



Planning Commission Agenda Item

Date: September 11,
2024

Item No: 7

TO: Planning Commission

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

SUBJECT: ZN-08-2024 VTS VILLAGE 1 PHASE 4 PARCEL 1.22 (Public Hearing).
Applicant: D.R. Horton, Inc. Request: A Property Reclassification for 11.85 Acres from R-3 PCD (High Density Residential Planned Community Development District) to R-2 PCD (Medium High Density Residential Planned Community Development District). Location: North of Clark County 215 and Approximately 1,800 Feet East of Revere Street. (APN 124-15-315-003). Ward 4. (For Possible Action)

RECOMMENDATION: APPROVE

PROJECT DESCRIPTION:

The applicant is requesting consideration to reclassify (rezone) the subject parcel from R-3 PCD (Planned Community District High Density Residential) to R-2 PCD (Planned Community Development District Medium-High Density Residential) The Comprehensive Master Plan Land Use designation for the subject site is Master Planned Community. The subject site is 11.85 acres and is generally located North of Clark County 215 and approximately 1,800 feet east of Revere Street within the Villages at Tule Springs Master Planned Community.

BACKGROUND INFORMATION: .

Previous Action
On November 30, 2023, a Task Force (TF-33-2023) meeting was held for a proposed property reclassification to rezone the subject property to R-3 PCD, High Density Residential Planned Community District.
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.
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-06-2024	A tentative map in an R-3 PCD (High Density Residential Planned Community Development District), to allow a 96-lot, single-family residential subdivision.

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Master Planned Community	R-3 PCD, High Density Residential Planned Community District	Undeveloped
North	Master Planned Community	R-CL PCD, Medium Density Residential Planned Community District	Undeveloped
South	Master Planned Community and Clark County 215	PCD, Planned Community District and Clark County 215	Undeveloped
East	Master Planned Community	R-2 PCD Medium High Density Residential Planned Community Development District	Undeveloped
West	Master Planned Community	R-3 PCD, High Density Residential Planned Community District	Undeveloped

DEPARTMENT COMMENTS:

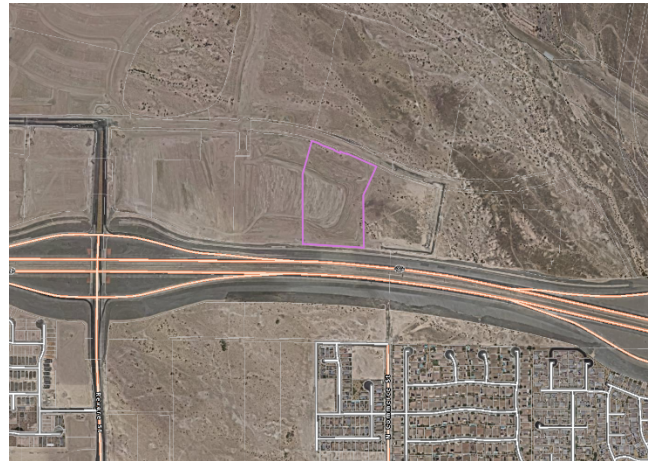
Department	Comments
Public Works:	No Comment.
Police:	No Comment.
Fire:	No Comment.
Clark County School District:	See attached memorandum.

Clark County Department of Aviation:	No Comment.
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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 consideration to reclassify (rezone) the subject parcel from R-3 PCD (Planned Community District High Density Residential) to R-2 PCD (District Medium-High Density Residential Planned Community Development) The subject site is 11.85 gross acres and is generally located south of Tule Springs Parkway and approximately 1,800 feet east of Revere Street within the Villages at Tule Springs Master Planned Community. The subject is known as parcel 1.23 within Village 1 of the Master Planned Community.



The existing zone district is a zoning classification created for the Park Highlands Development Agreement. When the City Council approved the Second Amended and Restated Development Agreement for Park Highlands East a new master planned community was created (Villages at Tule Springs). The Villages at Tule Springs have different zoning districts. The new development agreement created the need for the proposed rezoning from RZ 13 MPC, Residential Zone up to 13 du/ac Master Planned Community to the current R-3 PCD, High Density Residential Planned Community District.

The purpose of the proposed zone district, R-2 PCD (Medium-High Density Residential Planned Community Development District) is to provide for moderate density housing in single-family and multi-family structures or a combination of the two at a density of 6.01 to 13.0 du/ac. The R-2 PCD district is designed to implement the single-family medium land use category of the Comprehensive Plan and allow for the economical use of land while creating an attractive, functional and safe residential environment.

Previously the Conceptual Land Use Plan for the Villages at Tule Springs identified a portion of the subject site (Parcel 1.22) as, HDMF, High Density Multi-Family, which allows from 15 - 30 dwelling units per acre. DA-02-2024 retains this parcel as HDMF, High Density Multi-Family. Consequently, the proposed zoning classification of R-2 PCD, Medium-High Density Residential Planned Community District with a maximum density

of 13.0 du/ac falls under the HDMF maximum of 50 du/ac, making it appropriate for this application.

Approval Criteria: (Zoning Map Amendments)

The City Council may approve zoning map amendments, and the Planning Commission may recommend approval, if the zoning map amendment meets all of the following criteria:

- (1) The rezoning will promote the public health, safety, and general welfare;
 - a. The applicant is proposing to provide a lower density housing product which will allow a larger product to be used, in turn benefitting the residents of the immediate area.
- (2) The rezoning is consistent with the comprehensive master plan and the purposes of this Code;
 - a. This rezoning will provide more housing options within the Villages at Tule Springs community. Densities have been moved around in the Villages at Tule Springs development, this rezoning will not affect the overall development or the master plan in a negative way.
- (3) The rezoning is consistent with the stated purpose of the proposed zoning district(s);
 - a. The application being considered will not affect Planned Community Development as density is being adjusted within the development.
- (4) Facilities and services (including roads and transportation, water, gas, electricity, police and fire protection, and sewage and waste disposal, as applicable) will be available to serve the subject property while maintaining adequate levels of service to existing development;
 - a. The facilities and services being provided with the Villages at Tule Springs were calculated to serve a greater number of homes and will not pose an issue with the reduced density being proposed
- (5) The rezoning is not likely to result in significant adverse impacts upon the natural environment, including air, water, noise, storm water management, wildlife, and vegetation, or such impacts will be substantially mitigated;
 - a. The proposed reduction in density will not affect the natural environment in a negative way.

(6) The rezoning is not likely to result in significant adverse impacts upon other property in the vicinity of the subject tract; and

- a. Since the proposed site is within the Villages at Tule Springs Planned Community Development, this rezoning has been considered by the master developer in a way that it will not impact the surrounding areas.

(7) Future uses on the subject tract will be compatible in scale with uses on other properties in the vicinity of the subject tract.

- a. The Villages at Tule Springs Master Planned Community has been designed with all the Villages and their sub divisions in mind, this development will be compatible with the other developments in the vicinity.

The proposed reclassification (rezoning) is consistent with the parameters set forth in the Development Agreement, The Villages at Tule Springs Parcel Density Cap table and The Villages at Tule Springs Conceptual Land Use Plan. The City does not anticipate any adverse impacts on facilities or neighboring land uses surrounding the subject site. Staff recommends to approve this application.

ATTACHMENTS:

Letter of Intent

Boundary Map

Neighborhood Meeting Summary

Clark County School District – School Development Tracking Form

Clark County Assessor's Map

Location and Zoning Map