



Planning Commission Agenda Item

Date: April 9, 2025

Item No: 13

TO: Planning Commission

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

SUBJECT: T-MAP-17-2024 VTS VILLAGE 2 PARCEL 2.15/2.16. Applicant: KB Home. Request: A Tentative Map in an R-2 PCD, Medium-High Density Residential Planned Community District, to Allow a 403-Lot, Single-Family Residential Subdivision. Location: Approximately 1,200 Feet East of the Southeast Corner of North 5th Street and Sandstone Ranch Parkway. (A Portion of APN 124-14-211-002). Ward 4. (For Possible Action)

RECOMMENDATION: APPROVE WITH CONDITIONS

PROJECT DESCRIPTION:

The applicant is requesting consideration for a tentative map in an R-2 PCD, Medium-High Density Residential Planned Community Development District to allow a 403-lot, single-family residential subdivision. The subject site is approximately 35.32 acres with a density of 11.41 dwelling units per acre. The proposed development is located approximately 1,200 feet east of the southeast corner of North 5th Street and Sandstone Ranch Parkway. The Comprehensive Master Plan land use designation is Master Planned Community.

BACKGROUND INFORMATION:

Previous Action
On February 19, 2025, The City Council approved (ZN-12-2024) A property reclassification of 35.32 acres from RZ10 MPC (Residential Zone up to 10 du/ac Master Plan Community) to R-2 PCD (Medium-High Density Residential Planned Community District).
On July 2, 2024, a Task Force (TF-25-2024) meeting was held for proposed property reclassifications on multiple parcels once an approved Final Map has been recorded.
On May 8, 2024 the Planning Commission approved (T-MAP-03-2024) a Tentative Map for the Villages at Tule Springs Village 2 Master Planned Community.
On May 8, 2024 the Planning Commission approved (DA-03-2024 TULE SPRINGS), 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.

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
N/A	

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Master Planned Community	R-2 PCD, Medium-High Density Residential Planned Community Development District	Undeveloped
North	Master Planned Community	R-CL PCD, Medium Density Residential Planned Community Development District	Undeveloped
South	Master Planned Community	PSP MPC, Public / Semi-Public Planned Community Development District	Detention Basin
East	Master Planned Community	R-2 PCD, Medium-High Density Residential Planned Community Development District	Undeveloped
West	Master Planned Community	R-CL PCD, Medium Density Residential Planned Community Development District	Undeveloped

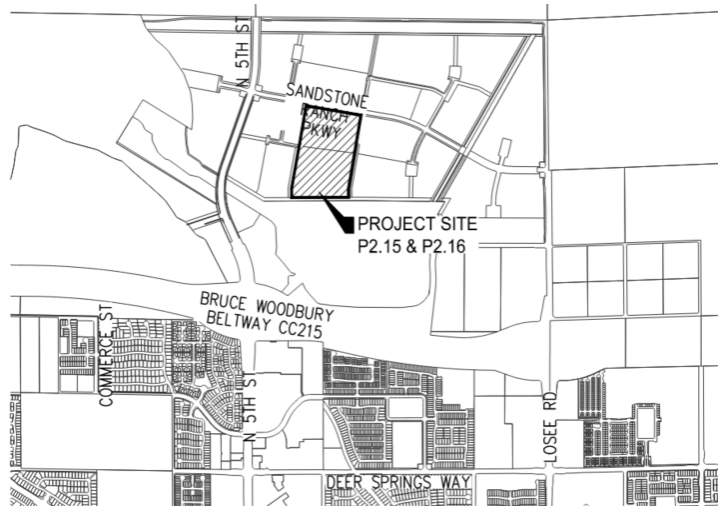
DEPARTMENT COMMENTS:

Department	Comments
Public Works:	See attached Memorandum.

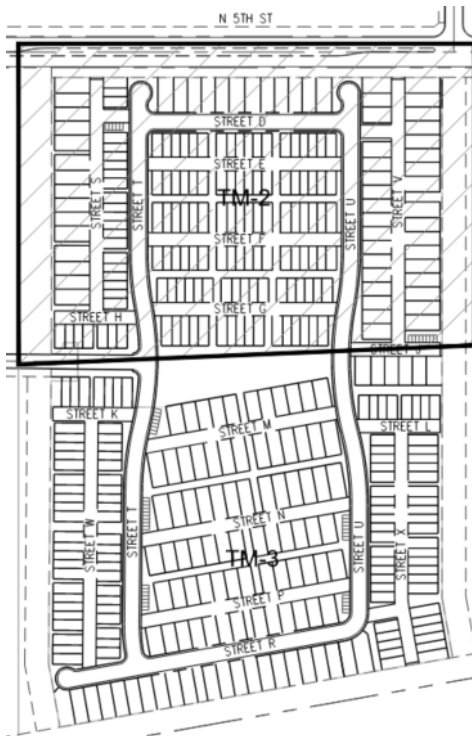
Police:	No Comment.
Fire:	No Comment.
Clark County Department of Aviation:	No Comment.
Clark County School District:	See attached School Development Tracking Form.

ANALYSIS:

The applicant is requesting approval for a 403-lot single family residential tentative map on approximately 35.32 acres with a density of 11.41 dwelling units per acre. The proposed development is located approximately 1,200 feet east of the southeast corner of North 5th Street and Sandstone Ranch Parkway. The Comprehensive Master Plan land use designation is MPC, Master Planned Community as the proposed site is located in Village 2 of the



Villages at Tule Springs Planned Community Development District.



According to the letter of intent and submitted tentative map, the proposed subdivision is comprised of 403-lots with a minimum lot size of 1,408 square feet. The development is divided into sixteen streets, three with cul-du-sacs. Access to the site is exclusively from a yet-to-be-named street on the western side of the site. Emergency access is being provided at the western cul-du-sac directly to the trail on the western edge of the site and another emergency access from the northwestern cul-du-sac to the unnamed street on the northern edge of the subject site. Internal streets are 47-foot-wide private streets with sidewalks on both sides or 28-foot-wide private streets with no sidewalks for the proposed alley-loaded homes.

A minor modification to the Villages at Tule Springs Development Agreement was recently approved (DA-01-2025) The proposed lots comply with the recently adopted minimum 1,342 square foot lot area for a alley-loaded townhouse cluster as required by the R-2 PCD, Medium-High Density Residential Planned Community District. The lots range in size from 1,408 square feet to 4,184 square feet. The typical dimensions of the lot sizes range from 22 to 35 feet in width and 61 to 74 feet in depth, depending on the housing

model being provided.

Homes with less than 600 square feet of private, backyard open space require 300 square feet of common open space to be provided for use by the residents of the development. A total of 120,900 square feet of common open space is required to be provided. The applicant is providing close to 128,000 square feet in open space areas that are no less than twenty (20) feet in width. Amenities will also need to be provided to be considered areas of useable open space. This is a minor issue and can be addressed during the building permit process.

In an attempt to provide visual interest, the Villages at Tule Springs Development Standards require a varying setback on a straight street with more than 10 consecutive houses in a row. Out of the 10 consecutive homes, three adjacent houses are required to provide an additional 2 feet on top of the 10-foot minimum front setback for a R-2 PCD zoned property, creating a 12-foot minimum front setback on the affected lots. The lots labeled 26 – 37 on “Street D”, 64 – 77 on “Street V”, 131 – 141 and 142 – 151 on “Street R” are subject to comply with the varying setback program.

The proposed tentative map is consistent with the proposed land use plan for The Villages at Tule Springs Planned Community Development District. The lots, internal streets, connections to the perimeter trails, and design elements all conform to existing development agreement. The development is compatible with the neighborhood and surrounding uses, 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.

Public Works:

1. 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.
2. Approval of a drainage study is required prior to submittal of the civil improvement plans.

3. 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.
4. The following off-site improvements must be complete prior to final inspection of the first home:
 - a. North 5th Street
 - b. Sandstone Ranch Parkway
 - c. Jasmine Hills St.
 - d. Mimosa Ridge Ave.
5. Appropriate subdivision and/or parcel mapping is required to complete this project. All mapping shall be in compliance with NRS Chapter 278 and the *City of North Las Vegas Municipal Code* and associated Master Plans in effect at the time of subdivision and/or parcel map approval. Conformance may require modifications to the site.
6. Adjacent to all perimeter and internal streets, a five-foot-wide public utility easement shall be granted to accommodate dry utility appurtenances and fire hydrants.
7. All residential driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 222.
8. Proposed residential driveway slopes shall not exceed twelve percent (12%).
9. Emergency access driveways shall be constructed per **Clark County Area Uniform Standard Drawing** No. 224.
10. All common elements shall be labeled and are to be maintained by the Home Owners Association.
11. The developer is required to grant any easements needed to construct the project.
12. T-MAP to match parent final map PB 174-6.
13. The street names shall be in accordance with the North Las Vegas Street Naming and Address Assignment Standards, and must be approved by the City of Las Vegas Central Fire Alarm Office.
14. Prior to the installation of any subgrade street improvements, all required underground utilities (i.e. telephone, power, water, etc.) located within public rights-of-way, shall be extended a minimum of ten (10) feet beyond the project boundary.
15. All off-site improvements must be completed prior to final inspection of the first

building.

16. 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 if impacted by the proposed development of the parcel or if the pole impedes upon the proper ADA clearances for sidewalk. Under no circumstances will new down guy wires be permitted.

ATTACHMENTS:

Public Works Memorandum

Letter of Intent

Revised Tentative Map

Clark County School District Memorandum

Clark County Assessor's Map

Location and Zoning Map