



Planning Commission Agenda Item

Date: May 8, 2024

Item No: 12

TO: Planning Commission

FROM: Alfredo Melesio, Jr., AICP, EDFP, Director of Land Development & Community Services
Prepared By: Robert Eastman, AICP, Manager, Planning and Zoning

SUBJECT: DA-03-2024 TULE SPRINGS - VILLAGE 2 (Public Hearing). Applicant: Pacific Oak SOR. Request: A Major Modification to the Development Agreement for The Villages at Tule Springs to Amend the Village 2 Land Use Plan; to Remove the Requirement for an Active Adult Community within Village 2; Transfer 262 Dwellings from Village 3 to Village 2; Increase the Number of Dwellings in Village 2 by an Additional 826 Dwellings; Amend the Density Cap Table; and Providing for Other Matters Properly Relating Thereto. Location: Generally Bounded by North Fifth Street, Grand Teton Drive, Losee Road, and the Tule Springs Master Planned Community. (APN's 124-14-111-001, 124-14-111-002, 124-14-211-001, 124-14-396-001, 124-14-411-002, 124-14-496-001, 124-14-496-002, 124-14-511-001, 124-14-511-002, 124-14-601-001, 124-14-611-001, 124-14-711-001 through 124-14-711-003, 124-14-796-001, 124-14-896-001, 124-14-896-002, 124-15-511-001 through 124-15-511-006, 124-15-611-001 through 124-15-611-010, 124-15-711-001 through 124-15-711-003, 124-15-796-001, 124-23-196-001, and 124-23-596-001). Ward 4. (For Possible Action)

RECOMMENDATION: APPROVE WITH CONDITIONS

PROJECT DESCRIPTION:

The applicant is requesting Planning Commission consideration for a major modification of the Development Agreement for the Villages at Tule Springs Master Planned Community. Specifically, to amend the Land Use Plan; change the Density Cap Table; transfer 262 dwelling units from Village 3 to Village 2; and increase the number of allowable dwellings in Village 2 by an additional 826 dwellings. The proposed modification is for Village 2 in the Villages at Tule Springs. Village 2 is general located north of CC-215, south of Grand Teton Drive, between North Fifth Street and Losee Road.

BACKGROUND INFORMATION:

Previous Action
The City Council Approved the Second Amended and Restated Development Agreement for Park Highlands East on June 3, 2015 – The Development Agreement created the Villages at Tule Springs Master Planned Community.

RELATED APPLICATIONS:

Application #	Application Request
T-MAP-03-2024	An 88-lot Tentative map on approximately 553.7 acres for Village 2 within the Villages at Tule Springs Master Planned Community

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Master Planned Community	C-1 MPC, Neighborhood Commercial Master Plan Community, MUZ MPC, Mixed use Master Plan Community, O-L, Open Land, PSP MPC, Public / Semi-Public Master Plan Community, R-1 PCD, Medium Low Density Residential Planned Community Development District, R-3 PCD, High Density Residential Planned Community Development District, RZ10 MPC, Residential Zone up to 10 du/ac Master Planned Community, RZ13 MPC, Residential Zone up to 13 du/ac Master Planned Community, and RZ50 MPC, Residential Zone up to 50	Undeveloped

		du/ac Master Planned Community	
North	Ranch Estates	O-L, Open Land District	Undeveloped (BLM)
South	Master Planned Community, Mixed-Use Commercial and Clark County 215	R-2 PCD, Medium Density Residential Master Planned Community and C-2, General Commercial Districts	Commercial Retail Center, Development single and multi-family homes and the CC-215
East	Mixed-Use Neighborhood	O-L, Open Land District and R-E, Ranch Estates District	Undeveloped (BLM) and Privately owned Undeveloped
West	Master Planned Community	O-L, Open Land District, R-CL PCD, Medium Density Residential Planned Community Development District and RZ10 MPC, Residential Zone up to 10 du/ac Master Planned Community	Tule Springs Fossil Beds National Monument, Undeveloped and Villages at Tule Springs Village 1

DEPARTMENT COMMENTS:

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

ANALYSIS:

The Villages at Tule Springs Master Planned Community was originally a part of the Park Highlands Master Planned Community. In 2014, Park Highlands was split into an east development, Villages at Tule Springs, and a west development, Valley Vista. The applicant is requesting Planning Commission consideration for a major modification of the Development Agreement for the Villages at Tule Springs, principally for Village 2 however there are some modifications to Village 1 and Village 3 as well.

Specifically this major modification completely changes the design and nature of Village 2 within the master planned community. The specific changes include:

- Amend the land use plan, including changes to the road network
- Remove the requirement for 2,000 age restricted homes and allow the entire Village to have traditional housing
- Increase the number of allowable dwelling units within Village 2 by 826 dwellings and transfer 262 dwelling units from Village 3 to Village 2. This increases the total number of dwelling units from 2,662 to 3,750.
- Amend the Density Cap Table
- Add a school site to Village 2 (previously it was located in Village 1)
- Modify the existing open space plan with a new open space exhibit – this increases the amount of park space within Village 2 from 20.56 acres to 22.18 acres.
- Develop Parcel 1.10 into a 3.5 acre park space, with two soccer fields and transfer ownership of Parcel 1.10 to the City
- Modify the Master Wall Plan, Monumentation Plan to comply with the new land use plan and using the same design established with Villages 1,3, & 4.

According to the proposed land use plan and density cap table the residential parcels will range in density from 4.99 du/a to 21.78 du/a. The majority of the development within Village 2 will be combination of lower density townhomes and small lot single-family homes with densities of 8 to 12 du/a. It is the hope and desire of the City, that the merchant builders provide a range of housing options and market segmentation to include mid-range and move-up homes. In an effort to ensure the high density multifamily parcels (2.02 & 2.08) remain for apartments, density transfers from these parcels will require a major modification of the development agreement. This is a change where previously a 10% modification would be approved with a minor modification.

Additionally as part of this modification the City and the master developer have agreed to amend the trigger on the regional park located in Village 3. Currently the trigger requires the master developer to begin construction of Phase two of the park with the 2,000th building permit in Village 1. Currently there are 754 building permits issued in Village 1. With this modification the City will shorten this trigger to more quickly provide the regional park to the citizens of the Villages at Tule Springs. Also, this major modification will require a minor modification to the parks and trails master plan, which should be completed prior to development within Village 2.

Approval Criteria: Master Planned Communities and Major Modifications to Development Agreements

In order for property to qualify for PCD District zoning, the master developer must demonstrate the potential for achievement of the following specific objectives during the planning and development process:

1. Ensure orderly planning for the development of large unsubdivided parcels of the city in a manner consistent with the city's comprehensive master plan;

2. Ensure adequate provision of open space, recreational facilities, and other community amenities;
3. Provide exemplary community benefits;
4. Provide for an orderly and creative arrangement of land uses with respect to each other, to the entire master planned community, and to all adjacent land;
5. Provide for a variety of housing types, employment opportunities, and commercial services to achieve a balanced community for families of a wide variety of ages, sizes, and levels of income;
6. Provide for a planned and integrated transportation system for pedestrian and vehicular traffic, which will include provisions for transportation and roadways, bicycle and/or equestrian paths, pedestrian walkways, and other similar transportation facilities;
7. Encourage sensitive site planning and design with enhanced landscaping and other site amenities; and
8. Encourage high-quality structures in terms of community design standards, materials and layout.

The proposed major modification makes significant modifications to the land use of Village 2 within the master planned community. The land use changes completely change the development within Village 2, but should not adversely impact the existing neighborhoods within the City but provides additional housing options and amenities to residents of North Las Vegas. Staff recommends the item be approved and forwarded to the City Council.

CONDITIONS:

1. The master developer or village developer shall update the technical studies and parks and trails agreement for the Villages of Tule Springs prior to the issuance of any building permit in Village 2.

ATTACHMENTS:

Letter of Intent

Village 2 Conceptual Land Use Plan (02-26-2024)

Open Space Exhibit (01-08-2024)

Density Cap Table (01-30-2024)

Location and Zoning Map