



City Council Regular Meeting AGENDA ITEM

NUMBER: 37

SUBJECT: Ordinance No. 3209; An Ordinance Related to Zoning; Reclassifying Approximately 2.10 ± Acres from R-E, Ranch Estates District to a PUD, Planned Unit Development District, (ZN-07-2024, Opus at Lone Mountain) to Allow a Six (6) Lot, Single-Family Residential Development for Property Located at the Northwest Corner of Lone Mountain Road and Ferrell Street and Providing for Other Matters Properly Relating Thereto. (Ward 3 - Black) (Set Final Action for July 17, 2024)	
REQUESTED BY: Alfredo Melesio, Jr., AICP, EDFP, Director of Land Development & Community Services	WARD: (Ward 3 - Black)
RECOMMENDATION OR RECOMMEND MOTION: It is recommended on July 3, 2024 that City Council introduce Ordinance No. 3209, and that City Council pass and adopt Ordinance No. 3209 on July 17, 2024.	
FISCAL IMPACT:	ACCOUNT NUMBER: N/A

STAFF COMMENTS AND BACKGROUND INFORMATION:

At their meeting of June 12, 2024, the Planning Commission unanimously (6-0 vote) approved ZN-07-2024.

The applicant is requesting a property reclassification from R-E, Ranch Estates District to a PUD, Planned Unit Development District, consisting of a six (6) lot single-family residential subdivision. The subject site is 2.10 acres located at the northwest corner of Lone Mountain Road and Ferrell Street. The Comprehensive Master Plan Land Use designation for the subject site is Ranch Estates (proposed Single-Family Low).

Attachments:

- Ordinance No. 3209
- Planning Commission Minutes
- Staff Report with Attachments

CIP No.	Related Item: AMP-03-2024	
LIST CITY COUNCIL GOAL(S): Well - Planned Quality Growth, Quality Municipal Services, Achieving North Las Vegas Vision 2025		
PREPARED BY: Alfredo Melesio, Jr., AICP, EDFP, Director of Land Development & Community Services	Respectfully Submitted Micaela R. Moore, City Manager	MEETING DATE: July 3, 2024