



Planning Commission Agenda Item

Date: August 14, 2024

Item No: 7

TO: Planning Commission

FROM: Alfredo Melesio, Jr., AICP, EDFP, Director of Land Development & Community Services
Prepared By: Bryan Saylor, Planner

SUBJECT: SPR-07-2024 ASCEND AT TULE SPRINGS PARCEL 1.21 (Public Hearing). Applicant: D.R. Horton. Request: A Site Plan Review in an R-3 PCD (High Density Residential Planned Community District) to allow a 350-Unit, Multi-Family Development. Location: North of Clark County 215 and Approximately 1,200 Feet East of Revere Street. (APN 124-15-315-002). Ward 4. (For Possible Action)

RECOMMENDATION: APPROVE WITH CONDITIONS

PROJECT DESCRIPTION:

The applicant is requesting Planning Commission consideration of a 350-unit, multi-family development, located within the Villages at Tule Springs Master Planned Community. The site is parcel 1.21 within the community, a 14.54 acre parcel located at the southeast corner of Evelyn Brook Street and Tule Springs Parkway. The existing zoning for the parcel is R-3 PCD, High Density Residential Planned Community District.

BACKGROUND INFORMATION:

Previous Action
On April 10, 2024 the Planning Commission approved ZN-01-2024 Villages at Tule Springs Parcels 1.21 and 1.22 to reclassify 26.39 acres from RZ13 MPC, Residential Zone (up to 13 du/a) Master Planned Community to R-3 PCD, High Density Residential Planned Community District.
On May 16, 2024 the Planning Commission approved DA-02-2024 Villages at Tule Springs Parcel 1.21, a Major Modification to the Development Agreement to allow tandem parking; the use of a valet trash service; increase the number of dwellings units allowed from a single hallway and update the Land Use Plan for the parcel to Multi-Family.
On May 16, 2024 the Planning Commission approved DA-03-2022 Villages at Tule Springs – Village 1, a Major Modification to the Development Agreement to amending the Land Use Plan; Parcel Density Cap Table; Village Wall Plan; and Village Parks, Open and Trails Plan.

RELATED APPLICATIONS:

Application #	Application Request
N/A	

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Medium- High Density Residential	R-3 PCD High Density Residential Planned Community District	Undeveloped
North	Low Density Residential	R-1 PCD Medium-Low Density Residential Planned Community district	Undeveloped
South	Clark County 215 Beltway and Master Planned Community	PCD Planned Community District	Clark County 215 Beltway & Undeveloped
East	High Density Multi-Family	R-3 PCD High Density Residential Planned Community District	Undeveloped
West	High Density Mixed Use	R-3 PCD High Density Residential Planned Community District	Undeveloped

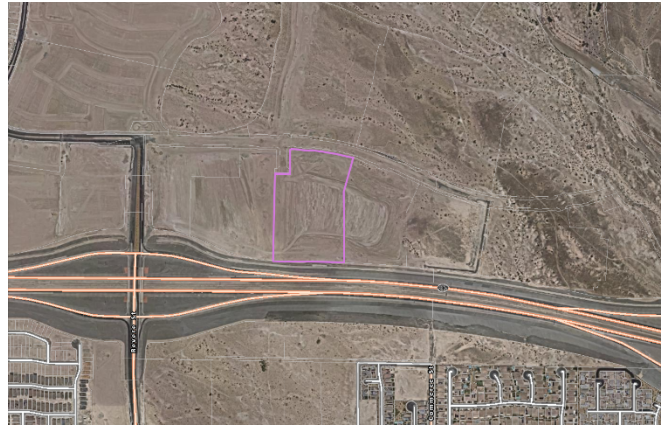
DEPARTMENT COMMENTS:

Department	Comments
Public Works:	Please see attached memorandum.
Police:	No Comment.
Fire:	No Comment.
Clark County School District:	Please see attached memorandum.
Clark County Department of Aviation:	No Comment.

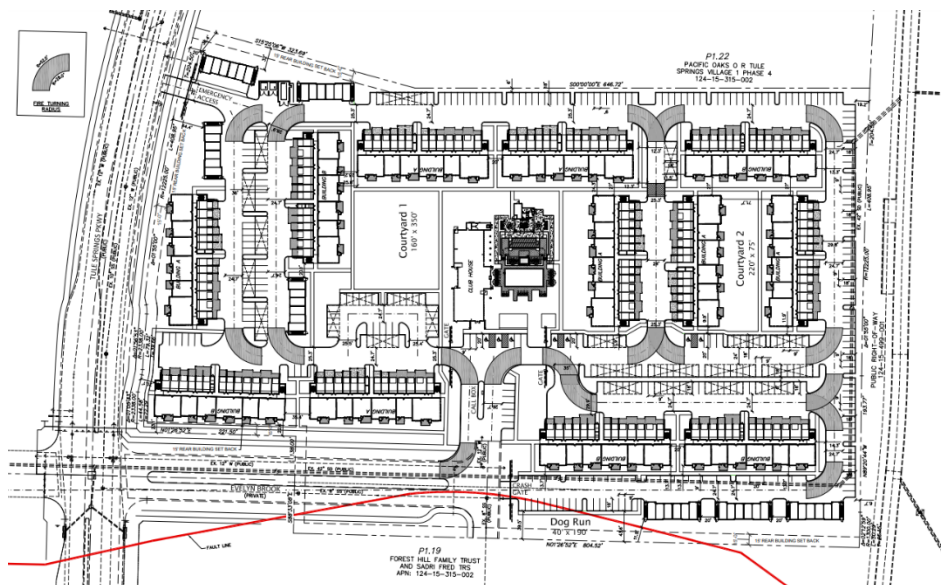
ANALYSIS:

(NOTE: The Proposed development is located within the Villages at Tule Springs Master Planned Community. The Master Planned Community is regulated by a Development Agreement and has development standards and design guidelines that deviate from the standard code requirements.)

The proposed site is a 14.54-acre parcel within the Villages at Tule Springs Master Planned Community (Parcel 1.21) located at the southeast corner of Evelyn Brook Street and Tule Springs Parkway. The subject site is located approximately 1,200 feet east of the Revere Street and Tule Springs Parkway intersection between the Clark County 215 Beltway (south) and Tule Springs Parkway (north). The zoning classification for the subject site is R-3 PCD (High Density Residential Planned Community District). The applicant is proposing to develop 350 units on 14.54 acres for a density of 24.1 dwelling units per acre. The site plan indicates a total of nineteen (19) buildings: twelve of the buildings contain 28 units and seven buildings contain 2 unit carriage houses on top of six garages. The proposed development will provide one (1), two (2) & three (3) bedroom apartment homes for rent.



The proposed site plan has one access point for the development from Evelyn Brook Street and two (2) emergency access points from Evelyn Brook Street and Tule Springs Parkway. The subdivision is proposed to be gated with internal drives that are a minimum of 24' in width as required by the fire code.



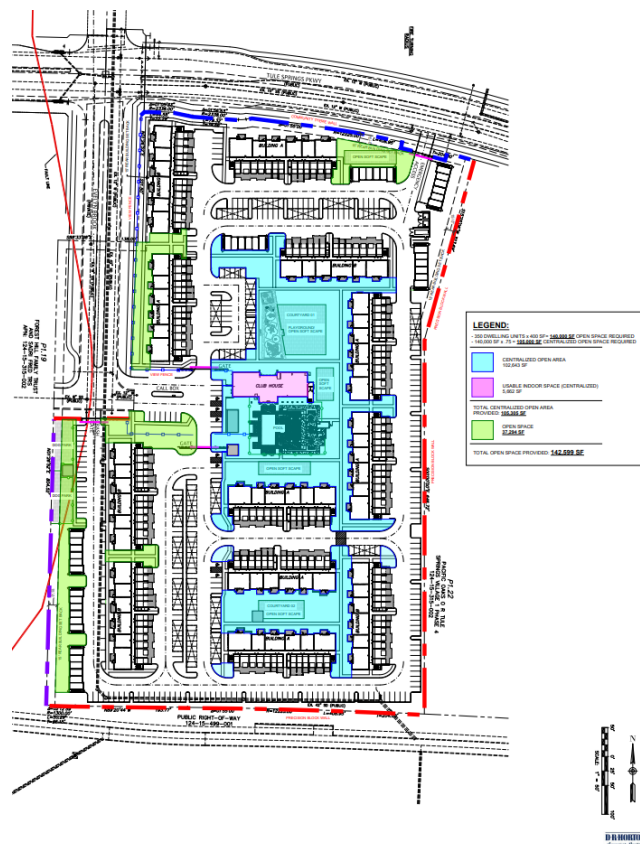
The perimeter landscaping which includes the pathways (sidewalks) along Tule Springs Parkway and Evelyn Brook Street will be provided by the village developer.

The applicant has submitted a wall exhibit with the site plan. The applicant

is proposing a community theme wall along Tule Springs Parkway, a view fence along Evelyn Brook Street and precision block wall around the remainder of the site. However, the community theme wall, adhering to the Villages at Tule Springs Development Agreement, is required along both Tule Springs Parkway and CC-215. Additionally, the wall exhibit identifies two different view fences. Village 1 has two approved view fence designs, this development is required to use one of the previously approved designs. These are relatively minor changes and will be addressed during the building permit process.

The applicant is providing 733 parking spaces, where 716 are required, consisting of forty-two (42) carriage garage parking spaces, six (6) carriage tandem parking spaces, 373 garage parking spaces, 156 tandem parking spaces, and 156 surface parking spaces. The applicant intends to use tandem parking for a number of the units, this is permitted per DA-02-2024. The tandem spaces are in conjunction with a number of the garages, offering the tandem space in front of the garage. However, the site plan does not seem to provide enough depth for two spaces. The applicant must prove adequate depth is provided with the civil improvement plans. Bicycle parking is not being shown for the development. Multi-family developments require bicycle parking to be provided at 0.05 spaces per bedroom. The applicant is proposing to have 555 bedrooms which will require 28 bicycle spaces to be provided. The bicycle parking is a minor issue and can be addressed during the building permit process.

The open space requirements for multi-family developments require 400 square feet of open space for every multi-family dwelling unit. A minimum of 75% of the required common open space must be centralized for usable recreation space. Therefore, the proposed development requires 140,000 square feet of interior open space with 75% of that being usable for recreation. The applicant should provide a minimum of 105,000 square feet of amenities that can be utilized by the residents. Amenities such as pools, club houses, turf areas (natural or artificial), dog play area, tot lots, sports courts, picnic/bbq facilities, and defined walk/jog/run paths are all good examples of this. Areas that do not count towards this requirement are support/mechanical/maintenance buildings or areas, leasing/office space, rock or dirt landscape areas, walkways and general landscaping. Some of those



areas may be counted towards the overall open space, but not the 75% requirement for recreational open space. The applicant is proposing a total of 142,599 square feet of open space. Of that 102,643 square feet is centralized and 5,662 square feet of indoor recreation space within the clubhouse. The applicant has proposed the following open space amenities: pool; fitness center; clubhouse; playground with age appropriate equipment for two age groups (2-5 & 5-12 years of age); covered picnic facilities; courtyards; dog parks; and open softscapes. The specific details of the recreation amenities will reviewed during the building permitting with the city's parks planner.

The site plan is designed to maximize the setback between buildings facing or backing up to one another helping to minimize the feeling of being in a canyon. This helps to provide additional privacy and creates a more open feeling to the

development. The proposed buildings are generally aesthetically pleasing and somewhat meet the design

requirements for The Villages at Tule Springs. The applicant has provided three (3) coloring variations for each building type to provide a sense of differentiation. All of the elevations



have been broken up by differing colors and changes in depth that add visual excitement to the buildings. However, additional architectural elements will need to be added and will be reviewed during the building permit process. The clubhouse utilizes a

primary color of gray, which is not a preferred primary color. Additional colors or a change in the primary color will be needed.

All dwelling units are required to provide either an eighty (80) square foot patio or forty (40) square foot balcony. Some of the balconies appear to be smaller than required. As the space is available, within the development, the required forty (40) square feet can be verified during the building permit process.

Elevations for the trash enclosures have not been provided with this application. The trash enclosures for the development are in one location in the northeast corner of the site. Typically, a trash enclosure is required within 300 feet of every dwelling within a multi-family development. However, DA-02-2024 allows the development on Parcel 1.21 to utilize a trash valet service. Therefore, the proposed location is acceptable. The trash enclosure(s) will be required to use the same materials and colors of the primary buildings on the site. Since they are located on the northeast area of the site, they should match or accent the buildings closest for uniformity.

Approval Criteria:

In considering applications for site plan approval under this Code, the City staff in the case of a minor site plan, and the Planning Commission in the case of a major site plan, shall consider the following. Site plans shall only be approved if:

- (1) ***The site plan is consistent with the comprehensive master plan;***
 - a. The site plan conforms with the approved development agreement for The Villages at Tule Springs and the Comprehensive Master Plan.
- (2) ***The site plan is consistent with any previously approved subdivision plat, planned development, or any other precedent plan or land use approval as applicable;***
 - a. The site plan conforms with the approved Villages at Tule Springs Land Use plan.
- (3) ***The site plan complies with all applicable development and design standards set forth in the Code, including but not limited to the provisions in Chapter 17.16, Zoning Districts, Chapter 17.20, Use Regulations, and Chapter 17.24, Development Standards;***
 - a. The subject property was developed per The Villages at Tule Springs Development Standards.
- (4) ***Any significant adverse impacts reasonably anticipated to result from the use will be mitigated or offset to the maximum extent practicable;***
 - a. There are no adverse impacts anticipated with the approval of this development
- (5) ***The development proposed in the plan and its general location is or will be compatible with the character of surrounding land uses; and***
 - a. This is a Master Planned Community; the character of the proposed site will not be changed by the addition of this development and will not affect the character of the surrounding area.
- (6) ***The development can be adequately served by City services including but not limited to roads, water, and wastewater.***
 - a. All City services and rights-of-way have been previously designed and are currently under construction. There will be no additional effect on these services by the addition of the proposed development.

The proposed request is generally consistent with the requirements of the Villages at Tule Springs Multi-Family Development Standards and Design Guidelines. The proposed request is compatible with the surrounding land uses and should not create a negative impact on the neighborhood or surrounding area. Staff recommends approval subject to

the conditions listed.

CONDITIONS:

Planning and Zoning:

1. Unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
2. All required tandem parking spaces shall not encroach into the required drive aisle or fire lane.
3. Bicycle parking shall be provided per the development standards. The applicant is currently proposing 555 bedrooms which requires 28 bicycle parking spaces. $(555 \times 0.05 = 27.75 \text{ spaces})$

Public Works:

4. All known geologic hazards shall be shown on the preliminary development plan, tentative map and the civil improvement plans. Geological hazards such as fault lines or fissures affecting residential structures may substantially alter the tentative map layout and require the submission of a revised tentative map which must be approved by the City prior to final approval of the civil improvement plans. The footprint of proposed structures shall be plotted on all lots impacted by faults and/or fissures and a minimum width of five (5) feet shall be provided from the edge of any proposed structure to the nearest fault and/or fissure.
5. Approval of a drainage study is required prior to submittal of the civil improvement plans. Conformance may require modifications to the site plan.
6. Approval of a traffic study is required prior to submittal of the civil improvement plans. Please contact Traffic Engineering at 633-2676 to request a scope. A queuing analysis may be required.
7. All driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Numbers 222.1.
8. The size and number of access points and their locations (including emergency access locations) are subject to review and approval by the City of North Las Vegas Traffic Engineer and must meet the standards set forth in *North Las Vegas Municipal Code* section 17.24.040; Conformance may require modifications to the site.

9. All off-site improvements must be completed prior to final inspection of the first building.
10. All common elements shall be labeled and are to be maintained by the Home Owners Association.
11. The property owner is required to grant roadway easements where public and private streets intersect.
12. A revocable encroachment permit for landscaping within the public right-of-way is required.
13. The property owner is required to grant a public pedestrian access easement for sidewalk located within a common element, or on private property, when that sidewalk is providing public access adjacent to the right-of-way.
14. All Nevada Energy easements, appurtenances, lines and poles must be shown and shall be located entirely within the perimeter landscape area of this development. Distribution lines, existing or proposed, shall be placed underground.

ATTACHMENTS:

Public Works Memorandum

Letter of Intent

Site Plan

Open Space Exhibit

Building Elevations

Floor Plans

Wall Exhibit

Clark County School District Development Tracking Form

Assessor's Parcel Map

Location & Zoning Map