



AGENDA MEMO - COMMUNITY DEVELOPMENT

PLANNING COMMISSION MEETING DATE: AUGUST 13, 2024
DEPARTMENT: COMMUNITY DEVELOPMENT
ITEM DESCRIPTION: APPLICANT/OWNER: CITY OF LAS VEGAS

**** STAFF RECOMMENDATION(S) ****

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
24-0260-TXT1	Staff recommends APPROVAL.	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

NOTICES MAILED N/A (Newspaper Only)

PROTESTS N/A

APPROVALS N/A

Staff Report Page One
August 13, 2024 - Planning Commission Meeting

**** PROPOSED AMENDMENT ****

Amendment to Title 19.16.030 – General Plan Amendment:

K: Processing of Certain Types of General Plan Amendments

1. In order to implement certain aspects of the Master Plan or applicable special area plans, the City, under certain circumstances, will consider processing amendments to the land use designations of certain properties, but only subject to and in accordance the provisions of this Subsection (K). The type of amendments addressed by this Subsection (K) include any amendment to reclassify property to one of the following land use designations from another designation, or to reclassify property from one of the following designations to another designation:

- a. TOD-1 - Transit Oriented Development 1 (High);
- b. TOC-1 - Transit Oriented Corridor 1 (High);
- c. TOD-2 - Transit Oriented Development 2 (Low);
- d. TOC-2 - Transit Oriented Corridor 2 (Low);
- e. NMXU - Neighborhood Mixed Use Center; or
- f. FBC- Form-Based Code.

2. Amendments described and governed by this Subsection (K) may be processed by the City from time to time, at a frequency deemed appropriate by the Department, in order to reflect that such properties have particular attributes justifying amendment, taking into account whether a particular parcel or parcels are more conducive to transit oriented development, less conducive to such development, or are more conducive to redevelopment or infill, as the case may be. As deemed appropriate, the Department may:

- a. Initiate any such amendment itself through an application for a General Plan Amendment; or
- b. Authorize, with the Director's concurrence in writing, the owner of any such property to initiate such an amendment through an application for a General Plan Amendment, but only upon a determination by the Director, based upon the owner's submission of convincing evidence, that the processing of such an amendment is warranted and that it will further the implementation of the Master Plan or an applicable special area plan. A decision by the Director not to concur with the processing of an amendment application, based upon a determination that the evidence presented does not warrant the processing of such an application, is not an appealable decision under LVMC 19.00.080(N).

3 This Subsection (K) is intended to govern and supersede any contrary or inconsistent provision of Section 7 of Ordinance 6788, which previously governed the subject matter of this Subsection.

Staff Report Page Two
August 13, 2024 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This amendment will address an expiring provision of Ordinance 6788 to address transit-oriented land uses of the 2050 Master Plan. Section 7 of the ordinance discusses that the intent of Council is to allow for the new land use place types created by the 2050 Master Plan be given time in order to develop corresponding zoning compatibility and that any adjustments or corrections may be done so at the Director's discretion. The TXT will continue this requirement and codify it within LVMC Title 19.

ANALYSIS

Upon adoption of the 2050 Master Plan (Ordinance 6788), the plan created certain transit oriented land use designations, including Transit Oriented Development 1 (High), Transit Oriented Corridor 1 (High), Transit Oriented Development 2 (Low), Transit Oriented Corridor 2 (Low), and Neighborhood Mixed Use Center. Because no corresponding zoning districts were developed or added to LVMC Title 19 at that time, these designations were specified to be temporarily allowed in most zoning districts throughout the City until such time as the Planning Commission and City Council authorized corresponding zoning districts. The Council acknowledged that over the next three years after the 2050 Plan was adopted, adjustments or correction may be needed at the Director's discretion, but also authorized the Director to not accept applications to make such adjustments or changes.

Because these transit-oriented land use designations are critical to the implementation of the 2050 Master Plan, an amendment is necessary to continue this practice to allow for the creation of the corresponding zoning and to allow for the planning, development, and construction of the transit system by the Regional Transportation Commission of Southern Nevada, by whatever its mode, phasing, or segments. Additionally, the development of the Form-Based Code, applicable within the DTLV-O and described in the Vision 2045 Downtown Las Vegas Masterplan, is necessary for the implementation of that special area plan for the purposes of economic development around mixed-use hubs throughout Downtown; extending these provisions to the Form-Based Code land use will also aid in the implementation of that plan.

As such, this amendment will clarify when these conditions apply within LVMC Title 19 when a General Plan Amendment may be necessary by the Department, or if an applicant describes, with convincing evidence to the Director that such a change is warranted and that the GPA furthers the implementation of the Master Plan or an applicable special area plan, as has been the practice since the adoption of Ordinance 6788.

Staff Report Page Three
August 13, 2024 - Planning Commission Meeting

FINDINGS (24-0260-TXT1)

1. This amendment will continue existing practice as established in Ordinance 6788 and allow the Department and the Director to make any such amendment to the General Plan of certain transit-oriented designations itself through a General Plan Amendment, or authorize, an applicant request of a General Plan Amendment if and only if specifically furthers the implementation of the Master Plan or an applicable special area plan, subject to Planning Commission and City Council approval.