



## City Council Regular Meeting AGENDA ITEM

NUMBER: 30

<b>SUBJECT:</b> <b>ZN-03-2024 and Ordinance No. 3202:</b> 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 and 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) (For Possible Action; Recommendation – Approve; Pass and Adopt)	
<b>REQUESTED BY:</b> Alfredo Melesio, Jr., AICP, EDFP, Director of Land Development & Community Services	<b>WARD:</b> (Ward 2 - Garcia-Anderson)
<b>RECOMMENDATION OR RECOMMEND MOTION:</b> ZN-03-2024 and Ordinance No. 3202 were introduced on May 1, 2024 and set for Public Hearing on May 15, 2024. Council continued both items for 30 days at the request of the applicant. Public Hearing is set for July 3, 2024.	
<b>FISCAL IMPACT:</b>	<b>ACCOUNT NUMBER:</b> N/A

**STAFF COMMENTS AND BACKGROUND INFORMATION:**

At their meeting of April 10, 2024, the Planning Commission unanimously (6-0 vote) recommended to approve ZN-03-2024. Commissioner Esmeralda Villeda was absent.

The applicant is requesting consideration to reclassify (rezone) two 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) and is located at the northwest corner of Cheyenne Avenue and Coleman Street (APNs 139-08-810-108 and 139-08-810-109). The Comprehensive Master Plan Land Use designation for the subject site is currently Single-Family Low (proposed Neighborhood Commercial).

**Attachments:**

- Ordinance No. 3202
- Planning Commission Minutes
- 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		
<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>  July 3, 2024