

**CITY OF NORTH LAS VEGAS MEETING  
AGENDA ITEM**

NUMBER: 21.

<b>SUBJECT:</b> Introduce Ordinance No. 3067, an Ordinance Related to Zoning; Reclassifying Approximately 2.37± Acres in the Zoning Map of North Las Vegas from a C-1 Neighborhood Commercial District to a PUD/PID Planned Unit Development/Planned Infill Development District (ZN-34-2020, Diamond Valley Active Adult Community) for a 59-Unit Senior Multi-Family Complex for Property Located West of Valley Drive Approximately 270 Feet South of Craig Road and Providing for Other Matters Properly Relating Thereto. (Ward 3-Black) (Set Final Action for April 21, 2021)	
<b>REQUESTED BY:</b> Marc Jordan, Director, Land Development and Community Services	<b>WARD:</b> 3 - Councilman Black
<b>RECOMMENDATION OR RECOMMEND MOTION:</b> It is recommended on April 7, 2021, that City Council introduce Ordinance No. 3067, and that City Council pass and adopt Ordinance No. 3067 on April 21, 2021.	
<b>FISCAL IMPACT:</b> AMOUNT: None EXPLANATION: N/A	<b>ACCOUNT NUMBER:</b> N/A

**STAFF COMMENTS AND BACKGROUND INFORMATION:**

At their meeting of March 10, 2021, the Planning Commission recommended to approve ZN-34-2020 (6-1 vote). Commissioner J. D. Calhoun made the motion to approve. Commissioner Lamont Riley opposed the motion.

The applicant is requesting consideration to reclassify (rezone) the subject property from the C-1, Neighborhood Commercial District to a PUD/PID, Planned Unit Development District/Planned Infill Development District) to allow a 59-unit, senior multi-family complex on 2.55 gross acres with a density of 23.14 dwelling units per acre. The site is located west of Valley Drive, approximately 270 feet south of Craig Road. The Comprehensive Master Plan is Mixed-Use Commercial.

**Attachments:**

- Ordinance No. 3067
- Planning Commission Minutes
- Staff Report with Attachments

<b>CIP No.</b>	<b>Related Item:</b>	
<b>LIST CITY COUNCIL GOAL(S):</b> Well - Planned Quality Growth; Quality Municipal Services		
<b>PREPARED BY:</b>  Marc Jordan Land Development and Community Services Director	Respectfully Submitted  Ryann Juden City Manager	<b>MEETING DATE:</b> 4/7/2021