan Palm), at least 25 feet in height at the

1 time of installation.

2 ii) Shade Tree:

3 Fraxinus Velutina Rio Grande (Rio Grande Ash), at least [18 feet in height at the time
4 of installation.] 36 inch box or greater in size, with a minimum 3 inch caliper diameter
5 at 6 inches above grade at the time of installation.

6 iii) Accent Tree:

7 Chitalpa Tashkentensis (Chitalpa), at least [18 feet in height at the time of installation.]
8 36 inch box or greater in size, with a minimum 3 inch caliper diameter at 6 inches
9 above grade at the time of installation.

10 iv) Flowering Tree:

11 Robinia Ambigua "Purple Robe" (Purple Robe Locust), at least [18 feet in height at
12 the time of installation.] 36 inch box or greater in size, with a minimum 3 inch caliper
13 diameter at 6 inches above grade at the time of installation.

14 SECTION 9: Section D.2.G.13 of the Manual is amended to read as follows:

15 13. Well-landscaped, small area parking lots of 120 or fewer vehicles are encouraged. [Walkways
16 or landscape areas not less than 20 feet wide must delineate parking lot subareas.] All parking lots
17 shall be separated by walkways not less than 15 feet in width. The walkways shall consist of a 5-foot
18 paved sidewalk with a 5-foot planter on each side. Walkways shall provide pedestrian access, across
19 parking lots, from the street to the uses along the rear of developments. (See accompanying graphic
20 entitled "Parking Lot.) Parking areas shall be accessible from walkways by periodic openings in the
21 landscaping. Parking shall not directly abut any building. Sidewalks shall meet the requirements as
22 found in Section D.2.C above. When the total number of parking spaces proposed for a development
23 exceeds 1000, the applicant should [give consideration to the construction of] consider a parking
24 structure as a means of reducing the amount of ground level parking area.

25 SECTION 10: The Planning and Development Department is authorized and directed
26 to incorporate the amendments made by this Ordinance into the Manual. This may include the
27 renumbering or relettering of subdivisions or the use of the phrase "deleted by amendment," and
28 includes the making of appropriate adjustments to the Table of Contents to reflect the amendments.

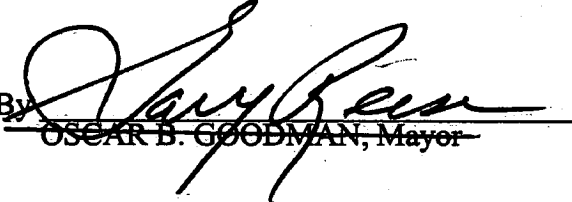
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SECTION 11: If any section, subsection, subdivision, paragraph, sentence, clause or phrase in this ordinance or any part thereof is for any reason held to be unconstitutional or invalid or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of this ordinance or any part thereof. The City Council of the City of Las Vegas hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared unconstitutional, invalid or ineffective.

SECTION 12: 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 6 day of August, 2003.

APPROVED:

By: 
~~OSCAR B. GOODMAN, Mayor~~

Gary Reese, Mayor Pro-Tem

ATTEST:


BARBARA JO RONEMUS, City Clerk

By: Beverly K. Bridges

APPROVED AS TO FORM: Chief Deputy City Clerk

Valsted 6-18-03
Date

1 The above and foregoing ordinance was first proposed and read by title to the City Council on the
2 2nd day of July, 2003, and referred to a committee for recommendation; thereafter the committee
3 reported favorably on said ordinance on the 6th day of August, 2003, which was a regular meeting
4 of said Council; that at said regular meeting, the proposed ordinance was read by title to the City
5 Council as first read and adopted by the following vote:

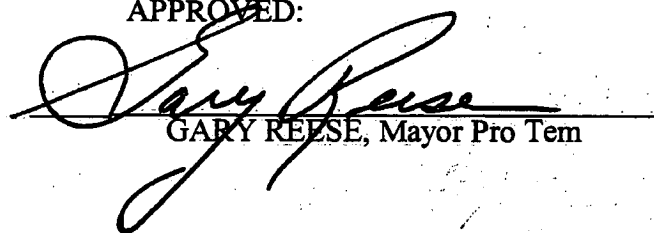
6 VOTING "AYE": Mayor Goodman, Councilmembers Reese, Brown, L. B. McDonald,
Weekly, Mack and Moncrief

7 VOTING "NAY": None

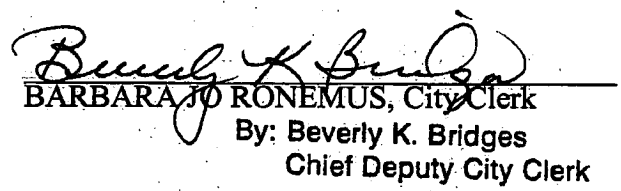
8 EXCUSED: None

9 ABSTAINED: None

10 APPROVED:

11 
12 _____
GARY REESE, Mayor Pro Tem

13 ATTEST:

14 
15 _____
BARBARA JO RONEMUS, City Clerk
16 By: Beverly K. Bridges
Chief Deputy City Clerk

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2003 JUL 30 A 10:35

AFFP DISTRICT COURT
Clark County, Nevada

AFFIDAVIT OF PUBLICATION

STATE OF NEVADA)
COUNTY OF CLARK) SS:

Donna Stark, being 1st duly sworn, deposes and says:
That she is the Legal Clerk for the Las Vegas Review-Journal and the Las Vegas Sun, daily newspapers regularly issued, published and circulated in the City of Las Vegas, County of Clark, State of Nevada, and that the advertisement, a true copy attached for,

LV CITY CLERK
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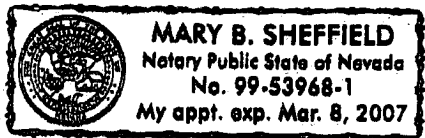
was continuously published in said Las Vegas Review Journal and/or Las Vegas Sun in 1 edition(s) of said newspaper issued from 07/25/2003 to 07/25/2003, on the following days: JULY 25, 2003

Signed: Donna Stark

SUBSCRIBED AND SWORN BEFORE ME THIS THE 28

day of July 2003

Mary B. Sheffield
Notary Public



BILL NO. 2003-63
AN ORDINANCE TO UPDATE THE TOWN CENTER DEVELOPMENT STANDARDS MANUAL REGARDING PERMISSIBLE COMMERCIAL USES, TREE SIZES, AND PARKING LOT WALKWAYS, AND TO PROVIDE FOR OTHER RELATED MATTERS.
Proposed by: Robert S. Genzer, Director of Planning and Development
Summary: Updates the Town Center Development Standards Manual regarding permissible commercial uses, tree sizes, and parking lot walkways.
At the City Council meeting of JULY 2, 2003 BILL NO. 2003-63 WAS READ BY TITLE AND REFERRED TO A RECOMMENDING COMMITTEE
COPIES OF THE COMPLETE ORDINANCE ARE AVAILABLE FOR PUBLIC INFORMATION IN THE OFFICE OF THE CITY CLERK, 1ST FLOOR, 400 STEWART AVENUE, LAS VEGAS, NEVADA.
PUB: July 25, 2003
LV Review-Journal

AFFP DISTRICT COURT
Clark County, Nevada

AFFIDAVIT OF PUBLICATION

STATE OF NEVADA)
COUNTY OF CLARK) SS:

Kim Thomas, being 1st duly sworn, deposes and says:

That she is the Legal Clerk for the Las Vegas Review-Journal and the Las Vegas Sun, daily newspapers regularly issued, published and circulated in the City of Las Vegas, County of Clark, State of Nevada, and that the advertisement, a true copy attached for,

LV CITY CLERK
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was continuously published in said Las Vegas Review Journal and/or Las Vegas Sun in 1 edition(s) of said newspaper issued from 08/09/2003 to 08/09/2003, on the following days: AUGUST 9, 2003

Signed: Kim Thomas

SUBSCRIBED AND SWORN BEFORE ME THIS THE 12

day of August 2003

Mary B. Sheffield

Notary Public



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2003 AUG 14 P 4: 52

BILL NO. 2003-63
ORDINANCE NO. 5620
AN ORDINANCE TO UPDATE THE TOWN CENTER DEVELOPMENT STANDARDS MANUAL REGARDING PERMISSIBLE COMMERCIAL USES, TREE SIZES, AND PARKING LOT WALKWAYS, AND TO PROVIDE FOR OTHER RELATED MATTERS.
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VOTING "AYE": Mayor Goodman and Councilmembers Reese, L. Brown, L.B. McDonald, Weekly, Mack, and Moncrief
VOTING "NAY": NONE
EXCLUDED: NONE
COPIES OF THE COMPLETE ORDINANCE ARE AVAILABLE FOR PUBLIC INFORMATION IN THE OFFICE OF THE CITY CLERK, 1ST FLOOR, 400 STEWART AVENUE, LAS VEGAS, NEVADA.
PUB: August 9, 2003
LV Review-Journal