



City Council Regular Meeting AGENDA ITEM

NUMBER: 21

SUBJECT:

Ordinance No. 3197; An Ordinance Related to Zoning; Reclassifying Approximately 4.92 Acres from C-1, Neighborhood Commercial District, to an MUD-N, Mixed-Use Neighborhood District, (ZN-14-2023, Lake Mead & Englestad Microbusiness) for Property Located on the North Side of Lake Mead Boulevard, Approximately 300 Feet West of Englestad Street, and Providing for Other Matters Properly Relating Thereto. (Ward 2- Garcia-Anderson) (Set Final Action for February 7, 2024)

REQUESTED BY:

Alfredo Melesio, Jr., AICP, EDFP, Director of Land Development & Community Services

WARD:

(Ward 2 - Garcia-Anderson)

RECOMMENDATION OR RECOMMEND MOTION:

It is recommended that City Council introduce Ordinance No. 3197 on January 17, 2024 and that City Council pass and adopt Ordinance No. 3197 on February 7, 2024.

FISCAL IMPACT:

ACCOUNT NUMBER:

N/A

STAFF COMMENTS AND BACKGROUND INFORMATION:

The Planning Commission unanimously (6-0 vote) approved ZN-14-2023 at their meeting on December 13, 2023. Planning Commissioner Marissa Guymon was absent.

The applicant is requesting consideration to reclassify (rezone) the subject parcels from C-1 (Neighborhood Commercial District) to MUD-N (Mixed-Use Neighborhood District). The existing Comprehensive Master Plan Land Use designation for the subject site is Community Commercial; the proposed Comprehensive Master Plan Land Use is Mixed Use Neighborhood. The subject site contains a total of 4.92 acres and is generally located on the north side of Lake Mead Boulevard, approximately 300 feet west of Englestad Street within Ward 2. The applicant is proposing commercial and residential uses within the development.

Attachments:

- Ordinance No. 3197
- Planning Commission Action Report
- Staff Report with Attachments

CIP No.	Related Item: AMP-10-2023	
LIST CITY COUNCIL GOAL(S): Well - Planned Quality Growth, Quality Municipal Services, Achieving North Las Vegas Vision 2025		
PREPARED BY:	Respectfully Submitted	MEETING DATE:
Alfredo Melesio, Jr., AICP, EDFP, Director of Land Development & Community Services	Ryann Juden, City Manager	January 17, 2024