



Planning Commission Agenda Item

Date: April 10, 2024

Item No: 19

TO: Planning Commission

FROM: Alfredo Melesio, Jr., AICP, EDFP, Director of Land Development & Community Services
Prepared By: Robert Eastman, AICP, Manager, Planning and Zoning, Manager, Planning and Zoning

SUBJECT: **ZN-01-2024 VILLAGES AT TULE SPRINGS PARCEL 1.21 AND PARCEL 1.22 (Public Hearing).** Applicant: D.R. Horton. Request: A Property Reclassification of 26.39 Acres from RZ13 MPC (Residential Zone up to 13 du/ac Master Plan Community District) to R-3 PCD (High Density Residential Planned Community District). Location: North of Clark County 215 and Approximately 1,200 Feet East of Revere Street. (APN's 124-15-315-002 and 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 RZ13 MPC (Residential Zone up to 13 du/ac Master Plan Community District) to R-3 PCD (High Density Residential Planned Community District). The Comprehensive Master Plan Land Use designation for the subject site is Master Planned Community. The subject site is 26.39 acres and is generally located North of Clark County 215 and approximately 1,200 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-34-2023) 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
DA-02-2024	A Major Modification to the Development Agreement, to amend the Land Use on the subject site to Multi-Family; to allow tandem parking; to allow valet trash service; and modify the number of multi-family units permitted from a single hall-way.

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Master Planned Community	RZ13 MPC (Residential Zone up to 13 du/ac Master Plan Community District)	Undeveloped
North	Master Planned Community	R-1 PCD, Medium – Low Density Residential Planned Community District and 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	RZ13 MPC, Residential Zone up to 13 du/ac Master Plan Community 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:	No Comment.

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 RZ13 MPC, Residential Zone up to 13 du/ac Master Planned Community, to R-3 PCD, High Density Residential Planned Community District. The subject site is 26.39 gross acres and is generally located south of Tule Springs Parkway and approximately 1,200 feet east of Revere Street within the Villages at Tule Springs Master Planned Community. The subject is known as parcels 1.21 & 1.22 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 proposed R-3 PCD, High Density Residential Planned Community District.

The purpose of the proposed zone district, High Density Residential Planned Community District (R-CL PCD), is to provide for the development of high density housing and directly related complementary uses at a density of 12.0 up to 25 dwelling units per acre. The district is designed to create an attractive, vibrant, functional, and safe high density residential environment.

Previously the Conceptual Land Use Plan for the Villages at Tule Springs identified a portion of the subject site (Parcel 1.21) as, MHDR, Medium High Density Residential, which allows up to 14.9 dwelling units per acre. However, DA-02-2024 amends the land use plan for this parcel to HDMF, High Density Multi-Family. Consequently, the proposed zoning classification of R-3 PCD, High Density Residential Planned Community District is appropriate for this application.

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.

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;
- (2) The rezoning is consistent with the comprehensive master plan and the purposes of this Code;
- (3) The rezoning is consistent with the stated purpose of the proposed zoning district(s);
- (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;
- (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;
- (6) The rezoning is not likely to result in significant adverse impacts upon other property in the vicinity of the subject tract; and
- (7) Future uses on the subject tract will be compatible in scale with uses on other properties in the vicinity of the subject tract.

ATTACHMENTS:

Letter of Intent

Boundary Map

Villages at Tule Springs Conceptual Land Use Plan (05-30-2023)

Villages at Tule Springs Parcel Density Cap

Neighborhood Meeting Summary

Clark County Assessor's Map

Location and Zoning Map