



City Council Regular Meeting AGENDA ITEM

NUMBER: 32

SUBJECT:

Ordinance No. 3195; An Ordinance Related to Zoning; Reclassifying Approximately 12.35 Acres from RZ10 MPC, Residential Zone up to 10 DU/AC Master Planned Community, to R-CL PCD, Medium Density Residential Planned Community District, (ZN-13-2023, Tule Springs – Parcel 1.24) for Property Located North of Clark County 215 and Approximately 3,200 Feet East of Revere Street and Tule Springs Parkway and Providing for Other Matters Properly Relating Thereto. (Ward 4-Cherchio) (Set Final Action for November 15, 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. 3195 on November 1, 2023 and that City Council pass and adopt Ordinance No. 3195 on November 15, 2023.

FISCAL IMPACT:

ACCOUNT NUMBER:

N/A

STAFF COMMENTS AND BACKGROUND INFORMATION:

The Planning Commission (5-0 vote) approved ZN-13-2023 at their meeting on October 11, 2023. Planning Commissioner Guymon was not present for this meeting. Planning Commissioner Villeda was not present for this vote.

The applicant is requesting consideration to reclassify (rezone) the subject parcel from RZ10 MPC (Residential Zone up to 10 du/ac Master Planned Community) to R-CL PCD (Medium Density Residential Planned Community District). The Comprehensive Master Plan Land Use designation for the subject site is Master Planned Community. The subject site is 12.35 gross acres and is generally located north of Tule Springs Parkway and approximately 3,200 feet east of Revere Street within the Villages at Tule Springs Master Planned Community.

Attachments:

Ordinance No. 3195

Planning Commission Action Report

Staff Report with Attachments

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	Ryann Juden, City Manager	November 1, 2023