

**NORTH LAS VEGAS CITY COUNCIL  
AGENDA ITEM**

NUMBER: 3.

<b>SUBJECT:</b> Approve AMP-09-17 ( Lone Mountain Losee) for Applicant: Beazer Homes; Property Owner: Samimi LLC for an Amendment to the Comprehensive Plan to Change the Land Use from Neighborhood Commercial to Single-Family Medium on Property Located at the Northwest Corner of Losee Road and Lone Mountain Road. (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 set public hearing date for AMP-09-17 on September 20, 2017. Following the public hearing, it is recommended that City Council approve AMP-09-17.	
<b>FISCAL IMPACT:</b> AMOUNT: None EXPLANATION: 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). Commissioner Rick Lemmon made the motion to approve.

The applicant requested Planning Commission consideration to amend the Comprehensive Land Use Map from Neighborhood Commercial to Single-Family Medium. 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 (ZN-25-17) to reclassify the subject site from the C-1, Neighborhood Commercial District to an R-CL, Single-Family Compact Lot Residential District. 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 reclassify the property is also on this agenda for City Council consideration.

According to the Comprehensive Plan, the characteristics and location for Single-Family Medium (proposed land use) land use should occur in developed neighborhoods throughout the City. Each development maintains a consistent architectural style and scale and typically is surrounded by a wall. Infill projects adjacent to these development should be consistent with the prevailing character of the neighborhood and work to create points of continuity or connection from the old to new development, both visually and

CIP No.	Related Item: Yes - Ordinance No. 2834	
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> 9/20/2017 10/18/2017 11/15/2017

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physically.

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

Planning Commission Meeting Minutes  
Staff Report With Attachments