



City Council Regular Meeting AGENDA ITEM

NUMBER: 31

SUBJECT:

ZN-05-2024 and Ordinance No. 3204; An Ordinance Related to Zoning; Reclassifying Approximately 5.8 ± Acres from R-A/R-2, Medium Density Residential Subdistrict, to a PUD / PID, Planned Unit Development / Planned Infill Development District (ZN-05-2024, Old Rose Garden) Consisting of a 192-Unit, Multi-Family Housing Development, for Property Located at the Southwest Corner of N. 5th Street and Tonopah Avenue and Providing for Other Matters Properly Relating Thereto. (Ward 2 - Garcia-Anderson) (For Possible Action; Recommendation – Approve; Pass and Adopt)

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. 3204 on June 5, 2024 and that City Council pass and adopt Ordinance No. 3204 on July 3, 2024.

FISCAL IMPACT:

ACCOUNT NUMBER:

N/A

STAFF COMMENTS AND BACKGROUND INFORMATION:

At their meeting of May 8, 2024, the Planning Commission unanimously (6-0 vote) approved ZN-05-2024. Planning Commissioner Marissa Guymon was absent.

The applicant is requesting consideration to reclassify (rezone) the subject parcels from R-A/R-2 (Medium Density Residential Subdistrict) to a PUD/PID (Planned Unit Development District/Planned Infill Development District) consisting of a 192-unit multi-family housing development. The existing Comprehensive Master Plan Land Use designation for the subject site is Downtown Business District. The subject site contains a total of 5.8 acres and is generally located at the southwest corner of N. 5th Street and Tonopah Avenue within Ward 2.

Attachments:

Ordinance No. 3204

Planning Commission Action Report

Staff Report with Attachments

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| CIP No. | Related Item: | |
| 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 | Micaela Rustia Moore City Manager | June 5, 2024 |