

CITY OF NORTH LAS VEGAS MEETING AGENDA ITEM

NUMBER: 21.

SUBJECT:

Introduce Ordinance No. 3062, an Ordinance Related to Zoning; Amending an Existing PUD Planned Unit Development District (ZN-22-17, Sedona Ranch), by Allowing a 257-Lot Single-Family Subdivision on 24.59 Acres and a 2.6 Acres Commercial Development Containing a Convenience Food Store with Gas Pumps Located on the East and West Side of North 5th Street Between Ann Road and El Campo Grande Avenue and Providing for Other Matters Properly Relating Thereto. (Ward 4-Cherchio) (Set Final Action for March 17, 2021)

REQUESTED BY:

Marc Jordan, Director, Land Development and Community Services

WARD:

4 - Councilman Cherchio

RECOMMENDATION OR RECOMMEND MOTION:

It is recommended on March 3, 2021, that City Council introduce Ordinance No. 3062, and that City Council pass and adopt Ordinance No. 3062 on March 17, 2021.

FISCAL IMPACT:

AMOUNT: None

EXPLANATION: N/A

ACCOUNT NUMBER:

N/A

STAFF COMMENTS AND BACKGROUND INFORMATION:

At their meeting of February 10, 2021, the Planning Commission unanimously (7-0 vote) recommended to approve ZN-22-17. Vice-Chairman George Warner made the motion to approve the Ordinance per amended conditions.

The applicant is requesting consideration to amend the PUD, Planned Unit Development, for the subject property to decrease the size of the commercial parcel (Parcel 3.2); remove the multi-family residential and allow single-family residential on Parcel 3.1; and increase the density on Parcel 3.3 by reducing the lots sizes. The site is located on the northeast corner of Ann Road and North 5th Street.

Attachments:

Ordinance No. 3062

Planning Commission Minutes

Staff Report with Attachments

Memorandum dated February 10, 2021

CIP No.	Related Item:	
LIST CITY COUNCIL GOAL(S): Well - Planned Quality Growth; Quality Municipal Services		
PREPARED BY:	Respectfully Submitted	MEETING DATE: 3/3/2021
Marc Jordan Land Development and Community Services Director	Ryann Juden City Manager	