



Planning Commission Agenda Item

Date: October 9, 2024

Item No: 13

TO: Planning Commission

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

SUBJECT: ZN-15-2024 VTS VILLAGE 2 AP 2.07, NP 2.06, TH 2.01 AND PHASE ONE TRAIL CORRIDORS (Public Hearing). Applicant: KB Home. Request: A Property Reclassification of 20.87 Acres from RZ10 MPC (Residential Zone up to 10 du/ac Master Plan Community) and PSP MPC (Public / Semi-Public Master Plan Community) to PSP-PCD (Public Facility Planned Community District). Location: East of North 5th Street Approximately 1,800 Feet North of the Intersection of Clark County 215 and West of North 5th Street Approximately 1,400 Feet North of the Intersection of Clark County 215 and North 5th Street. (A portion of APN 124-14-211-002 & 124-15-611-002). Ward 4. (For Possible Action)

RECOMMENDATION: APPROVE

PROJECT DESCRIPTION: .

The applicant is requesting consideration to reclassify (rezone) the subject parcel from RZ10 MPC (Residential Zone up to 10 du/ac Master Plan Community) and PSP MPC (Public / Semi-Public Master Plan Community) to PSP-PCD (Public Facility Planned Community District). The Comprehensive Master Plan Land Use designation for the subject site is Master Planned Community. The subject site is located approximately 1,800 feet North of the Clark County 215 Beltway and N 5th Street intersection.

BACKGROUND INFORMATION:

Previous Action
On July 2, 2024, a Task Force (TF-25-2024) meeting was held for proposed property reclassifications on multiple parcels once an approved Final Map has been recorded creating The Villages at Tule Springs Village 2.
On May 8, 2024 the Planning Commission approved (T-MAP-03-2024) a Tentative Map for the Villages at Tule Springs Village 2 Master Planned Community.
On May 8, 2024 the Planning Commission approved (DA-03-2024 TULE SPRINGS), a major modification to the Development Agreement for The Villages at Tule Springs to amend the Village 2 Land Use Plan; to remove the requirement for an Active Adult Community within Village 2; transfer 262 dwellings from Village 3 to Village 2; increase the number of dwellings in Village 2 by an additional 826 dwellings; amend the Density Cap Table; and providing for

other matters.

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
ZN-09-2024	A property reclassification of 9.58 acres from RZ10 MPC (Residential Zone up to 10du/ac Master Plan Community) to R-CL PCD (Planned Community District Medium Density)
ZN-10-2024	A property reclassification of 14.17 acres from RZ10 MPC (Residential Zone up to 10du/ac Master Plan Community) to R-CL PCD (Planned Community District Medium Density)
ZN-11-2024	A property reclassification of 35.19 acres from RZ10 MPC (Residential Zone up to 10du/ac Master Plan Community) to R-CL PCD (Planned Community District Medium Density)
ZN-12-2024	A property reclassification of 35.32 acres from RZ10 MPC (Residential Zone up to 10du/ac Master Plan Community) to R-2 PCD (Planned Community District Medium-High Density)
ZN-13-2024	A property reclassification of 15.05 acres from RZ10 MPC (Residential Zone up to 10du/ac Master Plan Community) to R-2 PCD (Planned Community District Medium-High Density)
ZN-14-2024	A property reclassification of 21.33 acres from RZ10 MPC (Residential Zone up to 10du/ac Master Plan Community) to R-CL PCD (Planned Community District Medium Density)

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Master Planned Community	RZ10 MPC, Residential Zone up to 10du/ac Master Plan Community	Undeveloped
North	Master Planned Community	RZ10 MPC, Residential Zone up to 10du/ac Master Plan Community	Undeveloped

South	Master Planned Community	RZ10 MPC, Residential Zone up to 10du/ac Master Plan Community	Undeveloped
East	Master Planned Community	RZ10 MPC, Residential Zone up to 10du/ac Master Plan Community	Undeveloped
West	Master Planned Community	RZ10 MPC, Residential Zone up to 10du/ac Master Plan Community	Undeveloped

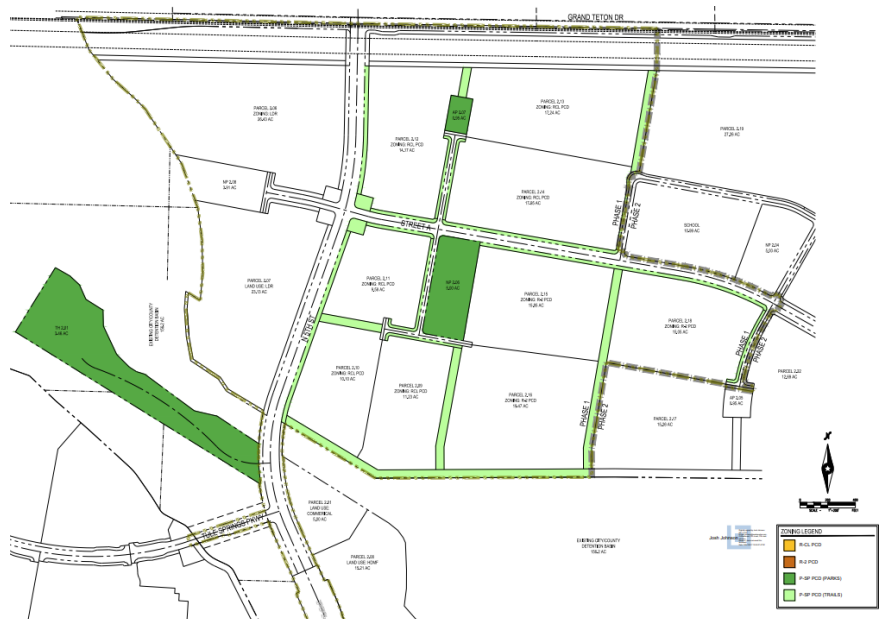
DEPARTMENT COMMENTS:

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.

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 Planning Commission consideration to reclassify (rezone) the subject sites from the RZ10 MPC (Residential Zone up to 10 du/ac Master Plan Community) and PSP MPC (Public / Semi-Public Master Plan Community) to PSP-PCD (Public Facility Planned Community District). The sites are located within the Villages at Tule Springs Master Planned Community. The



proposed zoning classification is for the trails and open space within Village 2 / Phase 1. The change will affect trails, pathways, community parks, association parks, and monument areas. Village 2 is an area generally bounded by the Eglington Preserve to the west, Grand Teton Drive to the north Losee Road to the east and an existing flood detention basin to the south. Phase 1 is the western half of Village 2 and includes Neighborhood Parks (NP 2.06 & NP 2.07), Association Park (2.07), Trail Head (TH 2.01) and all the associated trails.

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.

The proposed zone district, Public Semi-Public / Planned Community District (PSP / PCD), allows for development of public and semi-public uses. In this application the uses are trails and open space for the master planned community.

The applicant has indicated that a neighborhood meeting was held on August 28, 2024, at 5:30 p.m. at the Aliante Library. According to the meeting summary approximately 5 people attended the meeting. In general, the neighbors were in support of the project, but had some questions regarding the proposed residential mix and development timing for the neighborhood.

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 parks trails and open space for the use of the community and it's wellbeing.
- (2) The rezoning is consistent with the comprehensive master plan and the purposes of this Code;
 - a. This is largely an administrative rezoning converting an out of date and unused zoning description to a more current and updated one, the functional uses are the same.
- (3) The rezoning is consistent with the stated purpose of the proposed zoning district(s);

- a. The areas being rezoned as PSP / PCD, Public Semi Public / Planned Community District are areas designated for public use and recreation.
- (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 and the Villages at Tule Springs Land Use Plan. The area to be reclassified is identified as parks, open space, trails, street side pathways, and monumentation areas. The City does not anticipate any adverse impacts on facilities or neighboring land uses surrounding the subject site and recommends to approve this application.

ATTACHMENTS:

Letter of Intent

Boundary Map

Neighborhood Meeting Summary

Clark County Assessor's Map

Location and Zoning Map