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BILL NO. 2018-66

ORDINANCE NO. 6667

AN ORDINANCE TO AMEND THE INTERIM DOWNTOWN LAS VEGAS DEVELOPMENT STANDARDS SET FORTH IN APPENDIX F OF THE UNIFIED DEVELOPMENT CODE (TITLE 19) TO REFLECT THE RECENT ADOPTION OF LVMC CHAPTER 19.09 PERTAINING TO FORM-BASED CODES, AS WELL AS OTHER RECENT RELATED ACTIONS TAKEN BY THE CITY COUNCIL REGARDING THE MASTER PLAN AND THE LAS VEGAS MEDICAL DISTRICT, AND TO PROVIDE FOR OTHER RELATED MATTERS.

Proposed by: Robert Summerfield, Director of Planning

Summary: Amends the Interim Downtown Las Vegas Development Standards set forth in Appendix F of the Unified Development Code (Title 19) to reflect the recent adoption of LVMC Chapter 19.09, pertaining to form-based codes, as well as other recent related actions taken by the City Council regarding the Master Plan and the Las Vegas Medical District.

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

SECTION 1: Ordinance No. 6289 and the Unified Development Code adopted as Title 19 of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, are hereby amended as set forth in Sections 2 to 8, inclusive, of this Ordinance. All amendments are (and all references to Appendix F refer) to Appendix F of the Unified Development Code, which contains and is titled Interim Downtown Las Vegas Development Standards. Deleted material is indicated in brackets, while new material is underlined. The amendments are deemed to be amendments to Ordinance No. 6289 and the Unified Development Code adopted as Title 19.

SECTION 2: Section A of Appendix F is hereby amended by replacing Figure 2 with an updated Figure 2 as depicted in the attached Exhibit A.

SECTION 3: Section A.4.c.i of Appendix F is hereby amended to read as follows:
i. Area 3a: The Las Vegas Medical District, as [defined in the Las Vegas Medical District Plan adopted by City Council on June 19, 2002] described in LVMC Chapter 19.09.

SECTION 4: Section A.6 of Appendix F is hereby amended to read as follows:

10 ✓

6. Relationship to other Documents

The DTLV-O (Downtown Las Vegas Overlay) is the primary regulating document for all development and improvements within the DTLV-O boundaries. Other documents relating to the physical development of properties that are referenced in the DTLV-O (Downtown Las Vegas Overlay) include Title 19 of the Las Vegas Municipal Code[, the Las Vegas Medical District Plan,] and the Symphony Park Design Standards.

The DTLV-O (Downtown Las Vegas Overlay) complements and coordinates with the Redevelopment Plan for the Downtown Las Vegas Redevelopment Area, as adopted March 5, 1986, and amended thereafter.

All development plans within the DTLV-O area (Fig. 1) shall comply with the adopted DTLV-O (Downtown Las Vegas Overlay) as well as all other applicable regulations in the city, county, state and Federal jurisdictions. These standards are not intended to override or contradict the city of Las Vegas codes or requirements. Where differences occur, the most stringent shall apply in all cases.

SECTION 5: Section B.3.h of Appendix F is hereby amended to read as follows:

h. Las Vegas Medical District

Goal: The center of health, education, and research for Southern Nevada

Description: With proximity to the core as a significant employment node, the Las Vegas Medical District (LVMD) shows great potential for driving the medical-oriented economy while complementing other districts of Downtown. Several millions of square feet of development are proposed, creating a mixed use, walkable, and healthy neighborhood through several reinvestment strategies, including focusing mixed-use development along major streets, reinforcing green linkages, and completion of a convenient transit line linking the LVMD to the Civic & Business and Resort & Casino districts, as well as UNLV and McCarran International Airport. The UNLV Medical School will function as the primary anchor for activity in this District. [For further details, refer to the Las Vegas Medical District Plan.

Non-Compatible Title 19 Zoning Districts: Detailed standards for zoning districts and land uses in the Las Vegas Medical District (LVMD) have been established through the adoption of the Las Vegas Medical District Plan, and therefore there is no table for “Non-Compatible Title 19 Zoning Districts”. Instead, for the list of allowed and prohibited land uses within the LVMD refer to Table 1 of the Las Vegas Medical District

1 Plan "LVMD Permitted Uses".]

2 SECTION 6: Section C of Appendix F is hereby amended by replacing Figure 32 and 33
3 with updated Figures 32 and 33 as depicted in the attached Exhibits B and C, respectively.

4 SECTION 7: Section C.3.a.i of Appendix F is hereby amended to read as follows:

5 **i. Las Vegas Medical District**

6 All development occurring within Area 3a of the DTLV-O (Downtown Las Vegas Overlay) shall conform
7 to [the Las Vegas Medical District Plan, as adopted by the Las Vegas City Council on June 19, 2002 and
8 amended through August 1, 2007.] LVMC Chapter 19.09.

9 SECTION 8: Section C.3.b of Appendix F is hereby amended to read as follows:

10 Except as otherwise provided in this Subparagraph (b), [Any] any deviation from the development standards
11 that supports the City's goals as expressed in the Vision 2045 Downtown Las Vegas Masterplan and the
12 districts' goals and descriptions as per Chapter II of this document may only be granted by the City Council
13 when supported through clear and convincing evidence, and shall require the approval of a Waiver per
14 Section A.8.b of this document.

15 Deviations from development standards set forth in LVMC Chapter 19.09 shall be in accordance with the
16 procedures set forth in that chapter.

17 SECTION 9: The Department of Planning is authorized and directed to incorporate into
18 the Unified Development Code the amendments set forth in Sections 2 to 8, inclusive, of this Ordinance,
19 including the removal of ordinance exhibit labels and any other formatting and relabeling adjustments as are
20 deemed necessary.

21 SECTION 10: If any section, subsection, subdivision, paragraph, sentence, clause or phrase
22 in this ordinance or any part thereof is for any reason held to be unconstitutional or invalid or ineffective by
23 any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the
24 remaining portions of this ordinance or any part thereof. The City Council of the City of Las Vegas hereby
25 declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase
26 thereof irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs,

1 sentences, clauses or phrases be declared unconstitutional, invalid or ineffective.

2 SECTION 11: All ordinances or parts of ordinances or sections, subsections, phrases,
3 sentences, clauses or paragraphs contained in the Municipal Code of the City of Las Vegas, Nevada, 1983
4 Edition, in conflict herewith are hereby repealed.

5 PASSED, ADOPTED and APPROVED this 16th day of January, 2019.

6 APPROVED:

7
8 By 
CAROLYN G. GOODMAN, Mayor

9 ATTEST:

10 
11 LUANN D. HOLMES, MMC
City Clerk

12 APPROVED AS TO FORM:

13  12-4-18
14 Val Steed, Date
Deputy City Attorney

1 The above and foregoing ordinance was first proposed and read by title to the City Council
2 on the 19th day of December, 2018, and referred to a committee for recommendation;
3 hereafter the committee reported favorably on said ordinance on the 16th day of January,
4 2019, which as a regular meeting of said Council; that at said regular meeting, the
5 proposed ordinance was read by title to the City Council as first introduced and adopted by
6 the following vote:

7 VOTING "AYE": Mayor Goodman and Councilmembers, Tarkanian, Anthony,
8 Coffin, Fiore, Seroka and Crear

9 VOTING "NAY": None

10 EXCUSED: None

11 ABSTAINED: None

12
13
14 APPROVED:

15 
16 CAROLYN G. GOODMAN, Mayor

17 ATTEST:

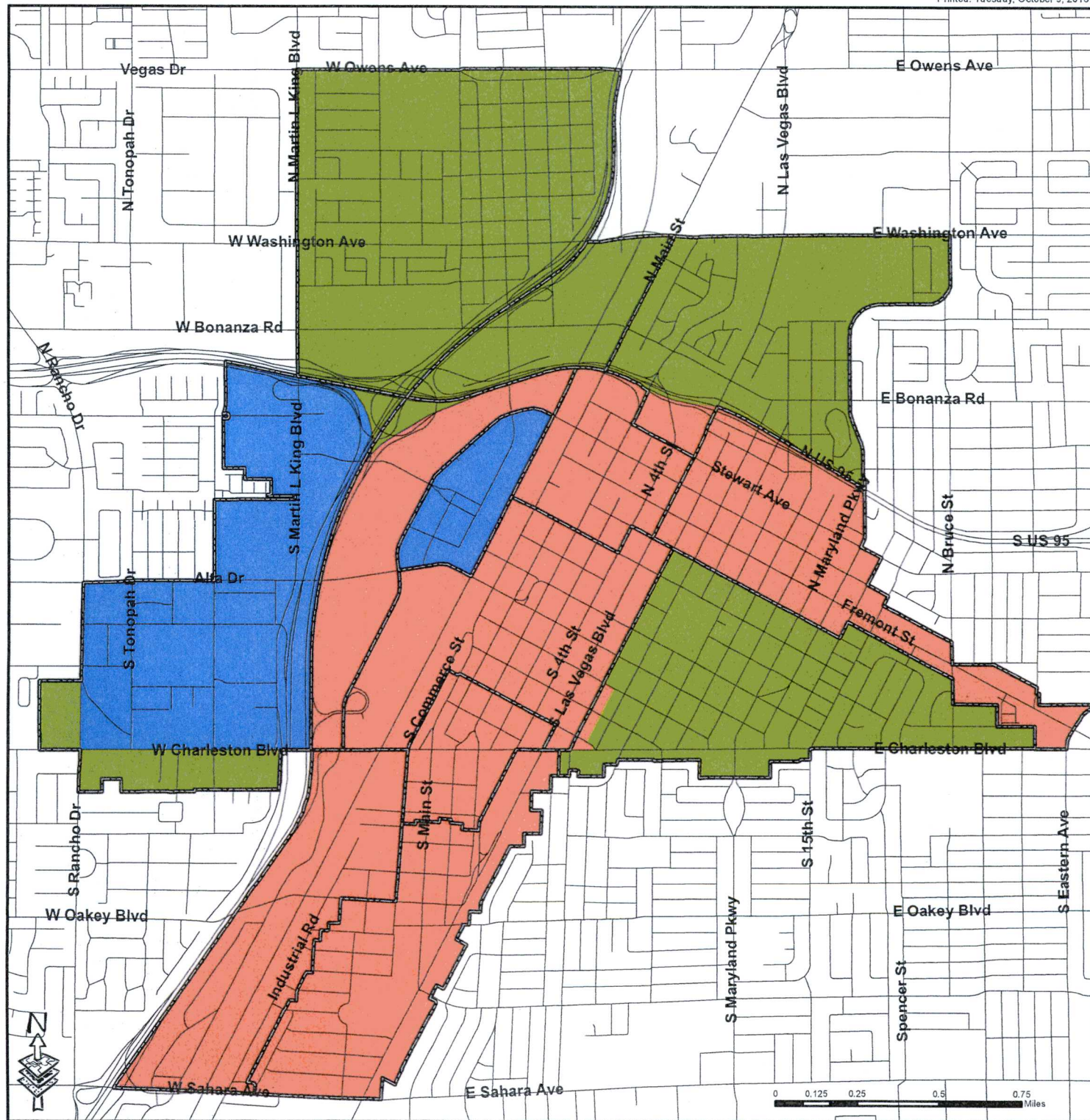
18 
19 LUANN D. HOLMES, MMC City Clerk

DTLV-O Areas 1-3

Figure 2

City of Las Vegas

Printed: Tuesday, October 9, 2018



Legend

Area 1 Area 2 Area 3

EXHIBIT A

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

Geographic Information System
Planning & Development Dept.
702-229-6301

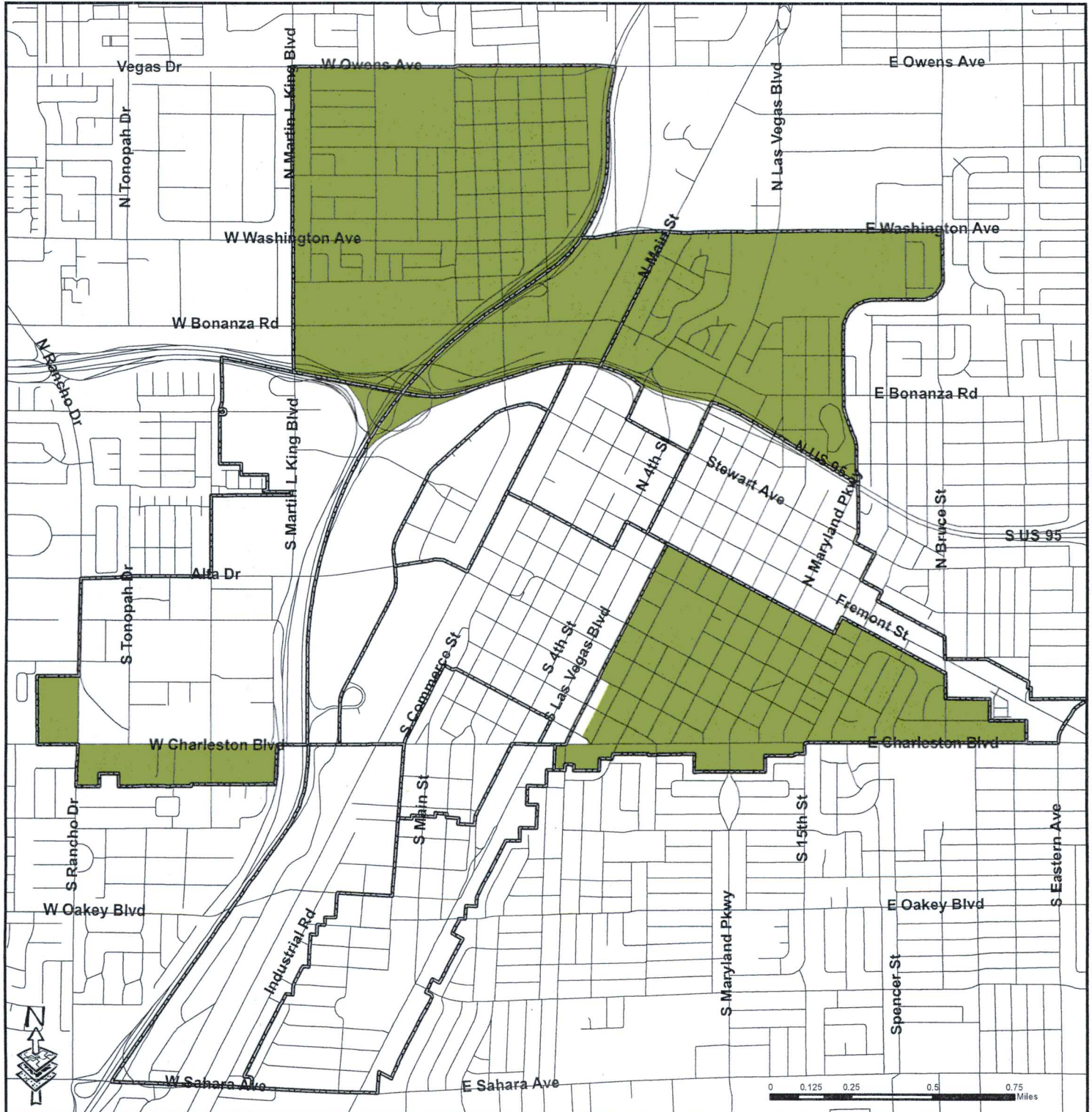


DTLV-O Area 2

Figure 32

City of Las Vegas

Printed: Tuesday, October 9, 2018



Legend

 Area 2

EXHIBIT B

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

Geographic Information System
Planning & Development Dept.
702-229-6301

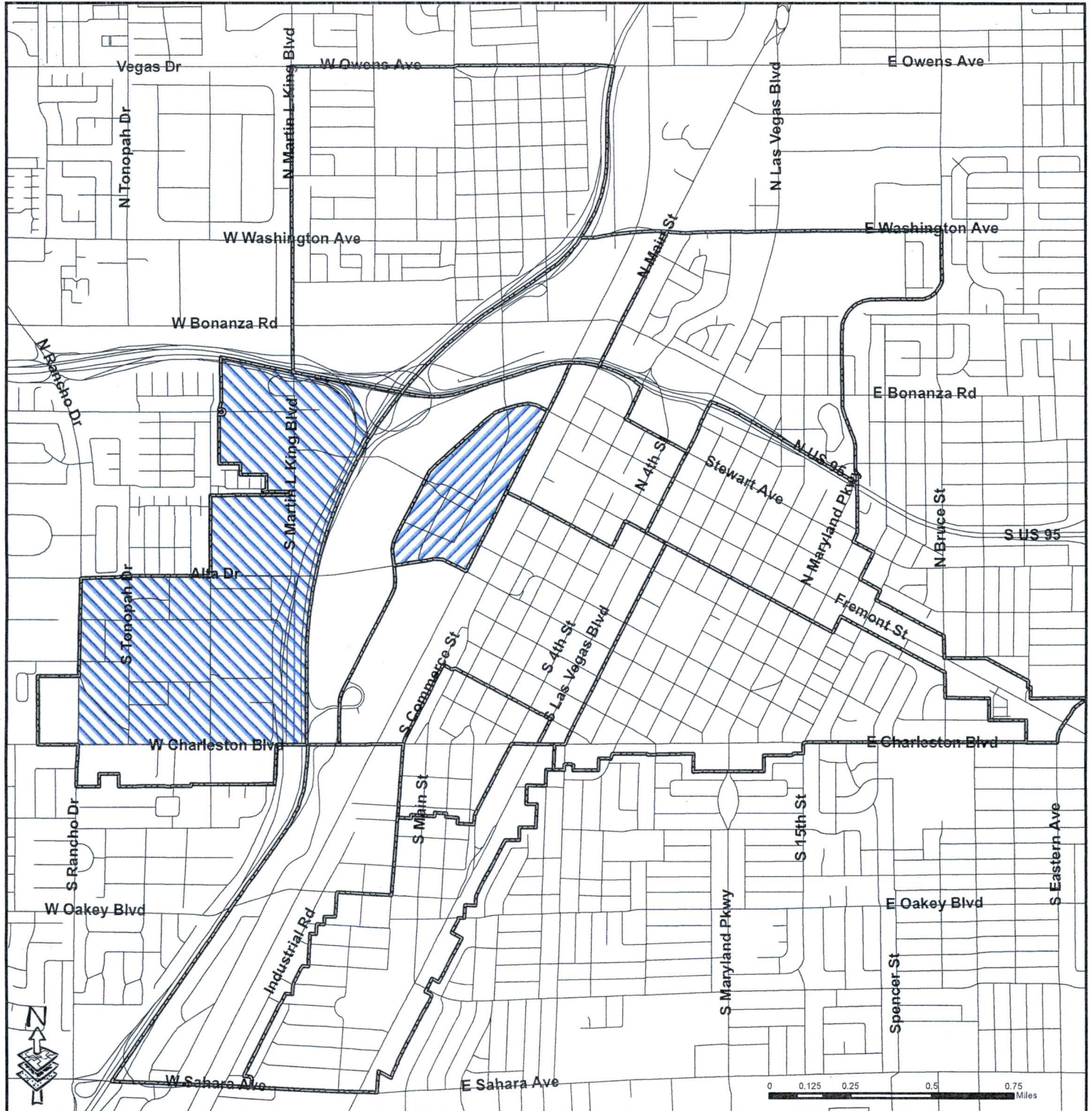


DTLV-O Area 3

Figure 33

City of Las Vegas

Printed: Tuesday, October 9, 2018



Legend

 Area 3a

 Area 3b

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

Geographic Information System
Planning & Development Dept.
702-229-6301



EXHIBIT C

AFFIDAVIT OF PUBLICATION

STATE OF NEVADA)
COUNTY OF CLARK) SS:

LV CITY CLERK
495 S MAIN ST
LAS VEGAS NV 89101

Account # 22515

Ad Number 0001025449

RECEIVED
CITY CLERK

2019 JAN -8 P 12: 16

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 01/03/2019 to 01/03/2019, on the following days:

01 / 03 / 19

BILL NO. 2018-66

AN ORDINANCE TO AMEND THE INTERIM DOWNTOWN LAS VEGAS DEVELOPMENT STANDARDS SET FORTH IN APPENDIX F OF THE UNIFIED DEVELOPMENT CODE (TITLE 19) TO REFLECT THE RECENT ADOPTION OF LVMC CHAPTER 19.09 PERTAINING TO FORM-BASED CODES, AS WELL AS OTHER RECENT RELATED ACTIONS TAKEN BY THE CITY COUNCIL REGARDING THE MASTER PLAN AND THE LAS VEGAS MEDICAL DISTRICT, AND TO PROVIDE FOR OTHER RELATED MATTERS.

Proposed by:
Robert Summerfield,
Director of Planning

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At the City Council meeting of
December 19, 2018

BILL NO. 2018-66 WAS READ BY
TITLE
AND REFERRED TO A
RECOMMENDING COMMITTEE

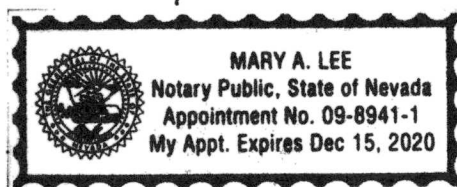
COPIES OF THE COMPLETE
ORDINANCE ARE AVAILABLE FOR
PUBLIC INFORMATION IN THE
OFFICE OF THE CITY CLERK, 2ND
FLOOR, 495 SOUTH MAIN
STREET, LAS VEGAS, NEVADA

PUB: Jan. 3, 2019
LV Review-Journal


LEGAL ADVERTISEMENT REPRESENTATIVE

Subscribed and sworn to before me on this 3rd day of January, 2019

Notary 



AFFIDAVIT OF PUBLICATION

STATE OF NEVADA)
COUNTY OF CLARK) SS:

LV CITY CLERK
495 S MAIN ST
LAS VEGAS NV 89101

Account # 22515
Ad Number 0001029260

RECEIVED
CITY CLERK

2019 JAN 24 A 11: 21

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 01/19/2019 to 01/19/2019, on the following days:

01 / 19 / 19

/s/

LEGAL ADVERTISEMENT REPRESENTATIVE

Subscribed and sworn to before me on this 21st day of January, 2019

Notary

Mary A. Lee



**BILL NO. 2018-66
ORDINANCE NO. 6667**

AN ORDINANCE TO AMEND THE INTERIM DOWNTOWN LAS VEGAS DEVELOPMENT STANDARDS SET FORTH IN APPENDIX F OF THE UNIFIED DEVELOPMENT CODE (TITLE 19) TO REFLECT THE RECENT ADOPTION OF LVMC CHAPTER 19.09 PERTAINING TO FORM-BASED CODES, AS WELL AS OTHER RECENT RELATED ACTIONS TAKEN BY THE CITY COUNCIL REGARDING THE MASTER PLAN AND THE LAS VEGAS MEDICAL DISTRICT, AND TO PROVIDE FOR OTHER RELATED MATTERS.

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The above and foregoing ordinance was first proposed and read by title to the City Council on the 19th day of December, 2018, and referred to a committee for recommendation; thereafter the committee reported favorably on said ordinance on the 16th day of January, 2019, 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": Mayor Goodman and Councilmembers Tarkanian, Anthony, Coffin, Seroka, Fiore and Crear

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: January 19, 2019
LV Review-Journal