



2050 MASTER PLAN

**PLANNING COMMISSION
2022 AMENDMENTS
JULY 12, 2022
22-0294-GPA1**

Submitted at Planning Commission

Date 7-12-22 Item 36
by Staff

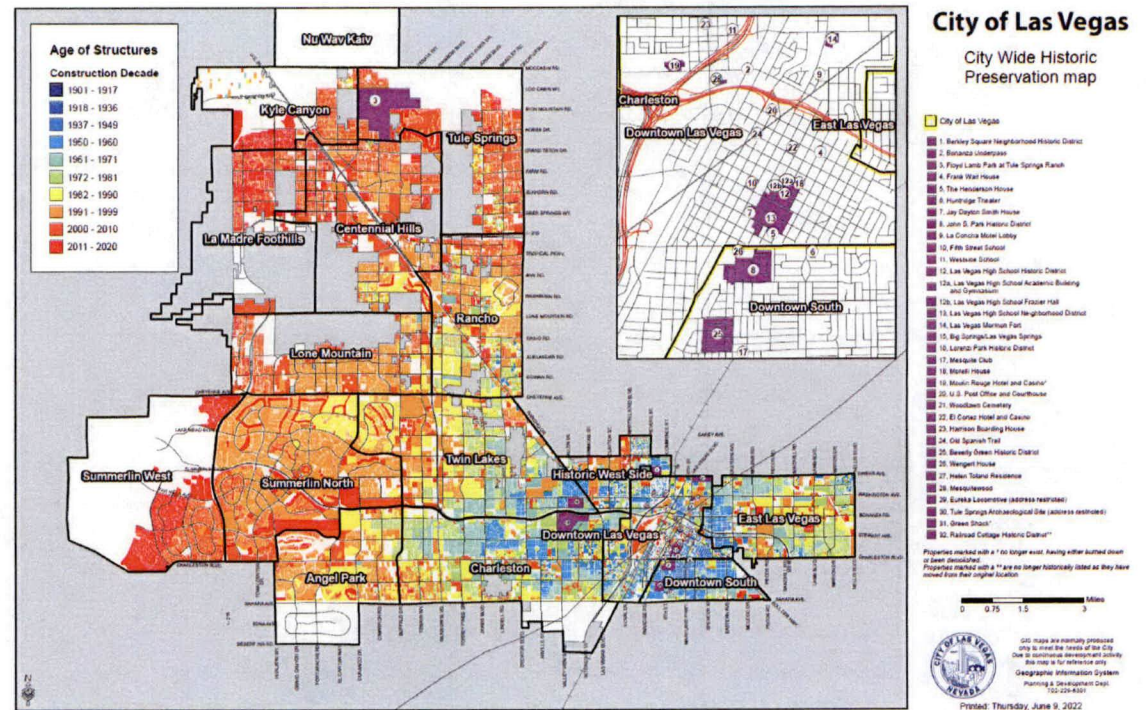
2050 MASTER PLAN

- Adopted:
 - Planning Commission: April 12, 2021
 - City Council: July 21, 2021
- Ordinance 6788 permits minor edits and corrections; other substantive amendments shall be approved and adopted by General Plan Amendment (GPA)



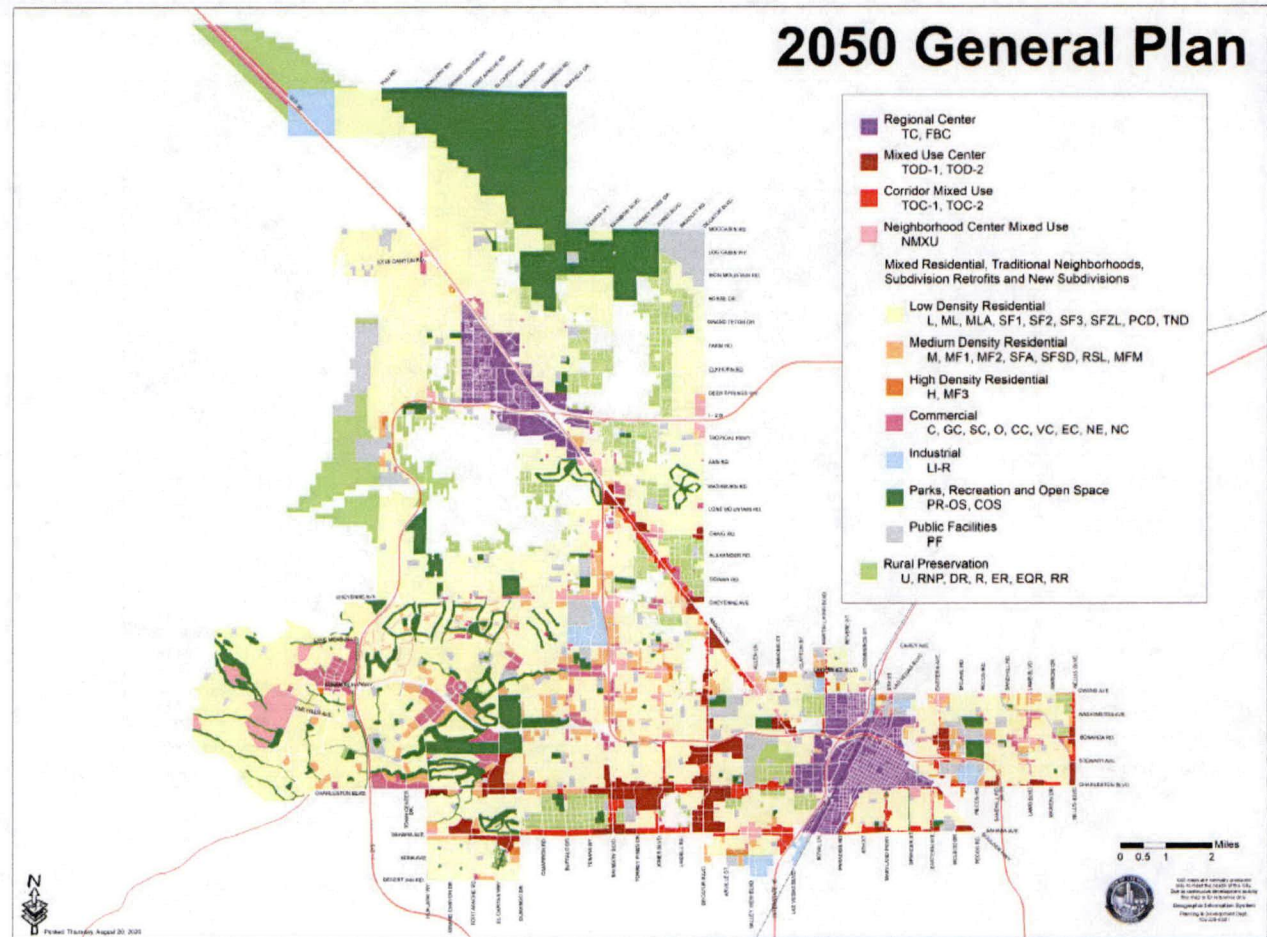
HISTORIC PRESERVATION MAP / TABLE

- Amends and updates content related to historic preservation and associated map and property table



2050 GENERAL PLAN & FUTURE LAND USE

- Amends and updates general plan maps in Executive Summary and Chapter 2 to reflect all associated General Plan Amendments that were approved by the Planning Commission and City Council between July 21, 2021 to present.













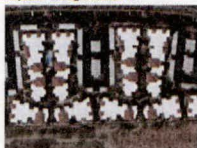

- Amends the chart reflecting general plan categories and compatible zoning districts will amend the following designations:
 - FBC: Form-Based Code
 - TOD-1
 - LI-R: Light Industrial and Research: “X” for C-PB zoning category
 - TND: Traditional Neighborhood Development: “X” for T-D zoning category

		COMPATIBLE ZONING CATEGORIES: LVMC TITLE 19																											
		TITLE 19.06								TITLE 19.08				TITLE 19.10				TITLE 19.09 / 19.07											
		LR	RE	RSL	RSL	R2	R4	P-D	O	C-D	C-1	C-2	C-3	CMR	CM	CV	PD	TC	TRAC	TRAC	TRAC	TRAC	TRAC	TRAC	TRAC				
		LR	RE	RSL	RSL	R2	R4	P-D	O	C-D	C-1	C-2	C-3	CMR	CM	CV	PD	TC	TRAC	TRAC	TRAC	TRAC	TRAC	TRAC	TRAC				
General Plan Categories	Character and Density - See Chapter 5 for complete land use descriptions																												
Regional Center	See Page 2-24 - 2-25																												
FCO - Form-Based Code	Diverse, human-scaled, walkable mixed use built environment throughout Downtown (Variable - 5-50 du/acre)	DTLV																											
TC - Town Center	Mixed-use suburban regional center (includes L, M, ML, MLA, SC, GC, MS, SK, UC, EC, PF - < 25 du/acre)	TC (MTC)																											
Mixed-Use Center	See Page 2-24 - 2-25																												
TOD-1 - Transit-Oriented Development High	Higher intensity, mixed-use TOD, suitable for LRT (< 40 du/acre)	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	X				
TOD-2 - Transit-Oriented Development Low	Moderate intensity, mixed-use TOD, suitable for BRT (< 30 du/acre)	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	X				
Urbicor Mixed-Use	See Page 2-26 - 2-27																												
U-1 - Transit-Oriented Corridor - High	Higher intensity, linear corridor oriented mixed-use, suitable for LRT (< 40 du/acre)	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	X				
U-2 - Transit-Oriented Corridor - Low	Moderate intensity, linear corridor oriented mixed-use, suitable for BRT (< 30 du/acre)	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	X				
Neighborhood Mixed-Use Center	See Page 2-27 - 2-28																												
NMU - Neighborhood Mixed-Use Center	Moderate intensity neighborhood-oriented mixed use and town centers (Variable density)	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	X				
Low Density Residential																													
L - Low	Single family housing, detached homes, manufactured housing (< 5.5 du/acre)	CE, GCV, IMR, LM								X	X	X	X	X	X	X	X	X	X	X	X	X	X	X					
ML - Medium Low	Single family housing, detached homes, compact lots and zero lot lines (< 8.5 du/acre)	CE, GCV, GTV, LM								X	X	X	X	X	X	X	X	X	X	X	X	X	X	X					
MLA - Medium Low Attached	Single and multi-family housing, typically attached, townhomes, condos, and cplexes (< 12.5 du/acre)	GTV, LM								X	X	X	X	X	X	X	X	X	X	X	X	X	X						
SF1 - Single Family Detached 1	Low density single family detached housing within Sumnerlin (< 3.5 du/acre)	SUM																											
SF2 - Single Family Detached 2	Low density single family detached housing within Sumnerlin (< 6 du/acre)	SUM																											
SF3 - Single Family Detached 3	Medium low density single family housing within Sumnerlin (< 10 du/acre)	SUM																											
SFZL - Single Family Zero Lot Line	Attached or detached single family housing with a zero lot line (< 12 du/acre)	SUM																											
PCD - Planned Community Development	Mixed residential development, subject to conditions and adjacency standards (< 8 du/acre)	SUM																											
TND - Traditional Neighborhood Dev.	Balanced mix of residential, commercial, and civic uses with multi-modal complete streets (Variable density)	X								X	X	X	X	X	X	X	X	X	X	X	X	X	X	X					
Medium Density Residential																													
M - Medium	Multi-family housing, townhomes, and plexes (< 25.5 du/acre)	CE								X				X	X														
M1 - Multi-Family Low Density	Multi-family housing, townhomes, and plexes (< 14 du/acre)	SUM																				X							
M2 - Multi-Family Medium Density	Multi-family housing, townhomes, and plexes (< 21 du/acre)	SUM																				X							
SFA - Single Family Attached	Attached single family housing (< 18 du/acre)	SUM																				X							
SFSD - Single Family Special Lot	Single family housing (< 18 du/acre)	SUM																				X							
RSL - Residential Small Lot	Attached or detached single family housing (< 15 du/acre)	CE																				X							
MFM - Multi-Family Medium	Multi-family housing, townhomes, and plexes (15-25 du/acre)	GCV, GTV, LM																				X							
High Density Residential																													
H - High Density	Multi-family housing, apartments, condominiums, townhomes, and high-rise residential (> 25.5 du/acre)	SUM								X				X	X	X	X	X	X	X	X	X	X	X					
MF3 - High Density Multi-Family	Large apartments, condominiums, and other multi-family dwellings (No maximum density)	SUM																											
Commercial																													
GC - General Commercial	All types of commercial offices, businesses or retail													X				X	X	X	X	X	X	X	X				
SC - Service Commercial	Low intensity commercial offices, businesses, or retail													X				X	X	X	X	X	X	X	X				
O - Office	Low intensity, small lot commercial office buildings													X				X	X	X	X	X	X	X	X				
CC - Community Commercial	Medium intensity offices, businesses, or retail													GCV												X			
VC - Village Commercial	Medium intensity mix of neighborhood-oriented offices, businesses, and retail													CE, LM, SUM												X			
TC - Town Center*	Large commercial, community complexes that become a primary business center for Sumnerlin													SUM												X			
EC - Employment Center	Office, light industry, business and support commercial services and higher density multi-family residential													SUM												X			
NF - Neighborhood Focus	Low intensity, neighborhood-oriented retail, offices, services, and recreational amenities													SUM												X			
NC - Neighborhood Commercial	Low intensity, neighborhood-oriented retail and services													LM												X			
Industrial																													
LIR - Light Industrial and Research	Medium to low intensity industrial activities, light assembly, commercial, business parks													X				X	X	X	X	X	X	X	X	X			
Public and Open Space																													
PR OS - Parks, Recreation, Open Space	Parks, recreational facilities, golf courses, open spaces, trails																									X			
CO - Community Open Space	Public and semi-public parks, recreational facilities, golf courses, open spaces, trails, and civic spaces													SUM															

LAND USE DESCRIPTION TABLE

- Amends Chapter 5 land use description tables and updates content related to each description for following uses:
 - Regional Center: FBC
 - Mixed-Use Center: TOD-1
 - Low Density Residential: L, ML, MLA, PCD, TND
 - Medium Density Residential: M
 - High Density Residential: H
 - Commercial: GC, SC, O
 - Industrial: LI-R
 - Parks and Open Space: PR-OS
 - Public Facilities: PF
 - Rural Preservation: RNP, DR, R

LAND USE DESCRIPTIONS - (CHAPTER 2 / I) - LV/MC TITLE 19.00.030 - 19.00.050	
Low Density Residential	
SP23 - Single-Family Zero Lot Line <ul style="list-style-type: none"> Single family attached and detached homes, allowing for a zero lot line. Density: Up to 32 dwelling units per acre Applicable Special Areas: SUM Compatible Zoning Districts: P-C 	
	
PCD - Planned Community Development <ul style="list-style-type: none"> A mix of residential uses, depending upon compatibility with adjacent uses. Density: Up to 8 dwelling units per acre Applicable Special Areas: Compatible Zoning Districts: PD 	
	
TND - Traditional Neighborhood Development <ul style="list-style-type: none"> Mixed-use neighborhood developments that allow for a balanced, integrated mix of housing, commercial, and civic uses. Density: Variable Applicable Special Areas: Compatible Zoning Districts: R-E, B-1, B-2, R-3, R-4, O, C-1, C-2 	
	

LAND USE DESCRIPTIONS - (CHAPTER 2 / II) - LV/MC TITLE 19.00.030 - 19.00.050	
Medium Density Residential	
M - Medium <ul style="list-style-type: none"> Multi-family units such as plexes, townhouses, and low-density apartments. Density: Up to 25.5 dwelling units per acre Applicable Special Areas: Compatible Zoning Districts: R-T1, R-2, R-3, PD* 	
	
MF1 - Multi-Family Low Density <ul style="list-style-type: none"> Low-density multi-family development, including multi-family housing, apartments, townhomes, and plexes. Density: Up to 14 dwelling units per acre Applicable Special Areas: SUM Compatible Zoning Districts: P-C 	
	
MF2 - Multi-Family Medium Density <ul style="list-style-type: none"> Medium-density multi-family development, including multi-family housing, apartments, townhomes, and plexes. Density: Up to 21 dwelling units per acre Applicable Special Areas: SUM Compatible Zoning Districts: P-C 	
	

NEXT STEPS

- August 17, 2022 – City Council
- Directors item: updates and evaluation of progress on the 2050 Master Plan (upcoming Planning Commission / City Council meetings)
- Other items of interest:
 - East Las Vegas special area plan
 - www.lasvegasnevada.gov/ourfuture
 - Special area plans for:
 - La Madre Foothills
 - Rancho
 - Charleston / Downtown South

