# City Council Regular Meeting
## AGENDA ITEM

NUMBER: 25

SUBJECT:

**ZN-38-2022 and Ordinance No. 3171;** An Ordinance Related to Zoning; Reclassifying Approximately 35.60 ± Acres from the MPC RZ6, Master Planned Community Residential Zone up to Six Dwelling Units per Acre to R-1/PCD, Medium-Low Density Residential / Planned Community District, (ZN-38-2022, Tule Springs – Parcel 1.16) for Property Located South of Grand Teton Alignment and East of Eglington Street and Providing for Other Matters Properly Relating Thereto. (Ward 4-Cherchio) (For Possible Action; Recommendation – Approve; Pass and Adopt)

| REQUESTED BY: | WARD: |
|---|---|
| Alfredo Melesio, Director of Land Development & Community Services | (Ward 4 - Cherchio) |

RECOMMENDATION OR RECOMMEND MOTION:

It is recommended that City Council introduce Ordinance No. 3171 on March 1, 2023 and that City Council pass and adopt Ordinance No. 3171 on March 15, 2023.

| FISCAL IMPACT: | ACCOUNT NUMBER: |
|---|---|
|  | N/A |

STAFF COMMENTS AND BACKGROUND INFORMATION:

The Planning Commission unanimously (7-0 vote) approved ZN-38-2022 at their meeting on February 8, 2023.

The applicant is requesting consideration to reclassify (rezone) one parcel from MPC RZ6, Master Planned Community Residential Zone up to Six Dwelling Units per Acre District to R-1 PCD, Medium-Low Density Residential Planned Community District. The Comprehensive Master Plan Land Use designation for the subject site is Master Planned Community. The subject site is 35.60 gross acres and is generally located south of the Grand Teton alignment and east of Eglington Street within the Villages at Tule Springs Master Planned Community.

Attachments:
Ordinance No. 3171
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, Director of Land Development & Community Services | Ryann Juden, City Manager | March 1, 2023 |