

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

NUMBER: 31.

SUBJECT: Appeal of the Planning Commission’s Denial of T-MAP-07-2022 (Centennial & McCarran) for Applicant Forestar (USA) Real Estate Group Inc.’s Request for a Tentative Map in a C-1 (Neighborhood Commercial District), Proposed Property Reclassification to a PUD/PID (Planned Unit Development/Planned Infill Development) to Allow a 30 Lot, Single-Family Subdivision; Location: Northwest Corner of Centennial Parkway and McCarran Street. (Ward 2 – Goynes-Brown) (For Possible Action; Recommendation: Deny)	
REQUESTED BY: Marc Jordan, Land Development and Community Services Director	WARD: 2 - Councilwoman Goynes-Brown
RECOMMENDATION OR RECOMMEND MOTION: It is recommended that City Council deny T-MAP-07-2022.	
FISCAL IMPACT: AMOUNT: None EXPLANATION: N/A	ACCOUNT NUMBER: N/A

STAFF COMMENTS AND BACKGROUND INFORMATION:

The Planning Commission unanimously (7-0 vote) denied T-MAP-07-2022 at its meeting on July 13, 2022. With its T-MAP-07-2022 application, Applicant Forestar (USA) Real Estate Group Inc. (Applicant) is requesting consideration for a tentative map in a proposed PUD/PID, Planned Unit Development/Planned Infill Development to allow a 30 lot, single-family residential subdivision. The subject site is approximately 4.19 acres in size with a density of 7.6 dwelling units per acre is located at the northwest corner of Centennial Parkway and McCarran Street.

At its July 13, 2022 meeting, in addition to denying T-MAP-07-2022, the Planning Commission denied Applicant’s AMP-06-2022 (Centennial & McCarran) and ZN-13-2022 (Centennial & McCarran) applications related to the same proposed development. After denying Applicant’s AMP-06-2022 application to change the land use designation from Community Commercial to Single-Family Medium, the Planning Commission denied ZN-13-2022 and T-MAP-07-2022 applications. The minutes from the July 13, 2022 Planning Commission meeting are included.

On the Planning Commission appeal form, the Applicant noted its reason for appealing the Planning Commission decision as: “We disagree with staff’s and Planning Commission’s recommendation for denial of

CIP No.	Related Item: AMP-06-2022; ZN-13-2022.	
LIST CITY COUNCIL GOAL(S): Achieving North Las Vegas Vision 2025; Well - Planned Quality Growth; Quality Municipal Services		
PREPARED BY:	Respectfully Submitted	MEETING DATE:
Marc Jordan Land Development and Community Services Director	Ryann Juden City Manager	8/17/2022

this item.”

Attachments:

Planning Commission Appeal Form

Planning Commission Minutes

Staff Report with Attachments