

City Council Regular Meeting AGENDA ITEM

NUMBER: 21

SUBJECT:

ZN-32-2022 and Ordinance No. 3167; An Ordinance Related to Zoning; Reclassifying Approximately 17.65 ± Acres from the MPC RZ10, Master Planned Community Residential Zone up to 10 Dwelling Units per Acre to R-1/PCD, Medium-Low Density Residential / Planned Community District, (ZN-32-2022, Tule Springs – Parcel 1.11) for Property Located at the Northwest Corner of Tule Springs Parkway Approximately 750 Feet Northwest of Eglinton Street and Providing for Other Matters Properly Relating Thereto. (Ward 4-Cherchio) (For Possible Action; Recommendation – Approve; Pass and Adopt)

REQUESTED BY:

Alfredo Melesio, Director of Land Development & Community Services

WARD:

(Ward 4 - Cherchio)

RECOMMENDATION OR RECOMMEND MOTION:

It is recommended that City Council introduce Ordinance No. 3167 on March 1, 2023 and that City Council pass and adopt Ordinance No. 3167 on March 15, 2023.

FISCAL IMPACT:

ACCOUNT NUMBER:

N/A

STAFF COMMENTS AND BACKGROUND INFORMATION:

The Planning Commission unanimously (7-0 vote) approved ZN-32-2022 at their meeting on February 8, 2023.

The applicant is requesting consideration to reclassify (rezone) one parcel from MPC RZ10, Master Planned Community Residential Zone up to 10 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 17.65 gross acres and is generally located at the northwest corner of Tule Springs Parkway and Upper Sonoran Road within the Villages at Tule Springs Master Planned Community.

Attachments:

Ordinance No. 3167

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