

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

NUMBER: 35.

<b>SUBJECT:</b> ZN-15-2022 and Ordinance No. 3135; An Ordinance Related to Zoning; Reclassifying Approximately 4.08 ± Acres from R-E, Ranch Estates District and R-1, Single-Family Low Density District to a PUD / PID, Planned Unit Development / Planned Infill Development District, (ZN-15-2022, Kavison Homes) Consisting of 27 Single-Family Residential Lots, for Property Located at the Southeast Corner of Simmons Street and San Miguel Avenue and Providing for Other Matters Properly Relating Thereto. (Ward 4-Cherchio) (For Possible Action; Recommendation – Approve; Pass and Adopt)	
<b>REQUESTED BY:</b> Marc Jordan, Land Development and Community Services Director	<b>WARD:</b> 4 - Councilman Cherchio
<b>RECOMMENDATION OR RECOMMEND MOTION:</b> It is recommended that City Council introduce Ordinance No. 3135 on August 3, 2022 and that City Council pass and adopt Ordinance No. 3135 on August 17, 2022.	
<b>FISCAL IMPACT:</b> AMOUNT: None EXPLANATION: N/A	<b>ACCOUNT NUMBER:</b> N/A

**STAFF COMMENTS AND BACKGROUND INFORMATION:**

The Planning Commission unanimously (7-0 vote) approved ZN-15-2022 at their meeting on July 13, 2022.

The applicant is requesting consideration to reclassify (rezone) the subject site from RE, Ranch Estates Residential District and R-1, Single-Family Low Density Residential District to a PUD/PID, Planned Unit Development / Planned Infill Development District.

The proposed rezoning is to allow 27 single-family homes on approximately 4.08 net acres located at the southeast corner of Simmons Street and San Miguel Avenue. The Comprehensive Master Plan Land Use designation for the subject site is currently Single-Family Low (proposed Single-Family Medium).

**Attachments:**

- Ordinance No. 3135
- Planning Commission Action Report
- Staff Report with Attachments

CIP No.	Related Item: AMP-07-2022	
LIST CITY COUNCIL GOAL(S): Achieving North Las Vegas Vision 2025; 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>  8/3/2022 8/17/2022