

BILL NO. 95-68

ORDINANCE NO. 3936

AN ORDINANCE RELATING TO DEVELOPMENT WITHIN THE AREA KNOWN AS THE CITY'S CULTURAL CORRIDOR; RESTRICTING DEVELOPMENT WITHIN THAT AREA FOR A 180-DAY PERIOD PENDING THE PREPARATION AND ADOPTION OF DEVELOPMENT STANDARDS AND LIMITATIONS FOR THE AREA; PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO; AND REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HEREWITH.

Sponsored by:

Councilman Gary Reese

Summary: Imposes temporary restrictions upon development within the City's Cultural Corridor pending the adoption of appropriate development regulations.

WHEREAS, the City Council has adopted a comprehensive master plan pursuant to NRS Chapter 278, which is referred to as the City's "General Plan" and which was adopted in its current form on April 5, 1992; and

WHEREAS, the City Council has also adopted a Downtown Redevelopment Plan; and

WHEREAS, in connection with the Downtown Redevelopment Plan, the Las Vegas Downtown Redevelopment Agency has authorized the preparation of, and has accepted, a Redevelopment Strategy; and

WHEREAS, a portion of that Redevelopment Strategy identifies, as Area 8, a Cultural Corridor, the description and location of which are attached hereto as Exhibit "A" and incorporated herein by reference; and

WHEREAS, that corridor area (hereinafter the "Designated Area") is identified in the Land Use Plan element of the General Plan as "Civic"; and

WHEREAS, it is the Council's desire and intent for the Designated Area to be developed with civic and cultural uses as described in Exhibit "A"; and

WHEREAS, in order to accomplish its objective, the City Council will in the future consider the adoption of a new zoning overlay district or similar type of regulation that will implement the General Plan and the Redevelopment Strategy as they relate to the

1 Designated Area; and

2 WHEREAS, in order for future development in the Designated Area to be
3 consistent with the General Plan and the Redevelopment Strategy, the Council deems it necessary
4 to impose temporary limitations upon development in the Designated Area so that appropriate
5 regulatory measures can be adopted in accordance with established procedures; and

6 WHEREAS, the Council adopts these limitations in good faith and in the
7 interest of the public health, safety and welfare, and with due regard to issues of fairness and
8 equity.

9 NOW, THEREFORE, in accordance with and based upon the foregoing,
10 the City Council hereby does ordain as follows:

11 SECTION 1: During the effective period of this Ordinance, every
12 application for a building permit, zoning-related permit, or other development-related permit or
13 approval for any use or structure within the Designated Area shall be reviewed with reference to
14 the proposed civic and cultural development of the Designated Area. Any such application may
15 be denied or held in abeyance pending the adoption of new zoning regulations for the Designated
16 Area, unless the use or structure proposed by such application is deemed by the Department of
17 Planning and Development to be consistent with the proposed civic and cultural development of
18 the Designated Area.

19 SECTION 2: This Ordinance becomes effective upon its adoption and
20 publication, and continues in effect for a period of 180 days thereafter..

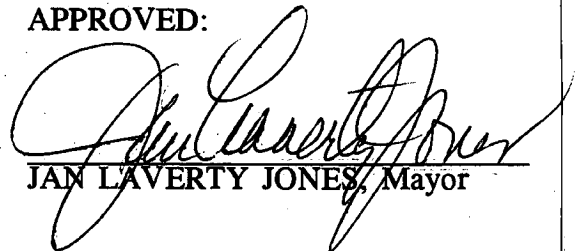
21 SECTION 3: If any section, subsection, subdivision, paragraph, sentence,
22 clause or phrase in this ordinance or any part thereof is for any reason held to be unconstitutional
23 or invalid or ineffective by any court of competent jurisdiction, such decision shall not affect the
24 validity or effectiveness of the remaining portions of this ordinance or any part thereof. The City
25 Council of the City of Las Vegas, Nevada, hereby declares that it would have passed each section,
26 subsection, subdivision, paragraph, sentence, clause or phrase thereof irrespective of the fact that

1 any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses, or phrases
2 be declared unconstitutional, invalid or ineffective.

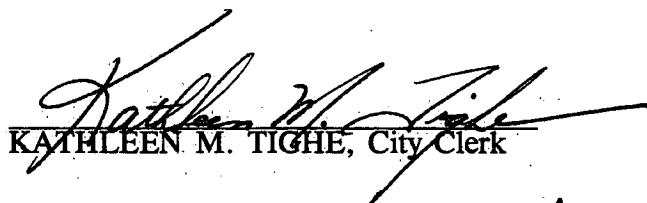
3 SECTION 4: All ordinances or parts of ordinances, sections, subsections,
4 phrases, sentences, clauses or paragraphs contained in the Municipal Code of the City of Las
5 Vegas, Nevada, 1983 Edition, in conflict herewith are hereby repealed.

6 PASSED, ADOPTED and APPROVED this 18th day of OCTOBER, 1995.

7 APPROVED:

8 
9
10 JAN LAVERTY JONES, Mayor

11 ATTEST:

12 
13 KATHLEEN M. TIGHE, City Clerk

14 Approved as to form:

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16 Val Stead 10-23-95
17 Date
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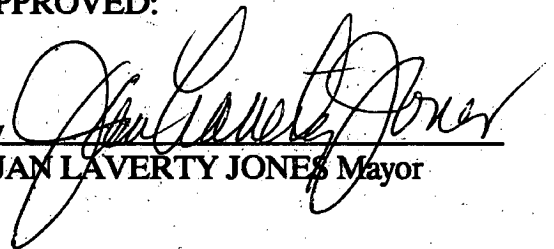
1 The above and foregoing ordinance was first proposed and read by title to
2 the City Council on the 3rd day of October, 1995, and referred to the following committee
3 composed of the Full Council for recommendation; thereafter the said committee reported
4 favorably on said ordinance on the 18th day of October, 1995, which was a regular meeting of
5 said Council; that at said regular meeting, the proposed ordinance was read by title to the City
6 Council as first introduced and adopted by the following vote:

7 VOTING "AYE": Councilmen Adamsen, Callister, McDonald, Reese and Mayor Jones

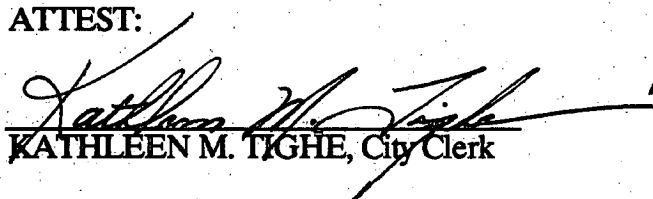
8 VOTING "NAY": NONE

9 ABSENT: NONE

11 APPROVED:

12
13 By 
JAN LAVERTY JONES Mayor

14 ATTEST:

15
16 
KATHLEEN M. TIGHE, City Clerk

Approved as to form:

17
18 Val Stead 10-23-95
Date

A candidate site is the existing Cashman Field facility. If the structural revision on doming of Cashman Field may be done in an economically feasible manner, this report recommends the development of that facility at Cashman Field.

Existing Cultural Corridor uses are tightly defined along Las Vegas Boulevard between the Washington and McWilliams Avenues. If this area is to be expanded as a location for major cultural and civic facilities, additional land will have to be assembled. This is especially important if a performing arts theater is to be located in this area, because of its peak parking demands. Excess land still remains adjacent to the Natural History Museum; however, the net amount of land which might be available will be affected by the expansion of the Natural History Museum and the development of the Old Mormon Fort. All or part of the mortuary site on the southwest corner of Washington Avenue and Las Vegas Boulevard might also be considered in the event that it may someday become available.

The primary location for new cultural and civic facilities, however, is in the area south from Cashman Field and the Reed Whipple Cultural Arts Center to Bonanza Road, between Veterans Memorial Drive on the west and Encanto Drive on the east. This area contains commercial uses along Las Vegas Boulevard and a residential enclave between Las Vegas Boulevard and Veteran's Memorial Drive. These areas are characterized by scattered building and environmental problems, deteriorating buildings and marginal uses.

The nonpublic properties west of Las Vegas Boulevard and North of Bonanza Road should be considered for total acquisition and redeveloped for planned cultural and civic uses, in a campus-type environment. If this concept is pursued, particularly if it includes a performing arts theater, then consideration should be given to also assembling the commercial/mixed-use frontage on the east side of Las Vegas Boulevard, between Cashman Field and Bonanza Road. This area should be devoted to restaurant, specialty shop and entertainment uses to serve both the day-time and night-time visitors to the facilities within the Cultural Corridor, including Cashman Field patrons.

The residential enclave east of Las Vegas Boulevard and Encanto Drive should either be improved as part of the East Las Vegas/Interstate 515 area to the east, or assembled for expansion as part of the Cultural Corridor, to Ninth Street.

The uses on the west side of Veterans Memorial Drive are compatible with the Cultural Corridor environment; however, the City Annex building and the American Legion Hall might be considered for relocation if uses more appropriate for these sites are identified. One such use might be housing for retired entertainers desiring to live near cultural and entertainment facilities and who may also serve as docents in the museums and other cultural facilities.

Finally, the Cultural Corridor should be generously landscaped, exuding quality and family orientation. A new entry-way feature should be created near and within the underpass at Las Vegas Boulevard to signify entrance into the cultural corridor from the downtown. The landscaping plan for the area should include special streetscape improvements along Las Vegas Boulevard as it passes through the Cultural Corridor.

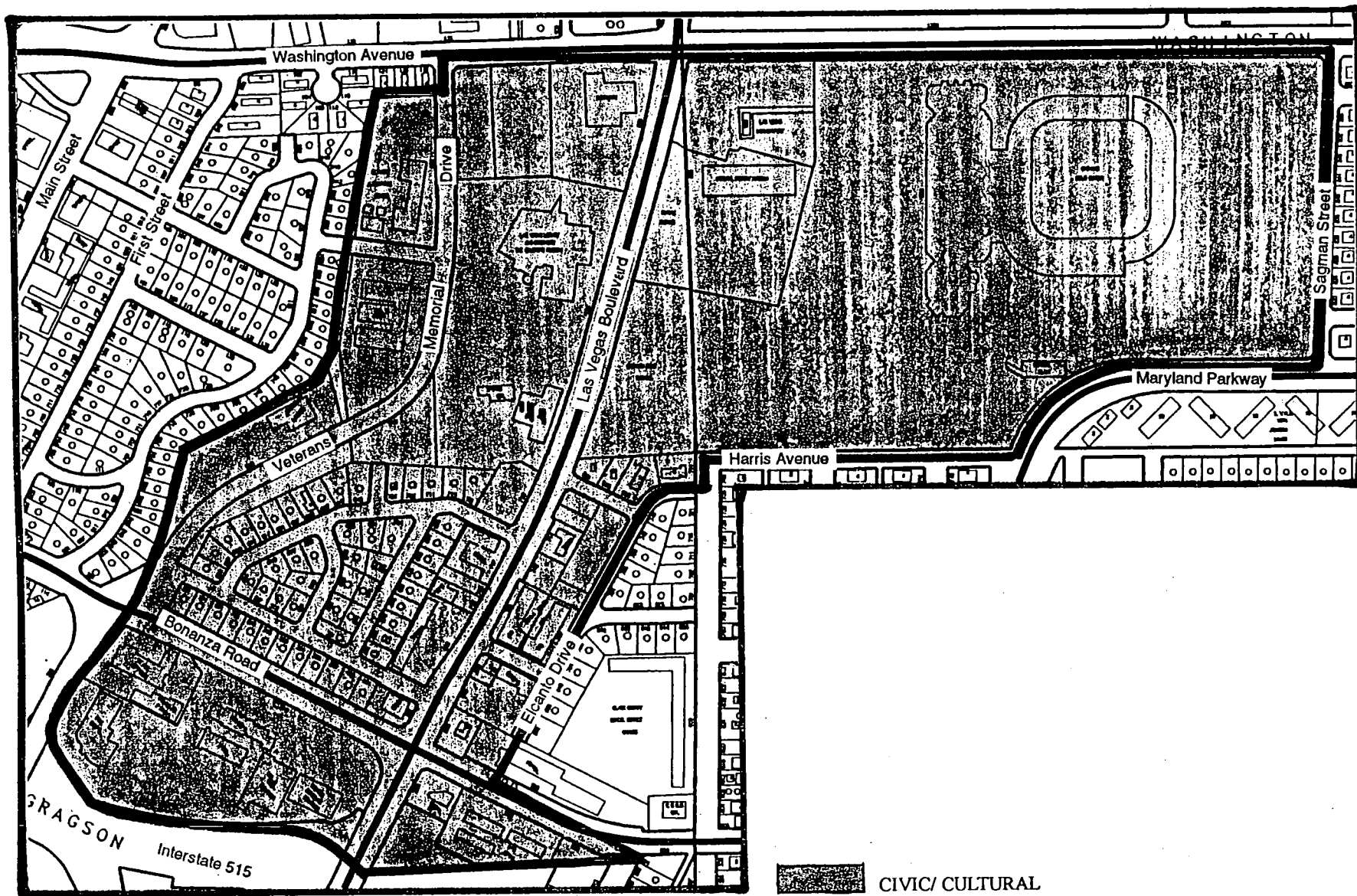


Figure 14
PROPOSED LAND-USE
AREA 8 - CULTURAL CORRIDOR
DOWNTOWN LAS VEGAS REDEVELOPMENT STRATEGY

City of Las Vegas Redevelopment Agency

Prepared by: Trkla, Pettigrew, Allen & Payne, Inc.



Area 8: Cultural Corridor

THE CULTURAL CORRIDOR is located just north of the downtown and Interstate 515. It is generally bounded by Washington Avenue on the north, the east edge of the Cashman Field site on the east, an irregular line formed by Maryland Parkway, Harris Avenue, Encanto Drive and Interstate 515 on the south, and the back property lines of the properties on the west side of Veterans Memorial Drive on the west. See Figure 14, *Cultural Corridor*.

This area has been designated to serve as a planned civic and cultural district in close proximity to the downtown. A mix of civic and cultural uses should come together in a campus-type environment. Permitted cultural uses should include, but not necessarily be limited to, museums (art, music, natural history, historical, science, "neon," gaming, etc.), historical interpretive centers, aquaria, botanical gardens, winter gardens, libraries, fine arts theaters, performing arts theaters and other similar and compatible cultural uses.

Existing cultural uses in the area include the Las Vegas Public Library, the Lied Discovery Children's Museum, the Reed Whipple Cultural Arts Center, the Natural History Museum (to be expanded as part of Mormon Park), and the Las Vegas Mormon Fort, under development. Other public uses in the area include Cashman Field, The Clark County School District Offices, the Biltmore Alternative School, City of Las Vegas Annex building, a senior citizens center, the Robert Dula Memorial Recreational Center, a municipal swimming pool complex, a small state office complex, a highway patrol office, and a municipal fire station. The new State Office Building at the northeast corner of Washington Street and Las Vegas Boulevard will help to enhance the image and function of the Cultural corridor as a public/institutional focal point within the community. Similarly, the City Hall, U.S. Post Office and transportation center south of Interstate 515 also help to reinforce this image and role.

With the growth in the Las Vegas region, it is not unlikely that Las Vegas might some day be the home of a major sports team, requiring a major sports facility. Ideally, such a facility should be located very close to the downtown. (See earlier discussion regarding Area 2, Union Pacific Site.)

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SPONSORED BY:
Councilman Gary Reese
SUMMARY: Imposes temporary restrictions upon development within the City's Cultural Corridor pending the adoption of appropriate development regulations.
The above and foregoing ordinance was first proposed and read by title to the City Council on the 3rd day of October, 1995, and referred to the following committee composed of the Full Council for recommendation; thereafter the said committee reported favorably on said ordinance on the 18th day of October, 1995, which was a regular meeting of said City Council; and that at said regular meeting the proposed ordinance was read by title to the City Council as first introduced and adopted by the following vote:
VOTING "AYE" Councilmen Adamson, Callister, McDonald, Reese and Mayor Jones
VOTING "NAY" NONE
ABSENT NONE
COPIES OF THE COMPLETE ORDINANCE ARE AVAILABLE FOR PUBLIC INFORMATION IN THE OFFICE OF THE CITY CLERK, 5TH FLOOR, 400 EAST STEWART AVENUE, LAS VEGAS, NEVADA.
PUB: October 21, 1995
Las Vegas Review-Journal

STATE OF NEVADA)
COUNTY OF CLARK) SS:

BARBARA CARR, being first duly sworn, deposes and says:

That she/he is a 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 of which is attached, was continuously published in the LAS VEGAS REVIEW-JOURNAL or THE LAS VEGAS SUN for a period of ONE insertions from the period of OCTOBER 21, 1995 to OCTOBER 21, 1995, on the following days:

OCTOBER 21, 1995

Signed:

Subscribed and sworn to before me this

24 day of Oct, 1995

Peggy D. Barron
Notary Public



PEGGY D. BARRON
Notary Public - Nevada
Clark County
My appt. exp. Feb. 17, 1998

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At a City Council meeting
OCTOBER 3, 1995
BILL NO. 95-68 WAS READ BY TITLE AND REFERRED TO RECOMMENDING COMMITTEE:

Full Council
COPIES OF THE COMPLETE BILL ARE AVAILABLE FOR PUBLIC INFORMATION IN THE OFFICE OF THE CITY CLERK, 5TH FLOOR, CITY HALL, 400 EAST STEWART AVENUE, LAS VEGAS, NEVADA.

PUB: October 6, 1995
Las Vegas Review-Journal

STATE OF NEVADA)
COUNTY OF CLARK) SS:

BARBARA CARR, being first duly sworn, deposes and says:

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OCTOBER 6, 1995

Signed: Barbara Carr

Subscribed and sworn to before me this 6 day of Oct, 19 95

Peggy D. Barron

Notary Public



PEGGY D. BARRON
Notary Public - Nevada
Clark County
My appt. exp. Feb. 17, 1998

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VOTING "NAY" NONE

ABSENT NONE

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PUB: October 21, 1995
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Full Council

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PUB: October 6, 1995

Las Vegas Review-Journal

STATE OF NEVADA)
COUNTY OF CLARK)

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