



## City Council Regular Meeting AGENDA ITEM

NUMBER: 32

<b>SUBJECT:</b> Ordinance No. 3212: An Ordinance Related to Zoning; Reclassification for 11.85 Acres from R-3 PCD, High Density Residential Planned Community Development District, to R-2 PCD, Medium High Density Residential Planned Community Development District, (ZN-08-2024 VTS VILLAGE 1 PHASE 4 PARCEL 1.22); Location: North of Clark County 215 and Approximately 1,800 Feet East of Revere Street, and Providing for Other Matters Properly Relating Thereto. (Ward 4 - Cherchio) (For Possible Action; Recommendation – Pass and Adopt)	
<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> It is recommended that City Council introduce Ordinance No. 3212 on November 6, 2024, and that City Council pass and adopt Ordinance No. 3212 on November 20, 2024.	
<b>FISCAL IMPACT:</b>	<b>ACCOUNT NUMBER:</b> N/A

**STAFF COMMENTS AND BACKGROUND INFORMATION:**

At their meeting of September 11, 2024, the Planning Commission unanimously (7-0 vote) approved ZN-08-2024.

The applicant is requesting consideration to reclassify (rezone) the subject parcel from R3 PCD, Planned Community District High Density Residential, to R-2 PCD, Planned Community Development District Medium-High Density Residential. The Comprehensive Master Plan Land Use designation for the subject site is Master Planned Community. The subject site is 11.85 acres and is generally located North of Clark County 215 and approximately 1,800 feet east of Revere Street within the Villages at Tule Springs Master Planned Community.

**Attachments:**

- Ordinance No. 3212
- Planning Commission Minutes
- Staff Report with Attachments

CIP No.	Related Item: ZN-08-2024	
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>  November 6, 2024