

**NORTH LAS VEGAS CITY COUNCIL  
AGENDA ITEM**

NUMBER: 4.

<b>SUBJECT:</b> Pass and Adopt Ordinance No. 2834, Amending Section 010 of Chapter 16 of Title 17 of the Municipal Code by Reclassifying Approximately 8.53 Acres Therein from a C-1 Neighborhood Commercial District to an R-CL Single-Family Compact Lot Residential District (ZN-25-17, Lone Mountain Losee) for Property Located at the Northwest Corner of Losee Road and Lone Mountain Road, and Providing for Other Matters Properly Relating Thereto. (For Possible Action)	
<b>REQUESTED BY:</b> Alfredo Melesio, Director, Land Development and Community Services	<b>WARD:</b> 2 - Councilwoman Goynes-Brown
<b>RECOMMENDATION OR RECOMMEND MOTION:</b> It is recommended on September 6, 2017, that City Council introduce Ordinance No. 2834 and that City Council pass and adopt Ordinance No. 2834 on September 20, 2017.	
<b>FISCAL IMPACT:</b> <b>AMOUNT:</b> None <b>EXPLANATION:</b> N/A	<b>ACCOUNT NUMBER:</b> N/A

**STAFF COMMENTS AND BACKGROUND INFORMATION:**

At their meeting of August 9, 2017, the Planning Commission unanimously recommended approval (7-0 vote). Vice-Chairman Al Greer made the motion to approve.

The applicant requested Planning Commission consideration to reclassify the subject site from the C-1, Neighborhood Commercial District to the R-CL, Single-Family Compact Lot Residential District. The subject site consists of a single parcel that is proposed to be developed as a small residential development.

The applicant has also filed a request (AMP-09-17) to amend the land use designation from Neighborhood Commercial to Single-Family Medium. In addition, the applicant has also filed a Tentative Map (T-1418) to develop the subject site with 61, single-family residential lots. The request to amend the land use is also on this agenda for City Council consideration.

The land uses to the north and west consist of residential development with lots having a minimum lot size of

CIP No.	Related Item: AMP-09-17	
LIST CITY COUNCIL GOAL(S): Well - Planned Quality Growth; Quality Municipal Services		
<b>PREPARED BY:</b>  Alfredo Melesio Land Development and Community Services Director	Respectfully Submitted  Qiong X. Liu City Manager	<b>CITY COUNCIL MEETING DATE:</b> 9/6/2017 9/20/2017 10/18/2017 11/15/2017

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4,500 square feet. The subject site was rezoned from the R-E, Ranch Estates District to the C-1, Neighborhood Commercial District in 2003. While commercial development may still be appropriate at this location, it appears residential development may be more viable and would be consistent with the adjacent land uses. Furthermore, while the property to the south is zoned M-2, General Industrial District. The property is currently developed and used as an Operations Center for NV Energy. The proposed request should not impact NV Energy's operations, nor should NV Energy's operations have a negative impact on the proposed development of the subject site.

Attachments:

Ordinance No. 2834  
Planning Commission Meeting Minutes  
Staff Report With Attachment