



**City Council Regular Meeting
AGENDA ITEM**

NUMBER: 30

SUBJECT: Ordinance No. 3199; An Ordinance Related to Zoning; Reclassifying Approximately 27.06 Acres from an RZ10 MPC, Residential Zone up to 10 DU/AC Master Planned Community and an RZ13 MPC, Residential Zone up to 13 DU/AC Master Planned Community, to R-2 PCD, Medium-High Density Residential Planned Community District, (ZN-16-2023, Tule Springs – Parcels 1.25 and 1.26) for Property Located South of Tule Springs Parkway and Approximately a Half-Mile East of Revere Street and Providing for Other Matters Properly Relating Thereto. (Ward 4 - Cherchio) (Set Final Action for April 17, 2024)	
REQUESTED BY: Alfredo Melesio, Jr., AICP, EDFP, Director of Land Development & Community Services	WARD: (Ward 4 - Cherchio)
RECOMMENDATION OR RECOMMEND MOTION: It is recommended on April 3, 2024 that City Council introduce Ordinance No. 3199, and that City Council pass and adopt Ordinance No. 3199 April 17, 2024.	
FISCAL IMPACT:	ACCOUNT NUMBER: N/A

STAFF COMMENTS AND BACKGROUND INFORMATION:

At their meeting of March 13, 2024, the Planning Commission unanimously (7-0 vote) approved ZN-16-2023.

The applicant is requesting consideration to reclassify (rezone) the subject parcels from an RZ10 MPC (Residential Zone up to 10 du/ac Master Planned Community) and an RZ13 MPC (Residential Zone up to 13 du/ac Master Planned Community) to R-2 PCD (Medium-High Density Residential Planned Community District). The Comprehensive Master Plan Land Use designation for the subject site is Master Planned Community. The subject site is 27.06 gross acres and is generally located south of Tule Springs Parkway and approximately a half-mile east of Revere Street within the Villages at Tule Springs Master Planned Community.

Attachments:

- Ordinance No. 3199
- Planning Commission Minutes
- Staff Report with Attachments

CIP No.	Related Item:
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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	April 3, 2024