



# Planning Commission Agenda Item

Date: March 13, 2024

Item No: 14

**TO:** Planning Commission

**FROM:** Alfredo Melesio, Jr., AICP, EDFP, Director of Land Development & Community Services  
Prepared By: Sharianne Dotson, Planner

**SUBJECT: T-MAP-25-2023 VTS VILLAGE 1 PHASE 4 PARCELS 1.25 AND 1.26.** Applicant: D.R. Horton, Inc. Request: A Tentative Map in an RZ10 MPC (Residential Zone up to 10 du/ac Master Planned Community) and an RZ13 MPC (Residential Zone up to 13 du/ac Master Planned Community), Proposed Property Reclassification to R-2 PCD (Medium-High Density Residential Planned Community District), to allow a 349-lot, Attached Single-Family Subdivision on 27.06 acres. Location: South of Tule Springs Parkway and Approximately a Half-Mile East of Revere Street. (APN: 124-15-810-001 and 124-15-810-002) Ward 4. (For Possible Action)

**RECOMMENDATION: APPROVE WITH CONDITIONS**

## PROJECT DESCRIPTION:

The applicant is requesting approval for a 349-lot residential Tentative Map on approximately 27.06 acres for an overall density of 12.90 dwelling units per acre. The site is generally located south of Tule Springs Parkway and approximately a half-mile east of Revere Street; more specifically, Parcels 1.25 and 1.26 within Village 1 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.

On December 14, 2022 the Planning Commission approved DA-03-2022 TULE SPRINGS, a Major Modification to the Development Agreement to amend the Land Use Plan; Parcel Density Cap Table; Village Wall Plan; and Village Parks, Open Space and Trails Plan for Village 1 of the Villages at Tule Springs.

**RELATED APPLICATIONS:**

Application #	Application Request
ZN-16-2023	Property Reclassification from RZ10 MPC (Residential Zone up to 10 du/ac Master Planned Community), and RZ13 MPC (Residential Zone up to 13 du/ac Master Planned Community) to R-2 PCD (Medium-High Density Residential Planned Community District).

**GENERAL INFORMATION:**

	Land Use (Development Agreement)	Zoning	Existing Use
<b>Subject Property</b>	Master Planned Community	<p><b>Current:</b> RZ10 MPC (Residential Zone up to 10 du/ac Master Planned Community) and RZ13 MPC (Residential Zone up to 13 du/ac Master Planned Community)</p> <p><b>Proposed:</b> R-2 PCD (Medium-High Density Residential Planned Community District)</p>	Undeveloped
<b>North</b>	Master Planned Community	R-CL PCD, Medium Density Residential Planned Community District	Undeveloped
<b>South</b>	CC-215 (Bruce Woodbury Beltway)	N/A	Beltway
<b>East</b>	Master Planned Community	RZ10 MPC (Residential Zone up to 10 du/ac Master Planned Community)	Undeveloped (Future Park Site)
<b>West</b>	Master Planned Community	RZ13 MPC (Residential Zone up to 13 du/ac Master Planned Community)	Undeveloped

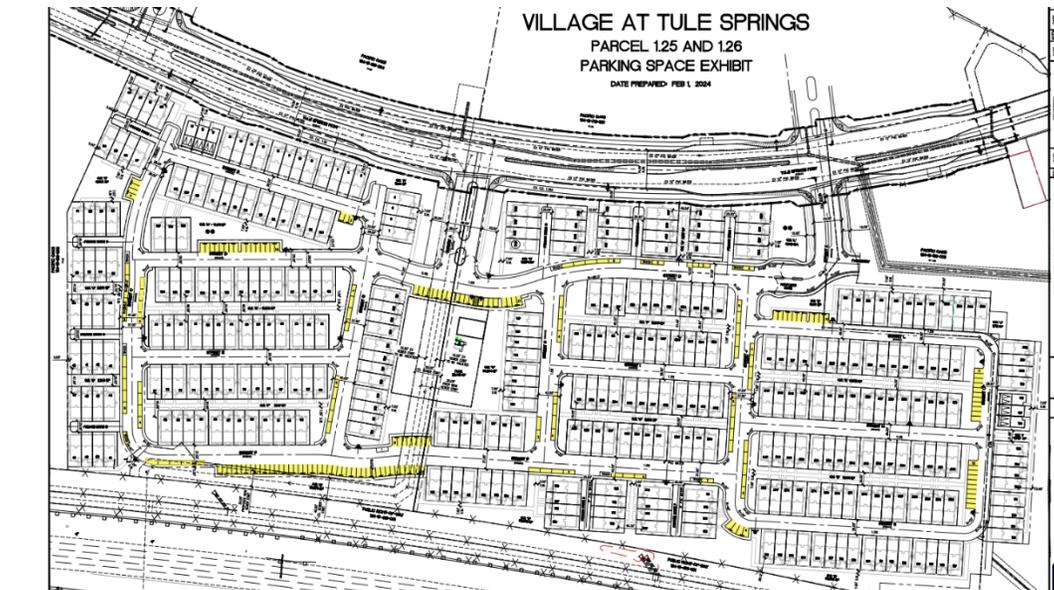
**DEPARTMENT COMMENTS:**

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 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 approval for a 349-lot residential Tentative Map on approximately 27.06 acres for an overall density of 12.90 dwelling units per acre. The site is generally located south of Tule Springs Parkway and approximately a half-mile east of Revere Street; more specifically, Parcels 1.25 and 1.26 within Village 1 of “The Villages at Tule Springs” (VTS). Parcel 1.25 and parcel 1.26 are adjoining and will consist of a total of 349-lots.



The development will consist of alley loaded triplex and fourplex townhome units (multi-family). The number of proposed dwelling units for the combined parcels is under the maximum allowed according to the approved Villages at Tule Springs Parcel Density Cap Table. The VTS Parcel Density Cap Table included as part of the Development Agreement allows a maximum of 150 dwelling units to be developed on Parcel 1.25 and 226 dwelling units to be developed on Parcel 1.26 for an overall total of 376 dwelling units. The applicant is requesting 349 lots and is in compliance with the density cap.

The subject site's existing zoning is RZ10 MPC (Residential Zone up to 10 du/ac Master Planned Community) and RZ13 MPC (Residential Zone up to 13 du/ac Master Planned Community) however; the applicant has filed for a property reclassification (ZN-16-2023) for both parcels 1.25 and 1.26 to R-2 PCD (Medium-High Density Residential Planned Community District). The proposed zoning district, (R-2 / PCD) Medium-High Density Residential / Planned Community District, allows for the development of single-family, two, three and four-family dwellings and directly related complementary uses at a density of 7.5 up to 14.9 dwelling units per acre.

Both Parcel 1.25 and Parcel 1.26 will have a minimum lot size allowed within the R-2 PCD, Medium-High Density Residential District of 3,000 square feet per unit for any two, three, four or multi-family dwellings, however, a minor modification is required to allow the smaller lots sizes. The proposed tentative map contains 349 single-family attached lots that range in size from 1,370 square feet for interior lots and 1,750 square feet for the edge lots. Each unit will have a minimum of three (3) bedrooms). All lots will contain a garage at the rear, a 11 foot minimum front setback and a minimum 10 foot building separation to be in conformity with the requirements of the Villages at Tule Springs Development Standards. The following setbacks will be required for both the triplex and fourplex townhomes :

**Front setback:** Minimum of 11 feet to the building

**Rear setback:** 6 feet to the garage

**Side Yard setback:** 5 feet

#### **ACCESS:**

According to the tentative map, the community has two (2) landscaped entrances provided from Tule Springs Parkway. The residential subdivision is proposing an internal street network that includes 47-foot wide private streets with five (5') foot sidewalks on both sides of the street. In addition, there are 28-foot wide street and 20-foot wide private drives. With the associated minor modification, the internal street network meets the *The Villages at Tule Spring Master Plan - Development Standards*.

#### **EXTERIOR ARCHITECTURE / ELEVATIONS / FLOOR PLANS:**

According to the elevations provided by the applicant, two-story triplex and fourplex townhome buildings are proposed for the project. The height was not provided, however the maximum allowable building height in the R-2 PCD, Medium-High Density Residential Planned Community District is 35 feet. All buildings contain two-car garages at the ground level.

The applicant has submitted triplex and fourplex townhome units (multi-family) elevations. The elevations consists of stucco exteriors with concrete tile roofs, two (2) car garages and lights on each side of the garage. The submitted elevations appear to be earth tones in color. The applicant is proposing six building types (Type 210, 212, 215, 215, 218 and 219) for this development. A minimum of five (5) models is required for a development containing 150 or more units. Building Types 210, 212 and 218 are for the proposed 3-plex and are similar architecture with slightly differing paint schemes as depicted on the

elevations. The rooflines are different, however, the rest of the dwelling is similar to the other elevations. Building Types 214, 215 and 219 are for the proposed 4-plex and are similar architecture with slightly differing paint schemes as depicted on the elevations. Like the 3-plex, the rooflines are different, however, the rest of the dwelling is similar to the other elevations. Architecturally, the proposed elevations appear very similar in overall appearance and will need additional architectural embellishments to distinguish the buildings from each other. Architectural features could include the use of beltlines, metal ornaments and stone or rock wainscoting. Additional options that may be incorporated into the exterior are recessed windows, pop-outs, shutters or other architectural trim and detailing around the windows. These are minor details that will be address during the building permit review process.

#### **PARKING REQUIREMENTS:**

The tentative map indicates there are 91 buildings that contain a triplex or a fourplex townhome unit. Each unit will have a minimum of three (3) bedrooms. The required parking for townhomes is two (2) parking spaces per unit, plus one guest parking space for every four dwellings. The proposed development requires 698 parking spaces. Each dwelling unit contains a two-car garage with an additional 204 guest parking spaces distributed throughout the site for a total of 902 parking spaces. Therefore, the submitted tentative map meets the parking requirements.

#### **OPEN SPACE / AMENITIES / LANDSCAPING:**

Private common open space is private open land area set aside for the exclusive use and enjoyment of a development's residents, employees, or users. The proposed tentative map is providing 226,296 square feet of open space which meets the requirements set forth in the Villages of Tule Springs Development Agreement. A minimum of 66% must be suitable for active or recreational open space as a mini park. On that account, the applicant is providing approximately 50,729 square feet of centralized useable open space in the form of a community park that is proposed to contain a community pool and restroom building. Other open space areas are distributed as common elements and active open space throughout both parcels, in addition to a walking path that connects to both developments. Additionally, the applicant is proposing the following amenities: play area with shade sail, dog stations, and several turf areas with benches. The amenities and open space should positively affect the living experience for the development and are intended to enhance the lifestyle, convenience and comfort of the residents. The proposed amenities for this size of a development appear to be insufficient and staff is recommending the following additional amenities to be provided: age appropriate playgrounds, more shade structures, benches, tables, dog stations, bbq's and sports courts. These deficiencies can be addressed with an updated site plan / open space exhibit that incorporates all code requirements and conditions of approval that are required during the building permit review process. There is currently a 50 foot public utility easement the runs north and south through the proposed community park. The applicant is proposing to vacate 30 feet of the public utility easement to be a 20 foot public utility easement.

Regarding individual private open space, the tentative map indicates each unit will have

approximately 270 square feet of private yard space. In this instance, individual private patios are required for each dwelling unit. The ground level private patio should be eighty (80) square feet to comply with the code requirement.

The proposed tentative map appears to have 25 feet of perimeter landscaping adjacent to Tule Springs Parkway. The landscaping contains fifteen (15) feet of landscaping with a ten (10) foot sidewalk. Although the landscape areas have been generally defined on the open space plan, the landscape plan provided by the applicant is conceptual in nature providing list of potential planting options. Nevertheless, all landscape material shown on the landscape plan for the development must be selected from the *Southern Nevada Regional Planning Coalition Regional Plant List* and will be reviewed during the building permit review process.

All parks and open space areas will be reviewed during the building permit process for the model buildings. Per the letter of intent, there will be additional open space available to the community within the Association Park (AP 1.09). Immediately east of the project, there will also be a 10 acre community park (CP 1.02) and will require pedestrian connections from the adjacent parcels of 1.25 and 1.26.

The proposed tentative map does not indicate trash enclosure; however there are designated areas for trash receptacles to be placed for the homes adjacent to the small alley ways. The other dwellings facing the internal streets will have room to place the trash receptacles in front of dwelling.

In closing, the proposed tentative map is consistent with the Development Agreement, land use plan, and proposed zoning district for the Villages at Tule Springs. Approval of the proposed tentative map is warranted, subject to the conditions listed below.

## **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 open space area shall be developed with a "mini-park" as required by the Villages at Tule Springs Development Standards.
3. Applicant shall provide a total of 698 parking spaces within the two-car garage per unit and 204 guest parking spaces.
4. The following amenities shall be provided: pool, age appropriate playgrounds, shade structures, benches, tables, dog stations, bbq's and sports courts.

5. Should the proposed vacation (reduction) of the 50 foot public utility easement to a 20 foot public utility easement not be approved, modifications to the site plan / Tentative Map will be required to accommodate the width of the existing easement.
6. The following setbacks will be required for both the triplex and fourplex townhomes:

**Front setback:** Minimum of 11 feet to the building

**Rear setback:** 6 feet to the garage

**Side Yard setback:** 5 feet

**Public Works:**

7. 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.
8. Approval of a drainage study is required prior to submittal of the civil improvement plans.
9. The street sections proposed with this development are specific to this subdivision design and product type and shall only apply to Villages at Tule Springs – Parcels 1.25 & 1.26.
10. For local residential streets requiring storm drain, the street width may need to be increased to accommodate the facility and meet all utility separation and maintenance requirements; to be determined during the civil improvement plan review. Consequently, modifications to the site plan resulting in fewer lots may be required. (Ref. CNLV Private Streets Policy for Residential Development).
11. All twenty foot (20") wide private drives shall be decorative pavers.
12. Residential driveway slopes shall not exceed twelve percent (12%) in any case.
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. 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.

15. All driveway geometrics shall be in compliance with the Uniform Standard Drawings for Public Works Construction Off-Site Improvements Drawing Number 222.1 and 222.
16. The size and number of access points and their 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.
17. After approval of the fire hydrant locations, the engineer shall provide an exhibit demonstrating that the quantity and location of parking spaces is in compliance with the CNLV Private Streets Policy for Residential Development.
18. The following off-site improvements must be complete prior to final inspection of the first home:
  - a. Tule Springs Parkway
19. The property owner is required to grant roadway easements where public and private streets intersect.
20. All common elements shall be labeled and are to be maintained by the Home Owners Association.
21. The property owner is required to grant a public pedestrian access easement for sidewalk located within a common element when that sidewalk is providing public access adjacent to the right-of-way.
22. 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.
23. The developer shall provide an offsite construction phasing plan that includes proposed dates of completion for orderly construction of the supporting offsite street improvements. The offsite phasing plan must be submitted for review and approval to the Department of Public Works prior to issuance of the project's grading permit.

**ATTACHMENTS:**

Public Works Memorandum

Letter of Intent

Tentative Map

Elevations

Open Space Plan

Parking Exhibit

Villages at Tule Springs Land Use Plan

Villages at Tule Springs Parcel Density Cap

Clark County School District Memorandum

Clark County Assessor's Map

Location and Zoning Map