

1 **BILL NO. 2005-68**

2 **ORDINANCE NO. _____**

3 AN ORDINANCE TO AMEND THE LAND USE ELEMENT OF THE LAS VEGAS 2020
4 MASTER PLAN, AS WELL AS THE CENTENNIAL HILLS SECTOR PLAN, TO INCLUDE THE
5 "TRADITIONAL NEIGHBORHOOD DEVELOPMENT (TND)" LAND USE CATEGORY, AND
6 TO PROVIDE FOR OTHER RELATED MATTERS.

6 Proposed by: M. Margo Wheeler, Director of
7 Planning and Development

Summary: Amends the Land Use Element of
the Las Vegas 2020 Master Plan, as well as the
Centennial Hills Sector Plan, to include the
"Traditional Neighborhood Development
(TND)" land use category.

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

11 SECTION 1: The Land Use Element of the Las Vegas 2020 Master Plan, as adopted
12 by Ordinance No. 5787, is hereby amended by adding to the subdivision entitled "Description of
13 Master Plan Land Use Categories" the following provisions:

14 **TND (Traditional Neighborhood Development)** – The Traditional Neighborhood Development
15 (TND) category is a mixed-use development type that allows for a balanced mix of housing,
16 commercial, and civic uses. Development within the TND category shall be organized as a series of
17 pedestrian-oriented neighborhoods with a mixture of housing types, with the needs of daily living to
18 be located within proximity of dwellings. Vehicular systems shall be organized as a hierarchy of
19 interconnected streets, and shall demonstrate an appropriate relationship between street hierarchy,
20 building type, and use. Streets shall incorporate facilities for pedestrians, bicycles, transit, and
21 vehicles, with an emphasis on pedestrian movement and the provision of protected sidewalks.
22 Existing natural features are to be retained and incorporated, where feasible, as organizational and
23 recreational elements of the community.

24 The TND category differs from the PCD category as follows:

- 25 ● The TND category features pedestrian-oriented neighborhoods with a mixture of housing
26 types;
- 27 ● The TND category primarily utilizes an interconnected network of streets that de-emphasizes
28 gated private streets and cul-de-sacs; and

- 1 ● The TND category primarily emphasizes a strong relationship between buildings and streets,
2 and de-emphasizes perimeter walls along the roadways.

3 SECTION 2: The Centennial Hills Sector Plan, as adopted by the City and
4 subsequently amended from time to time, is hereby amended by adding to the list of "Land Use
5 Category Definitions," appearing in Section 2.5 thereof, the following provisions:

6 **Traditional Neighborhood Development (TND)**

7 The Traditional Neighborhood Development (TND) category is a mixed-use development type that
8 allows for a balanced mix of housing, commercial, and civic uses. Development within the TND
9 category shall be organized as a series of pedestrian-oriented neighborhoods with a mixture of housing
10 types, with the needs of daily living to be located within proximity of dwellings. Vehicular systems
11 shall be organized as a hierarchy of interconnected streets, and shall demonstrate an appropriate
12 relationship between street hierarchy, building type, and use. Streets shall incorporate facilities for
13 pedestrians, bicycles, transit, and vehicles, with an emphasis on pedestrian movement and the
14 provision of protected sidewalks. Existing natural features are to be retained and incorporated, where
15 feasible, as organizational and recreational elements of the community.

16 The TND category differs from the PCD category as follows:

- 17 ● The TND category features pedestrian-oriented neighborhoods with a mixture of housing
18 types;
- 19 ● The TND category primarily utilizes an interconnected network of streets that de-emphasizes
20 gated private streets and cul-de-sacs; and
- 21 ● The TND category primarily emphasizes a strong relationship between buildings and streets,
22 and de-emphasizes perimeter walls along the roadways.

23 SECTION 3: The Planning and Development Department is authorized and directed
24 to incorporate the amendments made by this Ordinance into the plan documents so amended.

25 SECTION 4: If any section, subsection, subdivision, paragraph, sentence, clause or
26 phrase in this ordinance or any part thereof is for any reason held to be unconstitutional or invalid or
27 ineffective by any court of competent jurisdiction, such decision shall not affect the validity or
28 effectiveness of the remaining portions of this ordinance or any part thereof. The City Council of the

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

5 SECTION 5: All ordinances or parts of ordinances or sections, subsections, phrases,
6 sentences, clauses or paragraphs contained in the Municipal Code of the City of Las Vegas, Nevada,
7 1983 Edition, in conflict herewith are hereby repealed.

8 PASSED, ADOPTED and APPROVED this ____ day of _____, 2006.

9 APPROVED:

10
11 By _____
12 OSCAR B. GOODMAN, Mayor

13 ATTEST:

14 _____
15 BARBARA JO RONEMUS, City Clerk

16 APPROVED AS TO FORM:

17 Val Steed 12-13-05
18 Date

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1 The above and foregoing ordinance was first proposed and read by title to the City Council on the
2 ____ day of _____, 2005, and referred to the following committee composed of
3 _____ and _____ for recommendation;
4 thereafter the said committee reported favorably on said ordinance on the ____ day of
5 _____, 2006, which was a _____ meeting of said Council; that at said
6 _____ meeting, the proposed ordinance was read by title to the City Council
7 as first introduced and adopted by the following vote:

8 VOTING "AYE": _____
9 VOTING "NAY": _____
10 ABSENT: _____

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12 APPROVED:

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14 By _____
OSCAR B. GOODMAN, Mayor

15 ATTEST:
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17 _____
BARBARA JO RONEMUS, City Clerk

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