

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

NUMBER: 40.

SUBJECT: Ordinance No. 3129; An Ordinance Related to Zoning; Reclassifying Approximately 16.6 ± Acres from an R-E, Ranch Estates District to a PUD, Planned Unit Development District, (ZN-15-2020, Lone Mountain / Allen) to Allow a 38-Lot, Single-Family Development for Property Located Generally North of Lone Mountain Road between Willis Street and Kenny Way and Providing for Other Matters Properly Relating Thereto. (Ward 3-Black) (For Possible Action; Recommendation – Pass and Adopt)

REQUESTED BY: Marc Jordan, Land Development and Community Services Director	WARD: 3 - Councilman Black
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RECOMMENDATION OR RECOMMEND MOTION: It is recommended that City Council introduce Ordinance No. 3129 on June 15, 2022 and that City Council pass and adopt Ordinance No. 3129 on July 6, 2022.
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FISCAL IMPACT: AMOUNT: None EXPLANATION: N/A	ACCOUNT NUMBER: N/A
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STAFF COMMENTS AND BACKGROUND INFORMATION:

On October 14, 2020, the Planning Commission denied the applicant’s applications to amend the City’s Comprehensive Master Plan (AMP) to change the land use designation for the subject site from Ranch Estates to Single-Family Low and to rezone the subject site from R-E (Ranch Estates District) to PUD (Planned Unit Development District). The subject property is comprised of six parcels (APNs 124-31-802-008 through -011, 124-32-401-005, and 124-32-401-006) totaling approximately 16.6 acres that are generally located north of Lone Mountain Road between Willis Street and Kenny Way. The applicant’s proposed development was for 53, single-family lots.

Following Planning Commission denial on October 14, 2020, the applicant’s AMP application (AMP-10-2020) and rezoning application (ZN-15-2020) were forwarded to City Council for final consideration. At its December 16, 2020 meeting, City Council overturned the Planning Commission decisions regarding AMP-10-2020 and ZN-15-2020 and approved both applications. When it approved ZN-15-2020, City Council directed the applicant to return with a preliminary development plan reflecting minimum lot of sizes of 14,500 square feet or larger with elements such as an equestrian trail and other aspects related to the equestrian trail along the western portion of the subject property. City Council also directed staff to draft an ordinance for City

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: 6/15/2022

Council approval that contains the appropriate conditions for the PUD, Planned Unit Development District.

Ordinance No. 3129 will reclassify approximately 16.6 ± acres from an R-E, Ranch Estates District to a PUD, Planned Unit Development District (ZN-15-2020, Lone Mountain / Allen) to allow a 38-lot, single-family development for property located generally north of Lone Mountain Road between Willis Street and Kenny Way.

Attachments:

Ordinance No. 3129

Public Works Memorandum

Revised Preliminary Development Plan

City Council December 16, 2020 Meeting Minutes

Planning Commission October 14, 2020 Meeting Minutes

Original Staff Report with Attachments dated October 14, 2020