

BILL NO. 2023-29

ORDINANCE NO. _____

AN ORDINANCE TO AMEND LVMC 19.10.040(D) TO AUTHORIZE THE DIRECTOR OF COMMUNITY DEVELOPMENT TO REQUIRE THE SUBMISSION OF A DRAFT DEVELOPMENT AGREEMENT AS PART OF AN APPLICATION TO REZONE PROPERTY TO THE PLANNED DEVELOPMENT DISTRICT CLASSIFICATION, AND TO PROVIDE OTHER RELATED MATTERS.

Sponsored by:
Councilwoman Francis Allen-Palenske
Councilwoman Nancy E. Brune

Summary: Amends LVMC 19.10.040(D) to authorize the Director of Community Development to require the submission of a draft development agreement as part of an application to rezone property to the Planned Development District classification.

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 Section 2 of this Ordinance. The amendment is deemed to be an amendment to both Ordinance No. 6289 and the Unified Development Code adopted as Title 19.

SECTION 2: Section 19.10.040(D) is amended to read as follows:

D. Application Requirements

1. In the case of property that is sought to be reclassified to the Planned Development District by the property owner, the owner or authorized representative must meet with the Director, or the Director's designee, before the City has any obligation to accept the rezoning application as complete.

2. In addition to the submittals required by LVMC Chapter 19.16, the following must accompany an application for rezoning submitted by a property owner:

- a. A metes and bounds description of the proposed Planned Development District.
- b. A proposed master development plan for the entire site.
- c. Development standards that are proposed to be applied to the development. The development standards must include provisions regarding the installation of utility boxes and above ground utilities that

1 are at least as restrictive as those set forth in this Title for comparable development.

2 d. Any proposed conditions, covenants and restrictions for the development,
3 including easements and grants for public utility purposes.

4 e. The location of primary and secondary thoroughfares proposed for the development,
5 including right-of-way widths and the location of access points to abutting streets.

6 f. Identification of all rights-of-way, easements, open spaces or other areas to be dedicated,
7 deeded or otherwise transferred to the City.

8 g. A plan for the extension of any necessary public services and facilities, including sewer
9 facilities and facilities for flood control and drainage.

10 h. Guidelines for the physical development of the property, including illustrations of proposed
11 architectural, urban design, landscape, open space and signage concepts.

12 i. The location and description of all buffering that is proposed between the development site
13 and adjacent properties.

14 j. Additional information and detail as may be required in order to respond to the unique
15 characteristics of the site and its location.

16 k. If required by the Director, a draft development agreement as contemplated by NRS
17 278.0201 to NRS 278.0207, the substance of which has been deemed acceptable by the Director.

18 SECTION 3: For purposes of Section 2.100(3) of the City Charter, Section 19.10.040 is
19 deemed to be a subchapter rather than a section.

20 SECTION 4: The Department of Community Development is authorized and directed to
21 incorporate into the Unified Development Code the amendment set forth in Section 2 of this Ordinance.

22 SECTION 5: If any section, subsection, subdivision, paragraph, sentence, clause or phrase
23 in this ordinance or any part thereof is for any reason held to be unconstitutional or invalid or ineffective by
24 any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the
25 remaining portions of this ordinance or any part thereof. The City Council of the City of Las Vegas hereby
26 declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase

1 thereof irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs,
2 sentences, clauses or phrases be declared unconstitutional, invalid or ineffective.

3 SECTION 6: All ordinances or parts of ordinances or sections, subsections, phrases,
4 sentences, clauses or paragraphs contained in the Municipal Code of the City of Las Vegas, Nevada, 1983
5 Edition, in conflict herewith are hereby repealed.

6 PASSED, ADOPTED and APPROVED this ____ day of _____, 2024.

7 APPROVED:

8
9 By _____
CAROLYN G. GOODMAN, Mayor

10 ATTEST:

11 _____
12 LUANN D. HOLMES, MMC
City Clerk

13 APPROVED AS TO FORM:

14 Val Steed 11-20-23
15 Val Steed, Date
Deputy City Attorney

1 The above and foregoing ordinance was first proposed and read by title to the City Council on the ____ day
2 of _____, 2023, and referred to a committee for recommendation, the committee being
3 composed of the following members _____;
4 thereafter the said committee reported favorably on said ordinance on the ____ day of
5 _____, 2024, which was a _____ meeting of said Council; that at said
6 _____ meeting, the proposed ordinance was read by title to the City Council as first
7 introduced and adopted by the following vote:

8 VOTING "AYE": _____

9 VOTING "NAY": _____

10 ABSENT: _____

11 APPROVED:

12
13 By _____
CAROLYN G. GOODMAN, Mayor

14 ATTEST:

15 _____
16 LUANN D. HOLMES, MMC
City Clerk

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