

STAFF REPORT

Date: April 12, 2023

To: Mayor and City Council

Thru: Doug Thornley, City Manager

Subject: Staff Report (For Possible Action): Ordinance Adoption – Bill No. 7236 Case No. LDC23-00029 (3655 Warren Way Rezoning) Request for a zoning map amendment from Single-Family Residential – 3 units per acre (SF-3) to Multi-Family Residential – 14 units per acre (MF-14). The ±1.0 acre project site is located on the west side of Warren Way ±425 feet south of its intersection with West Moana Lane. The site has a Master Plan land use designation of Suburban Mixed-Use (SMU).

From: Leah Brock, Associate Planner

Department: Development Services - Planning

Summary:

The ±1.0 acre subject site is located west of Warren Way ±306 feet north of its intersection with West Peckham Lane. The current Single Family - 3 units per acre (SF-3) zoning does not conform to the Suburban Mixed Use (SMU) Master Plan land use designation. The proposed change to Multi-Family – 14 units per acre (MF-14) zoning will bring the parcel into conformance with the SMU Master Plan land use designation. Key issues related to this request include: 1) compatibility of the proposed zoning with surrounding zoning districts; and 2) conformance with the Master Plan. The proposed MF-14 zoning is compatible with the surrounding uses and is adjacent to properties with the MF-14 zoning designation.

Alignment with Strategic Plan:

Economic and Community Development

Previous Council Action:

March 22, 2023 – Council unanimously approved the first ordinance reading

Financial Implications:

None at this time.

Legal Implications:

Legal review completed for compliance with City procedures and Nevada law.

Recommendation:

Staff recommends Council adoption of Ordinance No. _____.

Proposed Motion:

I move to adopt Ordinance No. _____.

Attachments:

Case Maps

Ordinance