



## City Council Regular Meeting AGENDA ITEM

NUMBER: 26

**SUBJECT:**

**Ordinance No. 3202;** An Ordinance Related to Zoning; Reclassifying Approximately 0.77 ± Acres from C-P, Professional Office Commercial District to C-1, Neighborhood Commercial District, (ZN-03-2024, Cheyenne & Coleman) for Property Located at the Northwest Corner of Cheyenne Avenue and Coleman Street and Providing for Other Matters Properly Relating Thereto. (Ward 2- Garcia-Anderson) (Set Final Action for May 15, 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 on May 1, 2024, that City Council introduce Ordinance No. 3202, and that City Council pass and adopt Ordinance No. 3202 on May 15, 2024.

**FISCAL IMPACT:**

**ACCOUNT NUMBER:**

N/A

**STAFF COMMENTS AND BACKGROUND INFORMATION:**

At their meeting of April 10, 2024, the Planning Commission 6-0 recommended to approve ZN-03-2024.

The applicant is requesting consideration to reclassify (rezone) two (2) parcels from C-P, Professional Office Commercial District to C-1, Neighborhood Commercial District. The subject site is 0.77 of an acre (33,541 square feet) located at the northwest corner of Cheyenne Avenue and Coleman Street. The Comprehensive Master Plan Land Use designation for the subject site is Single-Family Low (proposed Neighborhood Commercial).

**Attachments:**

Ordinance No. 3202

Planning Commission Action Report

Staff Report with Attachments

CIP No.	Related Item: AMP-02-2024	
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	May 1, 2024