



Planning Commission Agenda Item

Date: March 13, 2024

Item No: 13

TO: Planning Commission

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

SUBJECT: ZN-16-2023 VTS VILLAGE 1 PHASE 4 PARCELS 1.25 AND 1.26 (Public Hearing). Applicant: D.R. Horton, Inc. Request: A Property Reclassification of 27.06 Acres from 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) to R-2 PCD (Medium-High Density Residential Planned Community District). 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

PROJECT DESCRIPTION:

The applicant is requesting consideration to reclassify (rezone) the subject parcels from 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) to R-2 PCD (Medium-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 27.06 gross acres and is generally located south of Tule Springs Parkway and approximately a half-mile east of Revere Street within the Villages at Tule Springs 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
T-MAP-25-2023	Tentative Map to allow a 349-lot, attached single-family subdivision on 27.06 acres with an overall density of 12.90 dwelling units per acre.

GENERAL INFORMATION:

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

DEPARTMENT COMMENTS:

Department	Comments
Public Works:	No Comment.
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 consideration to reclassify (rezone) the subject parcels from parcels from 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 to R-2 PCD, Medium-High Density Residential Planned Community District. The subject site is two (2) parcels on 27.06 gross acres and is generally located south of Tule Springs Parkway and approximately a half-mile east of Revere Street within the Villages at Tule Springs Master Planned Community. The applicant is proposing to develop the two (2) parcels as one residential subdivision with 349 lots with attached single-family dwellings.

The proposed district is a zoning classification created with 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 replaced the Park Highlands Master Planned Community. The requested zoning district replaces the previous Park Highlands zoning district that is no longer valid for the subject site.

The purpose of the proposed zone district, Medium-High Density Residential Planned Community District (R-2 PCD), is to provide for the development of single-family detached dwellings, two-family dwellings, three, four or multi-family dwellings and directly related complementary uses at a density of 5.0 up to 14.9 dwelling units per acre. The district is intended to be residential in character with a minimum of disturbances due to traffic or overcrowding. The applicant is proposing 12.90 dwelling units to the acre and is within the requirements.

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 and recommends approval.

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 (11-15-2022)

Villages at Tule Springs Parcel Density Cap

Neighborhood Meeting Summary

Clark County Assessor's Map

Location and Zoning Map