



City Council Regular Meeting AGENDA ITEM

NUMBER: 28

SUBJECT:

Ordinance No. 3203; An Ordinance Related to Zoning; Reclassifying Approximately 26.39 Acres from RZ13 MPC, Residential Zone up to 13 DU/AC Master Planned Community, to R-3 PCD, High Density Residential Planned Community District, (ZN-01-2024, Villages At Tule Springs Parcel 1.21 And Parcel 1.22) for Property Located North of Clark County 215 and Approximately 1,200 Feet East of Revere Street and Providing for Other Matters Properly Relating Thereto. (Ward 4-Cherchio) (Set Public Hearing for May 15, 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 May 1, 2024, that City Council introduce Ordinance No. 3203, and that City Council pass and adopt Ordinance No. 3203 on May 15, 2024.

FISCAL IMPACT:

ACCOUNT NUMBER:

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-01-2024. Planning Commissioner Esmeralda Villeda was absent.

The applicant is requesting consideration to reclassify (rezone) the subject parcel from RZ13 MPC (Residential Zone up to 13 du/ac Master Plan Community District) to R-3 PCD (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 26.39 acres and is generally located North of Clark County 215 and approximately 1,200 feet east of Revere Street within the Villages at Tule Springs Master Planned Community.

Attachments:

- Ordinance No. 3203
- Planning Commission Action Report
- Staff Report with Attachments

CIP No.	Related Item: DA-02-2024; Ordinance No. 3205	
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	May 1, 2024