



## City Council Regular Meeting AGENDA ITEM

NUMBER: 27

**SUBJECT:**

**Ordinance No. 3205;** An Ordinance of the City of North Las Vegas, Nevada Amending Ordinance Nos. 2711, 2267, 2746, 2757, 2891 and 3166. Amending the Development Agreement for the Villages at Tule Springs (DA-02-2024, Villages at Tule Springs Parcel 1.21) Between the City of North Las Vegas and KBS SOR Park Highlands LLC; and Providing for Other Matters Properly Relating Thereto. (Ward 4-Cherchio) (Set Final Action for May 15, 2024)

**REQUESTED BY:**

Alfredo Melesio, Jr., AICP, EDFP, Director of Land Development & Community Services

**WARD:**

(Ward 4 - Cherchio)

**RECOMMENDATION OR RECOMMEND MOTION:**

It is recommended on May 1, 2024, that City Council introduce Ordinance No. 3205, and that City Council pass and adopt Ordinance No. 3205 on May 15, 2024.

**FISCAL IMPACT:**

**ACCOUNT NUMBER:**

N/A

**STAFF COMMENTS AND BACKGROUND INFORMATION:**

At their meeting of April 10, 2024, the Planning Commission unanimously (6-0 vote) recommended to approve DA-02-2024. Planning Commissioner Esmeralda Villeda was absent.

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 to allow HDMF, High Density Multi-Family for Parcel 1.21; to amend the Density Cap Table for Parcel Nos. 1.19, 1.21 and 1.22; and to allow tandem parking; valet trash service; and modify the number of multi-family dwelling units permitted from a single hallway for Parcel Nos. 1.21 & 1.22. The parcels are located north of Clark County 215 and approximately 1,200 feet east of Revere Street within the Tule Springs Master Planned Community.

**Attachments:**

Ordinance No. 3205

Planning Commission Action Report

Staff Report with Attachments

CIP No.	Related Item: DA-02-2024; Ordinance No. 3203/ZN-01-2024	
LIST CITY COUNCIL GOAL(S): Well - Planned Quality Growth, Quality Municipal Services, Achieving North Las Vegas Vision 2025		
PREPARED BY:	Respectfully Submitted	MEETING DATE:
Alfredo Melesio, Jr., AICP, EDFP, Director of Land Development & Community Services	Ryann Juden, City Manager	May 1, 2024