

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

NUMBER: 27.

SUBJECT: Approve ZN-17-2021 and Pass and Adopt Ordinance No. 3087, an Ordinance Related to Zoning; Reclassifying Approximately 34.6± Acres from an MPC C-2 Master Plan Community General Commercial District to a PUD Planned Unit Development District (ZN-17-2021, Fullerton Cove) to Allow 250 Single-Family Dwelling Units for Property Generally Located at the Southwest Corner of Revere Street and Clark County 215 and Providing for Other Matters Properly Relating Thereto. (Ward 4-Cherchio) (For Possible Action)	
REQUESTED BY: Marc Jordan, Director, Land Development and Community Services	WARD: 4 - Mayor Pro Tempore Cherchio
RECOMMENDATION OR RECOMMEND MOTION: It is recommended on August 4, 2021, that City Council introduce Ordinance No. 3087, and that City Council pass and adopt Ordinance No. 3087 on August 18, 2021.	
FISCAL IMPACT: AMOUNT: None EXPLANATION: N/A	ACCOUNT NUMBER: N/A

STAFF COMMENTS AND BACKGROUND INFORMATION:

At their meeting of July 14, 2021, the Planning Commission unanimously (7-0 vote) approved ZN-17-2021. Commissioner J.D. Calhoun made the motion to approve.

The applicant is requesting consideration to reclassify (rezone) the subject property from the MPC C-2 (Master Plan Community General Commercial District) to a PUD, Planned Unit Development District to allow a 250 lot, single-family development on 34.64 gross acres with a density of 7.2 dwelling units per acre. The site is generally located at the southwest corner of Revere Street and Clark County 215. The Comprehensive Master Plan is Mixed-Use Commercial.

Attachments:

Ordinance No.3087

Planning Commission Minutes

Staff Report with Attachments

CIP No.	Related Item: DA-04-2021	
LIST CITY COUNCIL GOAL(S): 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: 8/4/2021 8/18/2021