

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

NUMBER: 16.

SUBJECT: Public Hearing for AMP-03-2022 (Mixed Use Commercial – Densities): An Amendment to the Comprehensive Master Plan to Increase the Residential Density Range Within the Mixed-Use Commercial Land Use Category, and Providing for Other Matters Properly Related Thereto. (Citywide) (For Possible Action)	
REQUESTED BY: Marc Jordan, Land Development and Community Services Director	WARD: Citywide
RECOMMENDATION OR RECOMMEND MOTION: Following the public hearing, it is recommended that City Council approve AMP-03-2022.	
FISCAL IMPACT: AMOUNT: None EXPLANATION: N/A	ACCOUNT NUMBER: N/A

STAFF COMMENTS AND BACKGROUND INFORMATION:

The City’s Planning and Zoning Division recommends approval of AMP-03-2022, an amendment to the City’s Comprehensive Master Plan in Chapter 4: Land Use Plan for the Mixed Use Commercial land designation. The amendment would allow a residential density range up to 50 dwelling units per acre for developments located within a designated Activity Center. Under the Comprehensive Master Plan, Activity Centers emphasize pedestrian-friendly mixed-use development and serve different functions within the City. There are three Activity Centers identified in the Comprehensive Master Plan: Downtown; North 5th Transit Corridor and Craig Ranch; and Northern Development Area.

The Comprehensive Master Plan currently has a density range in the Mixed Use Commercial land use category of 25 units per acre or up to 50 units per acre within one quarter-mile of a designated future transit location station. The amendment would allow a density range of 50 units per acre in the Mixed Use Commercial category for developments located in Activity Centers, in addition to developments located within one quarter-mile of a designated future transit location.

The City’s Planning Commission is conducting a public hearing on AMP-03-2022 at its meeting on May 11,

CIP No.	Related Item:	
LIST CITY COUNCIL GOAL(S): Achieving North Las Vegas Vision 2025; Well - Planned Quality Growth; Quality Municipal Services		
PREPARED BY: Marc Jordan Land Development and Community Services Director	Respectfully Submitted Ryann Juden City Manager	MEETING DATE: 5/18/2022

2022. The City Council, at its meeting on May 4, 2022, set the public hearing date for AMP-03-2022 for May 18, 2022.

Attachment:

Staff Report with Attachments