

1 **BILL NO. 2021-26**

2 **ORDINANCE NO. _____**

3 AN ORDINANCE TO ADOPT THE CITY OF LAS VEGAS 2050 MASTER PLAN; REPEAL THE LAS
4 VEGAS 2020 MASTER PLAN, INCLUDING THE ELEMENTS OF THE 2020 PLAN THAT HAVE
5 BEEN ADDED OR AMENDED SINCE THAT PLAN'S ADOPTION; MAKE CORRESPONDING
6 ADJUSTMENTS TO VARIOUS PROVISIONS OF LVMC TITLE 19; AND PROVIDE FOR OTHER
7 RELATED MATTERS.

6 Proposed by: Tom Perrigo, Chief Operations and
7 Development Officer

Summary: Adopts the City of Las Vegas 2050
Master Plan; repeals the Las Vegas 2020 Master
Plan, as well as the elements of the 2020 Plan that
8 have been added or amended since that Plan's
9 adoption; and makes corresponding adjustments
to various provisions of LVMC Title 19.

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

12 SECTION 1: That certain document entitled "City of Las Vegas 2050 Master Plan," the
13 material provisions of which were approved by vote of the Planning Commission on April 13, 2021, and the
14 provisions of which were approved by City Council vote on June 2, 2021, is hereby adopted by reference in
15 accordance with NRS 278.220. That document, hereafter the "2050 Master Plan." contains all elements
16 required by NRS 278.160 to be included in a city's master plan.

17 SECTION 2: Except as otherwise provided in Section 3 of this Ordinance, the following
18 documents are hereby repealed:

19 (A) That certain document entitled "Las Vegas 2020 Master Plan," adopted by
20 Ordinance No. 5250.

21 (B) All elements of the Las Vegas 2020 Master Plan that have been added or amended
22 subsequent to the adoption of that Plan.

23 SECTION 3: Any maps, figures, terms, or other aspects of the Las Vegas 2020 Master
24 Plan that are referred to or incorporated by provisions of LVMC Title 19 or any other ordinance or regulatory
25 document shall continue in effect, but only to the extent deemed necessary or appropriate in order to give
26 meaning to the reference or incorporation. In addition, the Trails Element of the Las Vegas 2020 Master Plan,

1 as adopted by Ordinance No. 6237 and subsequently amended, hereafter the “Trails Element,” shall remain
2 in effect until the adoption of an ordinance amending LVMC Chapter 19.04 to specifically address the means
3 of implementing the aspects of the City of Las Vegas 2050 Master Plan that pertain to trails. Until the
4 adoption of that ordinance, the Trails Element shall control in the event of any conflict or inconsistency with
5 a corresponding element or aspect of the City of Las Vegas 2050 Master Plan.

6 SECTION 4: Pursuant to NRS 278.230, the City Council is required to use appropriate
7 means to put into effect any master plan it adopts, with the intent to have that plan serve as 1) a pattern and
8 guide for that kind of orderly physical growth and development of the City which will cause the least amount
9 of natural resource impairment and will conform to the adopted population plan, and ensure an adequate
10 supply of housing, including affordable housing; and 2) a basis for the efficient expenditure of City funds
11 relating to the elements of the master plan. Among the means the City Council has used in the past and will
12 use in the future to implement a master plan are the adoption of other and related planning documents and
13 the adoption and enforcement of zoning regulations by means of ordinance. In addition, with respect to the
14 2050 Master Plan adopted by this Ordinance, the City Council authorizes and directs the City Manager, to
15 the extent practicable, to implement the 2050 Master Plan through the departments of the City, any designated
16 staff, and otherwise as described in, but without being limited by, Chapter 5 of the 2050 Master Plan. Such
17 efforts may include:

18 (A) Regularly adopting interim Strategic Action Plans and departmental business plans
19 that incorporate the priorities of the City Council and the recommended goals, key actions, and
20 implementation strategies identified throughout the 2050 Master Plan, and that align with the City’s adopted
21 budget.

22 (B) Carrying out policies and regulations that have been duly adopted by the City
23 Council or City Manager.

24 (C) Completing capital improvement projects pursuant to a conforming adopted capital
25 improvement plan.

26 (D) Entering into partnerships and actively collaborating with regional and community

1 stakeholders.

2 (E) Requesting appropriate legislative changes to effectuate the plan, streamline good
3 governance, and enable government efficiency.

4 (F) Ensuring that any future sub-plans, studies, inventories, strategies, surveys, and
5 assessments largely conform and are consistent with the 2050 Master Plan.

6 (G) Maintaining an accessible dashboard on the City’s website that displays the status
7 of the 2050 Master Plan’s identified outcomes, key actions and implementation strategies, as well as other
8 useful information.

9 SECTION 5: The 2050 Master Plan designates sixteen “Areas of the City” representing
10 the collection of neighborhoods, districts, and nodes of various parts of the City, all as described within
11 Chapter 2. The City Council authorizes and directs:

12 (A) The Department of Planning to maintain an official map depicting the “Areas of the
13 City” and describe the existing conditions, demographics, socio-economics, and proposed projects and
14 implementation activities of each respective area.

15 (B) The City, through its departments, to work with persons representative of each area
16 to develop respective special area plans and establish priorities for implementing recommended
17 improvements.

18 SECTION 6: As part of the Land Use Component, the 2050 Master Plan introduces five
19 new land use “place types” that will function much like traditional land use designations within the 2050
20 Master Plan (sometimes referred to by the City as General Plan designations) but will facilitate future
21 rezoning actions to help achieve land use goals within the 2050 Master Plan. The “place types” are known as
22 “Transit Oriented Development 1,” “Transit Oriented Development 2,” “Transit Oriented Corridor 1,”
23 “Transit Oriented Corridor 2,” and “Neighborhood Mixed Use Center” (abbreviated, respectively, as TOD-
24 1, TOD-2, TOC-1, TOC-2, and NMXU). In connection with the adoption of the 2050 Master Plan, it has
25 been proposed to change the land use designations of approximately 3,000 parcels to correspond to one of
26 the new “place types.” Those parcels are listed in Exhibit A, which is attached to and incorporated within

1 this Ordinance. The existing land use designation for each parcel listed is shown in the column with the
2 heading “Current General Plan,” and the corresponding “place type” for each parcel is shown in the column
3 with the heading “Proposed General Plan.” Although this Ordinance assigns new Master Plan-related land
4 use designations to the listed parcels in the form of “place types,” the zoning designations of those parcels
5 remain in place under rezoned in the future. During the period of time between when this Ordinance becomes
6 effective and the parcels listed in Exhibit A are rezoned to correspond to their land use designations under
7 the City of Las Vegas 2050 Master Plan, the zoning of those parcels shall be deemed to be in conformance
8 with the City of Las Vegas 2050 Master Plan, taking into account the impracticality of transitioning
9 immediately from one master plan to another.

10 SECTION 7: The intent of the City Council regarding Section 6 of this Ordinance and the
11 reassignment of parcels to new “place types” as land use designations for those parcels is for that
12 reassignment to be effective for a period of at least three years. The Council acknowledges the possible need
13 for the City to make adjustments or correct errors during that period, and any such adjustments or corrections
14 may be initiated by the Department of Planning at the Director’s discretion. However, the City Council does
15 not intend to make any changes or adjustments at the instance of property owners other than the City, and
16 the Director is authorized to not accept applications to make such changes or adjustments until August 1,
17 2024, at the earliest.

18 SECTION 8: The adoption of the 2050 Master Plan shall not be deemed to impair any
19 previously adopted special area plan or development agreement, nor any previously approved entitlement or
20 condition of entitlement approval.

21 SECTION 9: Following the adoption of this Ordinance, the Department of Planning is
22 authorized and directed to:

23 (A) Publish the City of Las Vegas 2050 Master Plan in final form.

24 (B) File with the City Clerk an attested copy of the City of Las Vegas 2050 Master Plan.

25 SECTION 10: At least once each calendar year following the adoption of this Ordinance,
26 the Department of Planning shall prepare a report evaluating the progress of the implementation of the 2050

1 Master Plan and the status of the 2050 Master Plan’s identified outcomes and key actions, and thereafter
2 present the report to both the Planning Commission and the City Council. In connection with its consideration
3 of the report, the Planning Commission may formulate for presentation to the City Council recommendations
4 with respect to further implementation of the 2050 Master Plan.

5 SECTION 11: In connection with maintenance and implementation of the 2050 Master
6 Plan, the Department of Planning is authorized from time to time to correct errors and incorporate updates
7 that have been properly approved. Amendments or modifications shall be processed in accordance with
8 applicable statutes and ordinances.

9 SECTION 12: Ordinance No. 6289 and the Unified Development Code adopted as Title 19
10 of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, are hereby amended as set forth in
11 Sections 13 to 24, inclusive, of this Ordinance. The amendments are deemed to be amendments to both
12 Ordinance No. 6289 and the Unified Development Code adopted as Title 19.

13 SECTION 13: Title 19, Chapter 6, Section 120, is hereby amended by deleting Footnote 2
14 to Table 3 and replacing it with the following Footnote 2:

15 2. Except for parcels located within the revitalization area described in this Footnote 2, the maximum building
16 height for mixed-use development is ten stories, or one hundred fifty feet, whichever is less. For purposes of
17 this Footnote 2, the revitalization area encompasses locations that are included within the following Areas of
18 the City, as described in Chapter 2 of the Master Plan, Sections IIA through IIF: Downtown Las Vegas, East
19 Las Vegas, West Las Vegas, Downtown South, Charleston, and Twin Lakes.

20 SECTION 14: Title 19, Chapter 6, Section 140, is hereby amended by amending Paragraph
21 A.2.a to replace the phrase “Las Vegas 2020 Master Plan” with the phrase “Master Plan.”

22 SECTION 15: Title 19, Chapter 8, Section 70, is hereby amended by deleting Footnote 2
23 to Table 3 and replacing it with the following Footnote 2:

24 2. Except for parcels located within the revitalization area described in this Footnote 2, the maximum building
25 height for mixed-use development is ten stories, or one hundred fifty feet, whichever is less. For purposes
26 of this Footnote 2, the revitalization area encompasses locations that are included within the following Areas

1 of the City, as described in Chapter 2 of the Master Plan, Sections IIA through IIF: Downtown Las Vegas,
2 East Las Vegas, West Las Vegas, Downtown South, Charleston, and Twin Lakes.

3 SECTION 16: Title 19, Chapter 8, Section 80, is hereby amended by deleting Footnote 2
4 to Table 3 and replacing it with the following Footnote 2:

5 2. Except for parcels located within the revitalization area described in this Footnote 2, the maximum building
6 height for mixed-use development is ten stories, or one hundred fifty feet, whichever is less. For purposes
7 of this Footnote 2, the revitalization area encompasses locations that are included within the following Areas
8 of the City, as described in Chapter 2 of the Master Plan, Sections IIA through IIF: Downtown Las Vegas,
9 East Las Vegas, West Las Vegas, Downtown South, Charleston, and Twin Lakes.

10 SECTION 17: Title 19, Chapter 8, Section 120, is hereby amended by amending Paragraph
11 A.2.a to replace the phrase “Las Vegas 2020 Master Plan” with the phrase “Master Plan.”

12 SECTION 18: Title 19, Chapter 10, Section 140, is hereby amended by amending
13 Paragraph B.1.b to replace the phrase “Las Vegas 2020 Master Plan,” as well as all the remaining language
14 of B.1.b, with the phrase “Master Plan.”

15 SECTION 19: Title 19, Chapter 10, Section 150, is hereby amended by amending
16 Paragraph G.6 to replace the phrase “Historic Properties & Neighborhoods Preservation Plan Element of the
17 Las Vegas 2020 Master Plan” with the phrase “aspects of the Master Plan that serve as the historic
18 preservation element of that Plan.”

19 SECTION 20: Title 19, Chapter 12, Section 70, is hereby amended by amending the
20 Description of the use “Utility Transmission Line (Class I)” to replace the phrase “Las Vegas 2020 Master
21 Plan” with the phrase “Master Plan.”

22 SECTION 21: Title 19, Chapter 12, Section 70, is hereby amended by amending the
23 Description of the use “Utility Transmission Line (Class II)” to replace the phrase “Las Vegas 2020 Master
24 Plan” with the phrase “Master Plan.”

25 SECTION 22: Title 19, Chapter 18, Section 20, is hereby amended by amending the
26 definition of the term “Utility Transmission Line (Class I)” to replace the phrase “Las Vegas 2020 Master

1 Plan” with the phrase “Master Plan.”

2 SECTION 23: Title 19, Chapter 18, Section 20, is hereby amended by amending the
3 definition of the term “Utility Transmission Line (Class II)” to replace the phrase “Las Vegas 2020 Master
4 Plan” with the phrase “Master Plan.”

5 SECTION 24: Title 19, Chapter 18, Section 20, is hereby amended by adding thereto, at
6 the appropriate location, the following term and its corresponding definition:

7 **Master Plan.** Except where the context otherwise requires, refers to the General Plan.

8 SECTION 25: For purposes of Section 2.100(3) of the City Charter, the following Sections
9 are deemed to be subchapters rather than sections:

10 19.06.120

11 19.06.140

12 19.08.070

13 19.08.080

14 19.08.120

15 19.10.140

16 19.10.150

17 19.12.070

18 19.18.020

19 SECTION 26: The Department of Planning is authorized and directed to incorporate into
20 the Unified Development Code the amendments set forth in Sections 13 to 24, inclusive, of this Ordinance.

21 SECTION 27: 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 28: 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 ____ day of _____, 2021.

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 Val Steed 6-1-21
14 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 _____, 2021, 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 _____, 2021, 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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