



Planning Commission Agenda Item

Date: May 8, 2024

Item No: 13

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: T-MAP-03-2024 VILLAGES AT TULE SPRINGS VILLAGE 2. Applicant: Pacific Oak SOR. Request: A Master Tentative Map in a 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 du/ac Master Planned Community), to allow a 88-Lot Tentative Map. Location: Generally Bounded by North Fifth Street, Grand Teton Drive, Losee Road, and the Tule Springs Master Planned Community. (APNs 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 approval for an 88-lot residential Tentative Map on approximately 553.7 acres. The site is generally bounded by North Fifth Street, Grand Teton Drive, Losee Road, and the Tule Springs Master Planned Community; more specifically, Village 2 of "The Villages at Tule Springs" (VTS). The Comprehensive Master Plan Land Use designation for the subject site is Master Planned Community.

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
DA-03-2024	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.

GENERAL INFORMATION:

	Land Use (Development Agreement)	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	Undeveloped

		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 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:	See attached memorandum.
Police:	No Comment.
Fire:	No Comment.
Clark County Department of Aviation:	No Comment.
Clark County School District:	See attached memorandum.

ANALYSIS:

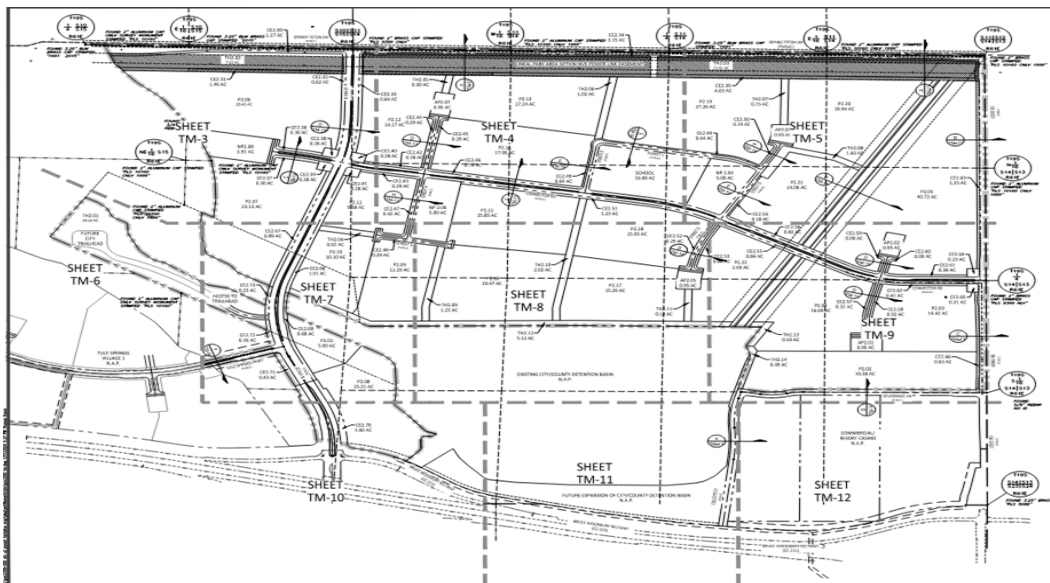
(NOTE: The proposed development is located within the Villages at Tule Springs Master Planned Community. The Master Planned Community is regulated by a Development

Agreement and has development standards and design guidelines that deviate from the standard code requirements.)

The applicant is requesting Planning Commission approval of a master tentative map. The proposed tentative map creates 22 developable lots, as well as the associated community, neighborhood, and association parks, entry features, public facilities and schools for the proposed Villages at Tule Springs Master Planned Community. The base zoning for the tentative map is PCD, Planned Community District. The individual developable lots will have separate tentative maps and rezoning's by the individual builders at the time of development. This tentative map is one of the first steps to enable Village 2 of the Villages at Tule Springs to begin construction.

A separate and concurrent application for an amendment to the development agreement (DA-03-2024) has been submitted proposing to change the land use map within the master planned community. That request is also on this agenda for Planning Commission consideration.

The total number of lots created with this Tentative Map is 88 on approximately 553.7 acres. The site is generally bounded by North Fifth Street, Grand Teton Drive, Losee Road, and the Tule Springs Master Planned Community; more specifically, Village 2 of "The Villages at Tule Springs" (VTS).



This map creates the Parcels that will eventually have tentative maps for the residential and commercial developments. This tentative map includes a total of 88 parcels that are divided as follows:

Residential: 21 Parcels
Commercial: 1 Parcel

Parks: 9 Parcels

School: 1 Parcel

Trails, Monuments, Perimeter landscaped areas: 56 Parcels

The submitted master tentative map exactly matches the negotiated changes proposed with the Major Modification for Village 2 (DA-03-2024). The proposed tentative map is in compliance with the Zoning Ordinance, Development Agreement and the proposed land use plan submitted with DA-03-2024. However, the map could change based on future modifications of the Development Agreement by the Village Developer.

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, including the Second Amended and Restated Development Agreement for Park Highlands East (Villages at Tule Springs), and the Villages at Tule Springs Development Standards and Design Guidelines.
2. The tentative map shall become null and void should the accompanying major modification to the Development Agreement (DA-03-2024) not be approved by the City Council.

Public Works:

3. Any necessary vacation must record concurrently with the final map. Should the Order of Vacation not record within one/two year from the approval date, the vacation shall be deemed null and void.

ATTACHMENTS:

Letter of Intent

Tentative Map

Villages at Tule Springs Land Use Plan

Villages at Tule Springs Parcel Density Cap

Clark County Assessor's Map

Location and Zoning Map