

1 FIRST AMENDMENT

2 BILL NO. 2017-11

3 ORDINANCE NO. 6575

4 AN ORDINANCE TO AMEND THE TOWN CENTER DEVELOPMENT STANDARDS MANUAL TO
5 ESTABLISH THE MONTECITO LAND USE DESIGNATION AND ACCOMPANYING
STANDARDS, AND TO PROVIDE FOR OTHER RELATED MATTERS.

6 Sponsored by: Councilman Steven D. Ross

Summary: Amends the Town Center
7 Development Standards Manual to establish the
8 Montecito land use designation and
accompanying standards.

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

11 SECTION 1: The Town Center Development Standards Manual, adopted under Section
12 19.10.060(B) of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, hereinafter the
13 "Manual," is hereby amended as set forth in Sections 2 to 23, inclusive, of this Ordinance. Where sections
14 or provisions of existing language are being amended, deletions are shown by bracketing and additions by
15 underlining.

16 SECTION 2: Section A.4.B of the Manual is hereby amended to read as follows:
17 B. Modification of the Land Use Map
18 Except as otherwise provided in this Paragraph (B), [Any] any request by or on behalf of the property
19 owner, or any proposal by the City, to modify a land use district as depicted on Map 4 Town Center Land
20 Use, shall be filed with the [of] Department in accordance with the procedures and standards applicable to a
21 rezoning application as set forth in LVMC 19.16.090. The Montecito (MC-TC) land use designation shall
22 be limited to the boundaries of Montecito (MC-TC) as depicted in Map Four. The boundaries of the MC-
23 TC District may not be expanded, and no request to modify the District beyond the depicted boundaries
24 will be accepted or processed.

25 SECTION 3: Section A.5 of the Manual is hereby amended by adding at the end thereof
26 a new Subsection (L), reading as follows.

1 **L. Montecito (MC-TC):**

2 The Montecito District is intended to be a multi-use activity center focused on walkability and the
3 opportunity for residents to have access to a variety of destinations. The Montecito District is the most
4 appropriate area within Centennial Hills for large scale mixed-use and multi-use developments, and is
5 envisioned as having a balanced mix of office, retail, residential and entertainment uses. Within this
6 District there are no rigid design requirements, but instead the focus is on the interaction between the public
7 and private realm, ease of pedestrian circulation, and abundance of open space. The central location of the
8 Montecito District within Town Center supports medium to high density and intensity of diverse uses,
9 which are encouraged in order to create a vibrant neighborhood. The Montecito District shall be limited to
10 the boundaries of Montecito (MC-TC) as depicted in Map Four. The boundaries of the Montecito District
11 may not be expanded, and no request to modify the District beyond the depicted boundaries will be
12 accepted or processed.

13 SECTION 4: Section A of the Manual is hereby amended by deleting in its entirety
14 Subsection 6 thereof (pertaining to the Montecito Development Agreement).

15 SECTION 5: Section B.1 of the Manual is hereby amended by amending the introductory
16 paragraph thereof to read as follows:

17 This chapter indicates which uses are permitted in each of the [eleven (11)] twelve (12) Land Use Districts.
18 The Permitted Uses Matrix (Table 1) identifies [those uses which are permitted by right, conditionally
19 permitted and those which require approval by Special Use Permit.] the means of permitting each listed
20 use, whether by right, as a conditional use, by means of special use permit, or by means of temporary
21 commercial permit.

22 SECTION 6: Section B.2.D of the Town Center Development Standards Manual is
23 hereby amended to read as follows:

24 **D. Special Use Permits (S):**

25 Certain uses may be permitted in the designated Land Use district only after obtaining a Special Use Permit
26 in accordance with LVMC 19.16.110 and compliance with specific conditions. These conditions are listed

1 as “Minimum Requirements” following the Permitted Use Matrix in Section B.4 of these standards, labeled
2 “Special Use Permits.” Notwithstanding the previous two sentences, uses within the Montecito District are
3 exempt from the automatic application of the minimum requirements set forth in Section B.4.B. However,
4 in connection with the consideration of a special use permit application for a particular use within that
5 District, the approval of the special use permit may be conditioned on compliance with any of the listed
6 minimum requirements, as well as compliance with any other conditions deemed appropriate to mitigate
7 the impact of the use.

8 SECTION 7: Section B.2 of the Manual is hereby amended by amending Table 1 at the
9 end of that Section, representing the matrix of permitted uses, to add a new column pertaining to the MC-
10 TC or MC District, and by inserting in that column entries to show which uses are permitted in that district
11 and by what means, all as is set forth in Sections 8 to 10, inclusive, of this Ordinance.

12 SECTION 8: As referenced in Section 7 of this Ordinance, the letter “P” (indicating a
13 permitted use) shall be inserted in the column pertaining to the MC District for the rows that correspond to
14 the following uses:

- 15 Caretaker/Domestic Quarters or Security Unit
- 16 Church/House of Worship
- 17 College, University or Seminary
- 18 Commercial Recreation/Amusement (Indoor)
- 19 Commercial Recreation/Amusement (Outdoor)
- 20 Community Recreational Facility, Public
- 21 Copy Center
- 22 Financial Institution, General (with Drive-Through)
- 23 Financial Institution, General (without Drive-Through)
- 24 Garden Supply/Plant Nursery
- 25 General Personal Service
- 26 General Retail Store

- 1 Government Facility
- 2 Health Club
- 3 Helipad
- 4 High Density (25 + du/ac) – Mixed Use
- 5 Home Occupation
- 6 Hospital
- 7 Individual Care – Family Home
- 8 Individual Care Center
- 9 Laboratory, Medical or Dental
- 10 Laundry, Self Service
- 11 Library, Art Gallery or Museum (Public)
- 12 Low Density (1-5.5 du/ac)
- 13 Medium Residential (12.1 – 25 du/ac)
- 14 Medium-Low Residential (5.6 – 8 du/ac)
- 15 Medium-Low Residential Attached [(8.1- du/ac)] (8.1 – 12 du/ac)
- 16 Mortuary or Funeral Chapel
- 17 Museum or Art Gallery (Private)
- 18 Office, Medical or Dental
- 19 Office, other than listed
- 20 Parking Facility
- 21 Pet Boarding
- 22 Pet Shop
- 23 Post Office, Local Service
- 24 Private Club, Lodge or Fraternal Organization
- 25 Private Sports Arena, Stadium or Track
- 26 Public Park or Playground

- 1 Rental Store
- 2 Restaurant
- 3 Senior Citizen Apartments (Mixed Use)
- 4 Shopping Center
- 5 Small Wind Energy System
- 6 Solar Panel
- 7 Temporary Real Estate Sales Office
- 8 Trade Schools
- 9 Transit Passenger Facility
- 10 Utility Transmission Lines
- 11 Wholesale Showroom Facility

12 SECTION 9. As referenced in Section 7 of this Ordinance, the letter "S" (indicating a
13 use permitted by special use permit) shall be inserted in the column pertaining to the MC District for the
14 rows that correspond to the following uses:

- 15 Animal Hospital, Clinic, or Shelter (with no Outside Pens)
- 16 Auto Repair Garage (Minor)
- 17 Auto Title Loan
- 18 Automobile Rental
- 19 Beer/Wine/Cooler Off-Sale Establishment
- 20 Beer/Wine/Cooler On and Off-Sale Establishment
- 21 Beer/Wine/Cooler On-Sale Establishment
- 22 Building and Landscape Material/Lumber Yard
- 23 Car Wash, Full Service or Auto Detailing
- 24 Convalescent Care Facility/Nursing Home
- 25 Convenience Store (with Fuel Pumps)
- 26 Electric Utility Substation

- 1 Financial Institution, Specified
- 2 Gaming Establishment, Restricted License
- 3 High Density (25 + du/ac) – Single Use
- 4 Hotel, Motel or Hotel Suites
- 5 Individual Care – Group Home
- 6 Liquor Establishment (Tavern)
- 7 Mini-Storage Facility
- 8 Night Club
- 9 Open Air Vending/Transient Sales Lot
- 10 Outdoor Storage, Accessory
- 11 Package Liquor Off-Sale Establishment
- 12 Public or Private School, Primary
- 13 Public or Private School, Secondary
- 14 Radio, TV or Microwave Communication Tower
- 15 Restaurant with Alcohol
- 16 Restaurant with Drive-through
- 17 Restaurant with Service Bar
- 18 Retail Establishment with Accessory Package Liquor Off-Sale
- 19 Secondhand Dealer
- 20 Service Station
- 21 Swap Meet
- 22 Wireless Communication Facility

23 SECTION 10: As referenced in Section 7 of this Ordinance, the letters “TCP” (indicating
 24 a use permitted by means of a temporary commercial permit) shall be inserted in the column pertaining to
 25 the MC District for the rows that correspond to the following uses:

- 26 Temporary Contractor’s Construction Yard

1 Temporary Outdoor Commercial Event

2 SECTION 11: Section B.2 of the Manual is hereby amended by further amending Table 1
3 at the end of that Section, representing the matrix of permitted uses, to add, at the appropriate locations,
4 three new entries for the following uses:

5 Banquet Facility

6 Pawn Shop

7 Facility to Provide Testing, Treatment or Counseling for Drug or Alcohol Abuse

8 SECTION 12: Section B.2 of the Manual is hereby amended by further amending Table 1
9 at the end of that Section, representing the matrix of permitted uses, to indicate that the three uses listed in
10 Section 11 of this Ordinance are allowed in the MC District. The Banquet Facility use is allowed in the
11 MC District as a permitted use and, in order to so reflect, the letter "P" shall be inserted in the column
12 pertaining to the MC District for the row that corresponds to that use. The Pawn Shop use and the Facility
13 to Provide Testing, Treatment of Counseling for Drug or Alcohol Abuse use are allowed in the MC District
14 by means of special use permit and, in order to so reflect, the letter "S" shall be inserted in the columns
15 pertaining to the MC District for the rows that correspond to those two uses.

16 SECTION 13: Section B.2 of the Manual is hereby amended by further amending Table 1
17 at the end of that Section, representing the matrix of permitted uses, to add a superscript numeral "1"
18 following the name of each of the new uses added by Section 11 of this Ordinance. That superscript
19 numeral "1" is intended to refer to a footnote just following Table 1. Table 1 is also hereby amended to
20 add that footnote just following Table 1 to read as follows:

21 ¹The Banquet Facility, Pawn Shop, and Facility to Provide for Testing, Treatment or Counseling for Drug
22 or Alcohol Abuse uses are shown as being allowed only within the MC District. Those uses have been
23 allowed already in the Montecito area by means of a development agreement governing the Montecito
24 Town Center that was in effect at the time those uses were allowed.

25 SECTION 14: Section C 1.C.2 of the Manual is hereby amended by adding thereto, at the
26 end thereof, a new paragraph (f), reading as follows:

1 f. Montecito (MC-TC)

2 Development within this land use designation will typically be multi-storied, having ground floor offices
3 and/or retail with similar or residential uses utilizing the upper floors, and a medium-high building mass.
4 Developments in excess of twelve (12) stories or one-hundred and fifty feet (150') are possible with a
5 Special Use Permit (SUP), not to exceed fifty (50) stories or five-hundred (500) feet in height, whichever is
6 less. Within the MC-TC District, there are no density limitations, but densities generally do not exceed 50
7 dwelling units per acre; higher densities may be attained upon approval of an SUP. Within the MC-TC
8 District, the provisions of LVMC Chapters 19.06 and 19.08 shall not apply.

9 SECTION 15: Section C.1.C of the Manual is hereby amended by adding thereto a new
10 subdivision 3, just before Tables 2 and 3 appearing in that section, reading as follows:

11 **3. Timberlake Buffer Area**

12 The Timberlake Buffer Area is intended for buffering the Timberlake Community from more intensive land
13 uses and will minimize livability conflicts. It consists of the following elements:

14 —A 100-foot linear park, or right-of-way area, between the Timberlake Community and the surrounding
15 properties to create the initial 100-foot buffer. See Figure 38 – Timberlake Buffer Area for location.

16 —A 230-foot wide area beyond the 100-foot buffer area where only single story office and low intensity
17 retail uses will be permitted. In addition, careful site planning and design considerations will be taken
18 within this 230-foot wide area to reduce potential negative impacts on the Timberlake Community. Issues
19 such as vehicular access and congestion, signs and visual clutter, architectural design and lighting will be
20 addressed in every proposed site plan.

21 SECTION 16: Section C.1 C of the Manual is hereby amended by amending Table 2
22 appearing therein, pertaining to Commercial Development Standards, to add a new column pertaining to
23 the MC-TC District, indicating the standards applicable to that district and providing a superscript numeral
24 “4” to make reference to a new footnote, Footnote 4. The new column, to be incorporated into Table 2,
25 shall be labeled “MC” and shall include the following values with respect to each of the standards listed in
26 the table:

1	Height (# of stories)	3 ⁴
2	Min. Front Yard Setback	0
3	Min. Side Yard Setback	10
4	Min. Corner Side Yard Setback	15
5	Min. Rear Yard Setback	20
6	Min. Lot Width	NA
7	Max. Lot Coverage	NA

8 SECTION 17: Section C.1.C of the Manual is hereby amended by further amending
9 Table 2 described in Section 15 to add to the list of footnotes a new Footnote 4, reading as follows:

10 ⁴Additional height may be permitted in connection with Site Development Plan Review approval, but only
11 up to a limit of twelve (12) stories or one hundred fifty feet (150’). Heights exceeding those limits may be
12 permitted, but only by means of Special Use Permit. Notwithstanding the previous two sentences, 1) the
13 maximum building height in any event is fifty (50) stories or five hundred feet (500’), and 2) building
14 heights within the Timberlake Buffer Area are subject to and shall be governed by applicable limitations set
15 forth in the provisions regarding the Timberlake Buffer Area contained in section C.1.C. of this Manual, as
16 amended, and as depicted in Figure 38.

17 SECTION 18: Section C.1.C of the Manual is hereby amended by amending Table 3
18 appearing therein, pertaining to Building Height, Stepbacks and Build-to-Line Standards, to add a
19 superscript numeral “3” to make reference to a new footnote, Footnote 3. That superscript numeral “3”
20 shall be added following the superscript numeral “1” that appears after the word “Height” in the “Standard”
21 column of the table, to be separated from the existing numeral 1 by a comma.

22 SECTION 19: Section C.1.C of the Manual is hereby amended by further amending
23 Table 3 described in Section 17 to add a new Footnote 3, reading as follows:

24 ³In the MC-TC District additional height may be permitted in connection with Site Development Plan
25 Review approval, but only up to a limit of twelve (12) stories or one hundred fifty feet (150’). Heights
26 exceeding those limits may be permitted, but only by means of Special Use Permit. Notwithstanding the

1 previous two sentences, 1) the maximum building height in any event is fifty (50) stories or five hundred
2 feet (500'), and 2) building heights within the Timberlake Buffer Area are subject to and shall be governed
3 by applicable limitations set forth in the provisions regarding the Timberlake Buffer Area contained in
4 section C.1.C. of this Manual, as amended, and as depicted in Figure 38.

5 SECTION 20: Section C.2.B.11 of the Manual is hereby amended to read as follows:

6 11. The 20 percent open space requirement in LVMC 19.10.060 (E) shall be applied to the GC-TC, SC-TC,
7 UC-TC, SX-TC, MS-TC, [and] EC-TC, and MC-TC districts of Town Center.

8 SECTION 21: Section F.2.B of the Manual is hereby amended by amending the
9 introductory paragraph of that section to read as follows:

10 The following standards are applicable to those areas of the Centennial Hills Town Center designated on
11 the adopted Land Use Plan as Urban Center Mixed Use (UC-TC), Suburban Mixed Use (SX-TC), [and]
12 Main Street Mixed Use (MS-TC)[.] and Montecito (MC-TC). Any sign proposed within [this district] any
13 of these districts that is not expressly permitted by the sign provisions of these standards is prohibited.

14 SECTION 22. Map 4 of the Manual (pertaining to Town Center Land Use) is hereby
15 replaced with the map that is attached to this Ordinance as Exhibit 1 and is hereby adopted and
16 incorporated by this reference.

17 SECTION 23: The Figures Section of the Manual is hereby amended by adding at the end
18 thereof a new figure (pertaining to the Timberlake Buffer Area), which is attached to this Ordinance as
19 Exhibit 2 and is hereby adopted and incorporated by this reference. The figure so attached shall be
20 incorporated into the Manual as Figure 38.

21 SECTION 24: The Department of Planning is authorized and directed to incorporate into
22 the Town Center Development Standards Manual the amendments made by this Ordinance, including,
23 without limitation and as deemed necessary or appropriate, reconstituting tables, replacing Map 4 and
24 adding the new figure at the appropriate locations, and making parallel reference changes and
25 corresponding changes to the table of contents.

26 SECTION 25: If any section, subsection, subdivision, paragraph, sentence, clause or

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


7 SECTION 26: All ordinances or parts of ordinances or sections, subsections, phrases,
8 sentences, clauses or paragraphs contained in the Municipal Code of the City of Las Vegas, Nevada, 1983
9 Edition, in conflict herewith are hereby repealed.

10 PASSED, ADOPTED and APPROVED this 19th day of April, 2017.


11 APPROVED:

12
13 By 
14 CAROLYN G. GOODMAN, Mayor

15 ATTEST:

16 
17 LUANN D. HOLMES, MMC
18 City Clerk

19 APPROVED AS TO FORM:

20  4-17-17
21 Val Steed, Date
22 Deputy City Attorney
23
24
25
26

1 The above and foregoing ordinance was first proposed and read by title to the City Council
2 on the 5th day of April, 2017, and referred to a committee for recommendation; thereafter
3 the said committee reported favorably on said ordinance on the 19th day of April, 2017,
4 which was a regular meeting of said Council; that at said regular meeting, the proposed
5 ordinance was read by title to the City Council as amended and adopted by the following
6 vote:

7 VOTING "AYE": Mayor Goodman
8 Councilmembers Ross, Tarkanian, Barlow, Anthony, Coffin and
9 Beers

10 VOTING "NAY": None

11 EXCUSED: None

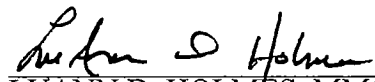
12 ABSTAINED: None

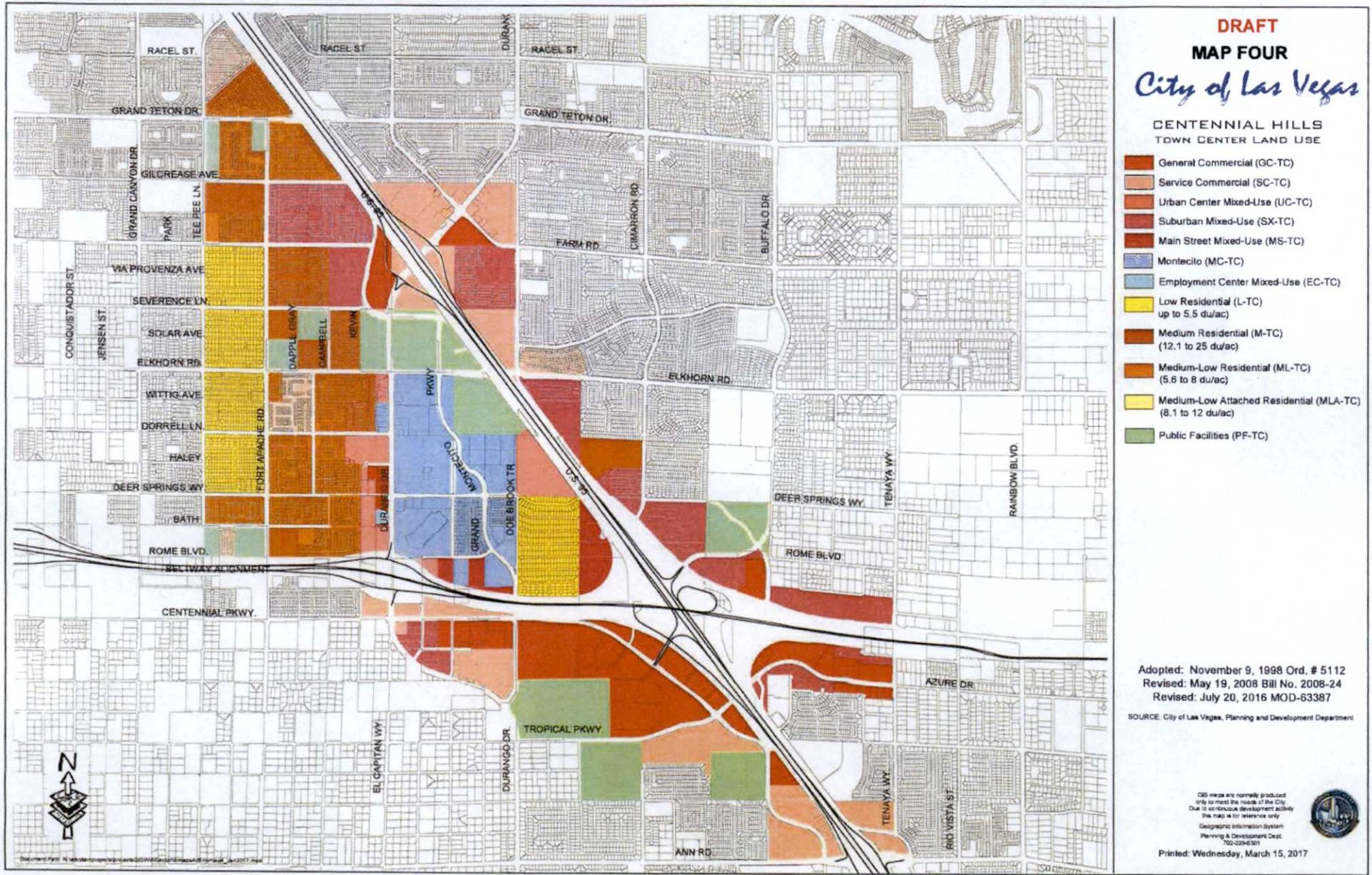
13 DID NOT VOTE: None

14 APPROVED:

15 
16 CAROLYN G. GOODMAN, Mayor

17 ATTEST:

18 
19 LUANN D. HOLMES, MMC City Clerk



DRAFT
MAP FOUR
City of Las Vegas

- CENTENNIAL HILLS
TOWN CENTER LAND USE**
- General Commercial (GC-TC)
 - Service Commercial (SC-TC)
 - Urban Center Mixed-Use (UC-TC)
 - Suburban Mixed-Use (SX-TC)
 - Main Street Mixed-Use (MS-TC)
 - Montecito (MC-TC)
 - Employment Center Mixed-Use (EC-TC)
 - Low Residential (L-TC)
up to 5.5 du/ac
 - Medium Residential (M-TC)
(12.1 to 25 du/ac)
 - Medium-Low Residential (ML-TC)
(5.6 to 8 du/ac)
 - Medium-Low Attached Residential (MLA-TC)
(8.1 to 12 du/ac)
 - Public Facilities (PF-TC)

Adopted: November 9, 1998 Ord. # 5112
Revised: May 19, 2008 Bill No. 2008-24
Revised: July 20, 2016 MOD-63387
SOURCE: City of Las Vegas, Planning and Development Department

GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity the map is for reference only.

Geographic Information System
Planning & Development Dept.
702-259-3001

Printed: Wednesday, March 15, 2017

EXHIBIT 1

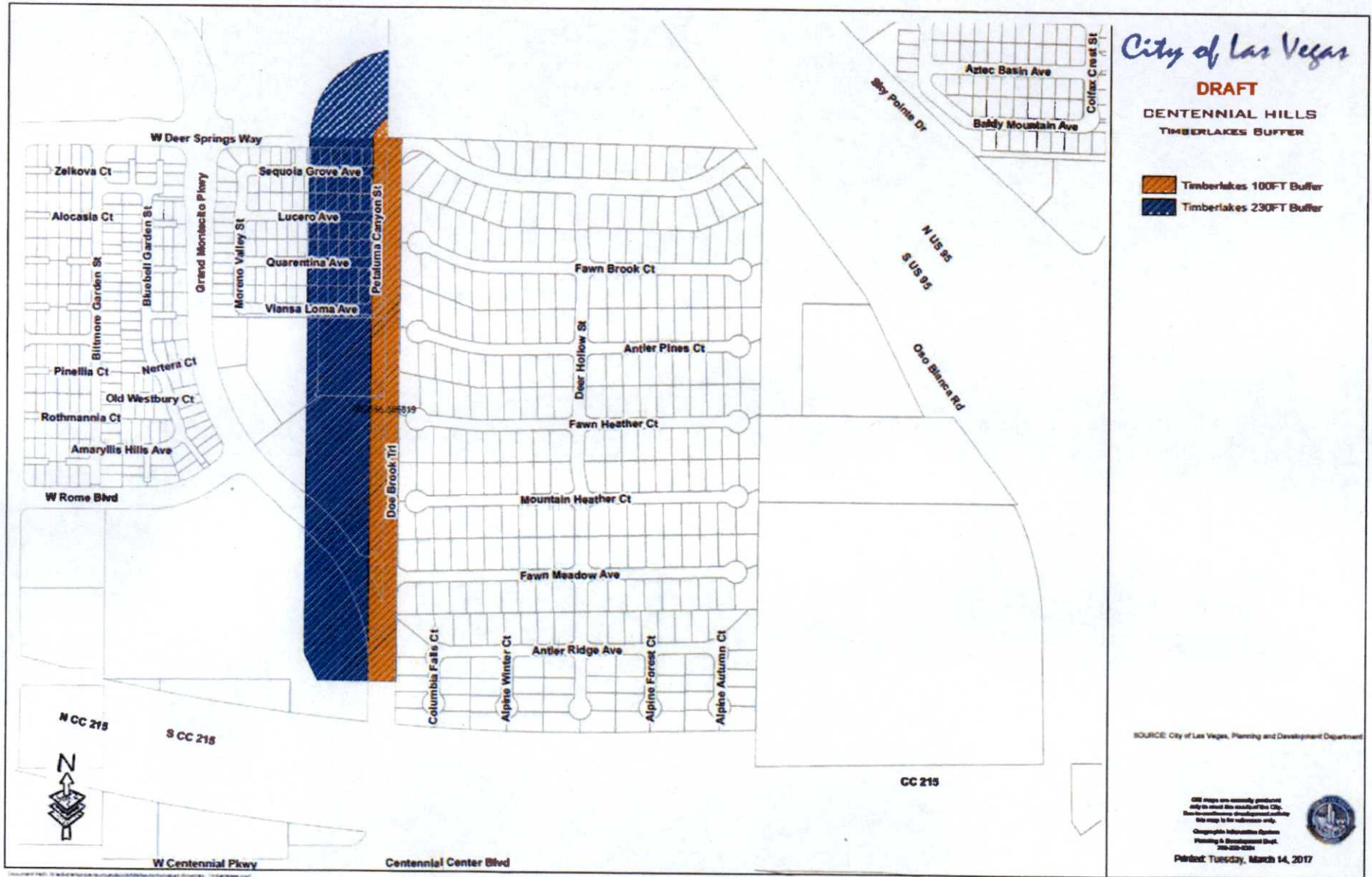


EXHIBIT 2

AFFIDAVIT OF PUBLICATION

STATE OF NEVADA)
COUNTY OF CLARK) SS

RECEIVED
CITY CLERK

2017 APR 10 A 11:51

LV CITY CLERK
495 S MAIN ST
LAS VEGAS NV 89101

Account # 22515
Ad Number 0000903504

Leslie McCormick, 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, was continuously published in said Las Vegas Review-Journal and / or Las Vegas Sun in 1 edition(s) of said newspaper issued from 04/06/2017 to 04/06/2017, on the following days

04 / 06 / 17

BILL NO. 2017-11

AN ORDINANCE TO AMEND THE TOWN CENTER DEVELOPMENT STANDARDS MANUAL TO ESTABLISH THE MONTECITO LAND USE DESIGNATION AND ACCOMPANYING STANDARDS, AND TO PROVIDE FOR OTHER RELATED MATTERS.

Sponsored by: Councilman Steven D. Ross
Summary: Amends the Town Center Development Standards Manual to establish the Montecito land use designation and accompanying standards.

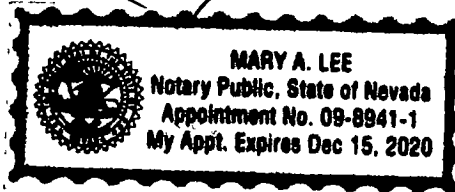
At the City Council meeting of April 5, 2017

BILL NO. 2017-11 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, 2ND FLOOR, 495 SOUTH MAIN STREET, LAS VEGAS, NEVADA
PUB: April 6, 2017
LV Review-Journal


LEGAL ADVERTISEMENT REPRESENTATIVE

Subscribed and sworn to before me on this 6th day of April, 2017

Notary 



AFFIDAVIT OF PUBLICATION

STATE OF NEVADA)
COUNTY OF CLARK) SS

RECEIVED
CITY CLERK

LV CITY CLERK
495 S MAIN ST
LAS VEGAS NV 89101

2017 APR 26 A 11:42
Account# 22515

Ad Number 0000907246

Leslie McCormick, 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, was continuously published in said Las Vegas Review-Journal and / or Las Vegas Sun in 1 edition(s) of said newspaper issued from 04/22/2017 to 04/22/2017, on the following days

04 / 22 / 17

FIRST AMENDMENT

BILL NO. 2017-11
ORDINANCE NO. 6575

AN ORDINANCE TO AMEND THE TOWN CENTER DEVELOPMENT STANDARDS MANUAL TO ESTABLISH THE MONTECITO LAND USE DESIGNATION AND ACCOMPANYING STANDARDS, AND TO PROVIDE FOR OTHER RELATED MATTERS.

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Summary: Amends the Town Center Development Standards Manual to establish the Montecito land use designation and accompanying standards.

The above and foregoing ordinance was first proposed and read by title to the City Council on the 5th day of April, 2017, and referred to a committee for recommendation; thereafter the committee reported favorably on said ordinance on the 19th day of April, 2017, 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 amended and adopted by the following vote:

VOTING "AYE": Mayor Goodman and Councilmembers Ross, Tarkanian, Barlow, Anthony, Coffin, and Beers
VOTING "NAY": NONE
EXCUSED: NONE

COPIES OF THE COMPLETE ORDINANCE ARE AVAILABLE FOR PUBLIC INFORMATION IN THE OFFICE OF THE CITY CLERK, 2ND FLOOR, 495 SOUTH MAIN STREET, LAS VEGAS, NEVADA
PUB: April 22, 2017
LV Review-Journal



LEGAL ADVERTISEMENT REPRESENTATIVE

Subscribed and sworn to before me on this 24th day of April, 2017

Notary 