

**City Council Regular Meeting  
AGENDA ITEM**

NUMBER: 41

**SUBJECT:**

**Ordinance No. 3192;** An Ordinance Related to Zoning; Reclassifying Approximately 4.25 ± Acres from R-E, Ranch Estates District, to an R-CL, Residential Compact Lot District, (ZN-12-2023, Azure & Commerce) Consisting of 33, Single-Family Residential Lots, for Property Located at the Northeast Corner of Azure Avenue and Commerce Street and Providing for Other Matters Properly Relating Thereto. (Ward 4-Cherchio) (Set Final Action for October 18, 2023)

**REQUESTED BY:**

Alfredo Melesio, Jr., AICP, EDFP, Director of Land Development & Community Services

**WARD:**

(Ward 4 - Cherchio)

**RECOMMENDATION OR RECOMMEND MOTION:**

It is recommended that City Council introduce Ordinance No. 3192 on October 4, 2023 and that City Council pass and adopt Ordinance No. 3192 on October 18, 2023.

**FISCAL IMPACT:**

**ACCOUNT NUMBER:**

N/A

**STAFF COMMENTS AND BACKGROUND INFORMATION:**

The Planning Commission unanimously (7-0 vote) approved ZN-12-2023 at their meeting on September 6, 2023.

The applicant is requesting consideration to reclassify (rezone) the subject site from R-E, Ranch Estates Residential District to R-CL, Residential Compact Lot District. The proposed rezoning is to allow 33, single-family homes on approximately 4.25 net acres located at the northeast corner of Commerce Street and Azure Avenue. The Comprehensive Master Plan Land Use designation for the subject site is currently Mixed Use Commercial (proposed Single-Family Medium).

**Attachments:**

Ordinance No. 3192

Planning Commission Minutes

Staff Report with Attachments

CIP No.

Related Item: AMP-08-2023

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	October 4, 2023