

STAFF REPORT

Date: January 11, 2023

To: Mayor and City Council

Thru: Doug Thornley, City Manager

Subject: Staff Report (For Possible Action): Ordinance Adoption – Bill No. 7223 Case No. LDC23-00005 (Highland Zoning Map Amendment) Ordinance for a zoning map amendment from ±112.6 acres of Planned Unit Development (PUD) to ±48.31 acres of Multi-Family Residential (MF-14), ±44.39 acres of Parks, Greenways and Open Space (PGOS), ±16.17 acres of Multi-Family Residential (MF-30), and ±3.73 acres of General Commercial (GC). The ±112.6 acre subject site has ±1,981.32' of frontage on Lemmon Drive, ±476.82' of frontage on Sky Vista Parkway, and ±732.1' of frontage on Vista Knoll Parkway with a Master Plan land use designation of Suburban Mixed-Use (SMU) and Special Planning Area (SPA). [Ward 4]

From: Joey Winter, Associate Planner

Department: Development Services - Planning

Summary: The subject site consists of two vacant parcels containing ±112.6 acres of land located north and east of the Walmart shopping center on Sky Vista Boulevard. Existing zoning designates the site as the Vista Hills Planned Unit Development (PUD), which was approved in 2012 but remains undeveloped. With this application, the applicant is proposing to sunset the Vista Hills PUD and return the subject site to four standard zoning designations: Multi-Family Residential (MF-14); Parks, Greenways and Open Space (PGOS); Multi-Family Residential (MF-30); and General Commercial (GC). The requested amendments are displayed graphically in the provided zoning comparison display maps.

Alignment with Strategic Plan: Economic and Community Development

Previous Council Action:

December 14, 2022 - Council approved the first ordinance reading:

Ayes: Brekhus, Duerr, Ebert, Martinez, Reese, Schieve, Taylor

Nays: None

Abstain: None Absent: None

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