



**City Council Regular Meeting  
AGENDA ITEM**

NUMBER: 31
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<b>SUBJECT:</b> <b>Ordinance No. 3217;</b> An Ordinance Related to Zoning; Reclassifying Approximately 35.32 ± Acres from RZ10 MPC (Residential Zone up to 10 DU/AC Master Plan Community District) to R-2 PCD (Medium-High Density Residential Planned Community District) (ZN-12-2024 VTS Village 2 Parcel 2.15/2.16) East of North 5th Street Approximately 1,800 Feet North of the Intersection of Clark County 215 and North 5th Street and Providing for Other Matters Properly Relating Thereto. (Ward 4 - Cherchio) (Set Final Action for February 19, 2025)	
<b>REQUESTED BY:</b> Alfredo Melesio, Jr., AICP, EDFP, Director of Land Development & Community Services	<b>WARD:</b> (Ward 4 - Cherchio)
<b>RECOMMENDATION OR RECOMMEND MOTION:</b> Introduce Ordinance No. 3217 on February 5, 2025 and pass and adopt Ordinance No. 3217 on February 19, 2025.	
<b>FISCAL IMPACT:</b>	<b>ACCOUNT NUMBER:</b> N/A

**STAFF COMMENTS AND BACKGROUND INFORMATION:**

At their meeting on October 9, 2024, the Planning Commission unanimously (7-0 vote) voted to recommend approval of rezoning application ZN-12-2024.

The applicant is requesting consideration to reclassify (rezone) the subject parcel from RZ10 MPC (Residential Zone up to 10 du/ac Master Plan Community District) to R-2 PCD (Medium-High Density Residential Planned Community Development). The Comprehensive Master Plan Land Use designation for the subject site is Master Planned Community. The subject site is 35.32 acres and is located approximately 1,800 feet north of the Clark County 215 Beltway and N 5th Street intersection.

**Attachments:**

- Ordinance No. 3217
- Planning Commission Minutes
- Staff Report with Attachments

CIP No.	Related Item: ZN-12-2024
LIST CITY COUNCIL GOAL(S): Infrastructure Enhancement, Community Health and Well-Being	

<b>PREPARED BY:</b>  Alfredo Melesio, Jr., AICP, EDFP, Director of Land Development & Community Services	Respectfully Submitted  Micaela R. Moore, City Manager	<b>MEETING DATE:</b>  February 5, 2025
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