

**BILL NO. 2024-40**

**ORDINANCE NO. \_\_\_\_\_**

AN ORDINANCE TO AMEND LVMC 19.16.030 TO ADD A NEW SUBSECTION GOVERNING THE PROCESSING OF CERTAIN TYPES OF GENERAL PLAN AMENDMENTS, AS A CONTINUATION OF AND FOLLOW-UP TO ORDINANCE NO. 6788, WHICH CREATED CERTAIN "PLACE TYPE" LAND USE DESIGNATIONS AND CORRESPONDINGLY CHANGED THE LAND USE DESIGNATIONS OF SPECIFIED PARCELS; AND TO PROVIDE FOR OTHER RELATED MATTERS.

Proposed by: Seth T. Floyd, Director of  
Community Development

Summary: Amends LVMC 19.16.030 to add a new subsection governing the processing of certain types of General Plan Amendments, as a continuation of and follow-up to Ordinance No. 6788, which created certain "place type" land use designations and correspondingly changed the land use designations of specified parcels.

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 Ordinance No. 6289 and the Unified Development Code adopted as Title 19.

SECTION 2: Title 19, Chapter 16, Section 30, is hereby amended by adding thereto a new Subsection (R), reading as follows:

**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. Transit Oriented Development 1 (High), abbreviated as TOD-1;
- b. Transit Oriented Corridor 1 (High), abbreviated as TOC-1;

- 1 c. Transit Oriented Development 2 (Low), abbreviated as TOD-2;
- 2 d. Transit Oriented Corridor 2 (Low), abbreviated as TOC-2;
- 3 e. Neighborhood Mixed Use Center, abbreviated as NMxu; or
- 4 f. Form-Based Code, abbreviated as FBC.
- 5 2. Amendments described and governed by this Subsection (K) may be processed by the City from time
- 6 to time, at a frequency deemed appropriate by the Department, in order to reflect that such properties have
- 7 particular attributes justifying amendment, taking into account whether a particular parcel or parcels are more
- 8 conducive to transit oriented development, less conducive to such development, or are more conducive to
- 9 redevelopment or infill, as the case may be. As deemed appropriate, the Department may:
- 10 a. Initiate any such amendment itself through an application for a General Plan Amendment;
- 11 or
- 12 b. Authorize, with the Director's concurrence in writing, the owner of any such property to
- 13 initiate such an amendment through an application for a General Plan Amendment, but only upon a
- 14 determination by the Director, based upon the owner's submission of convincing evidence, that the
- 15 processing of such an amendment is warranted and that it will further the implementation of the Master Plan
- 16 or an applicable special area plan. A decision by the Director not to concur with the processing of an
- 17 amendment application, based upon a determination that the evidence presented does not warrant the
- 18 processing of such an application, is not an appealable decision under LVMC 19.00.080(N).
- 19 3. This Subsection (K) is intended to govern and supersede any contrary or inconsistent provision of
- 20 Section 7 of Ordinance 6788, which previously governed the subject matter of this Subsection.

21 SECTION 3: The Department of Community Development is authorized and directed to

22 incorporate into the Unified Development Code the amendment set forth in Section 2 of this Ordinance.

23 SECTION 4: If any section, subsection, subdivision, paragraph, sentence, clause or phrase

24 in this ordinance or any part thereof is for any reason held to be unconstitutional or invalid or ineffective by

25 any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the

26 remaining portions of this ordinance or any part thereof. The City Council of the City of Las Vegas hereby

1 declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase  
2 thereof irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs,  
3 sentences, clauses or phrases be declared unconstitutional, invalid or ineffective.

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

7 PASSED, ADOPTED and APPROVED this \_\_\_\_ day of \_\_\_\_\_, 2025.

8 APPROVED:

9 By \_\_\_\_\_  
10 SHELLEY BERKLEY, Mayor

11 ATTEST:

12 \_\_\_\_\_  
13 DR. LUANN D. HOLMES, MMC  
City Clerk

14 APPROVED AS TO FORM:

15 Val Steed  
16 Val Steed,  
Deputy City Attorney

11-14-24  
Date

1 The above and foregoing ordinance was first proposed and read by title to the City Council on the \_\_\_\_ day  
2 of \_\_\_\_\_, 2024, 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 \_\_\_\_\_, 2025, 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 \_\_\_\_\_  
SHELLEY BERKLEY, Mayor

14 ATTEST:

15 \_\_\_\_\_  
16 DR. LUANN D. HOLMES, MMC  
City Clerk

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