



Planning Commission Agenda Item

Date: April 9, 2025

Item No: 11

TO: Planning Commission

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

SUBJECT: T-MAP-15-2024 VTS VILLAGE 2 PARCEL 2.09/2.10. Applicant: KB Home. Request: A Tentative Map in an R-CL PCD, Medium Density Residential Planned Community District, to Allow a 178-Lot, Single-Family Residential Subdivision. Location: East of North 5th Street Approximately 1,500 Feet North of the Intersection of Clark County 215 and North 5th Street. (A Portion of APN 124-14-211-002). Ward 4. (For Possible Action)

RECOMMENDATION: : APPROVE WITH CONDITIONS

PROJECT DESCRIPTION:

The applicant is requesting consideration for a tentative map in a R-CL PCD, Medium Density Residential Planned Community Development District to allow a 178-lot, single-family residential subdivision. The subject site is approximately 21.33 acres in size with a density of 8.34 dwelling units per acre and the proposed development is located East of North 5th Street approximately 1,500 feet north of the intersection of Clark County 215 and North 5th Street. The Comprehensive Master Plan land use designation is Master Planned Community.

BACKGROUND INFORMATION:

Previous Action
On February 19, 2025, The City Council approved (ZN-14-2024) A property reclassification of 21.33 acres from RZ10 MPC (Residential Zone up to 10 du/ac Master Plan Community) to R-CL PCD (Medium Density-Residential Planned Community District).
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 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.

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
N/A	

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Master Planned Community	R-CL PCD, Medium Density Residential Planned Community Development District	Undeveloped
North	Master Planned Community	R-CL PCD, Medium Density Residential Planned Community Development District	Undeveloped
South	Master Planned Community	PSP MPC, Public / Semi-Public Planned Community Development District	Detention Basin
East	Master Planned Community	R-2 PCD, Medium High Density Residential Planned Community Development District	Undeveloped
West	Master Planned Community	R-1 PCD, Medium Low Density Residential Planned Community Development District	Undeveloped

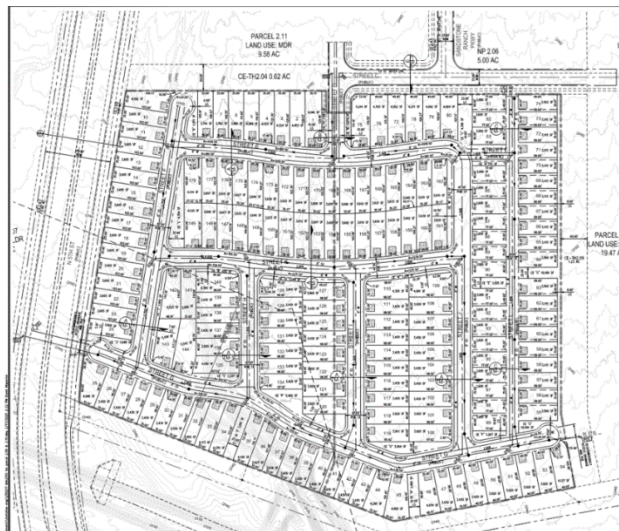
DEPARTMENT COMMENTS:

Department	Comments
Public Works:	See attached Memorandum.
Police:	No Comment.
Fire:	See attached Memorandum.

Clark County Department of Aviation:	No Comment.
Clark County School District:	See attached School Development Tracking Form.

ANALYSIS:

The applicant is requesting approval for a 178-lot single-family residential tentative map on approximately 21.33 acres with a density of 8.34 dwelling units per acre. The proposed development is located East of North 5th Street approximately 1,500 feet north of the intersection of Clark County 215 and North 5th Street. The Comprehensive Master Plan land use designation is MPC, Master Planned Community. The subject site is located within Village 2 of the Villages at Tule Springs Planned Community Development District.



According to the letter of intent and submitted tentative map, the proposed subdivision is comprised of 178 single-family lots with a minimum lot size of 2,695 square feet. The development is divided into nine streets, three with cul-du-sacs. Access to the site will be provided by Sandstone Ranch Parkway to the north of the site. Emergency access will be provided at the northern cul-du-sac directly connecting to North 5th Street. All internal streets are 47-foot-wide private streets with sidewalks on both sides, except for 1 alley loaded street which is 28 feet wide with no sidewalks being provided.

A minor modification to the Villages at Tule Springs Development Agreement was recently approved (DA-01-2025) The proposed lots comply with the minimum 2,590 square feet for an alley loaded lot area as stipulated in the R-CL PCD, Medium Density Residential Planned Community Development District. The lot sizes range from 2,695 square feet to 5,543 square feet. The typical dimensions of the lots are 35 feet in width and either 74 or

98 feet in depth, depending on the housing model being proposed.

Homes with less than 600 square feet of private, backyard open space require 300 square feet of common open space to be provided for use by the residents of the development. Due to an absence of rear yards on the alley loaded homes adjacent to "Street L" on the tentative map, 11,400 square feet of public open space is required to be provided. These areas will need to be no less than twenty (20) feet in width and amenities will need to be provided to be considered useable open space. This is a minor issue and can be addressed during the building permit process.

In an attempt to provide visual interest, the Villages at Tule Springs Development Standards require a varying setback on a straight street with more than 10 consecutive houses in a row. Out of the 10 consecutive homes, three adjacent houses are required to provide an additional 2 feet on top of the 10-foot minimum front setback for a R-CL PCD zoned property, creating a 12-foot minimum front setback on the affected lots. The lots labeled 64 - 74 on "Street L" are subject to comply with the varying setback program.

The proposed tentative map is consistent with the proposed land use plan for The Villages at Tule Springs Planned Community Development District. The lots, internal streets, connections to the perimeter trails and design elements all conform to the existing development agreement. The development is compatible with the neighborhood and the surrounding uses, staff recommends to approve subject to the conditions listed.

CONDITIONS:

Planning and Zoning:

1. Unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.

Public Works:

2. All known geologic hazards shall be shown on the preliminary development plan, tentative map and the civil improvement plans. Geological hazards such as fault lines or fissures affecting residential structures may substantially alter the tentative map layout and require the submission of a revised tentative map which must be approved by the City prior to final approval of the civil improvement plans. The footprint of proposed structures shall be plotted on all lots impacted by faults and/or fissures and a minimum width of five (5) feet shall be provided from the edge of any proposed structure to the nearest fault and/or fissure.
3. Approval of a drainage study is required prior to submittal of the civil improvement plans.
4. Approval of a traffic study is required prior to submittal of the civil improvement

plans. Please contact Traffic Engineering at 633-2676 to request a scope.

5. The following off-site improvements must be complete prior to final inspection of the first home:
 - a. North 5th Street
 - b. Sandstone Ranch Parkway
 - c. Jasmine Hills St.
 - d. Mimosa Ridge Ave.
 - e. Sandstone Butte St.
6. Appropriate subdivision and/or parcel mapping is required to complete this project. All mapping shall be in compliance with NRS Chapter 278 and the *City of North Las Vegas Municipal Code* and associated Master Plans in effect at the time of subdivision and/or parcel map approval. Conformance may require modifications to the site.
7. Adjacent to all perimeter and internal streets, a five-foot-wide public utility easement shall be granted to accommodate dry utility appurtenances and fire hydrants.
8. All residential driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 222.
9. Proposed residential driveway slopes shall not exceed twelve percent (12%).
10. Emergency access driveways shall be constructed per ***Clark County Area Uniform Standard Drawing*** No. 224.
11. All common elements shall be labeled and are to be maintained by the Home Owners Association.
12. The developer is required to grant any easements needed to construct the project.
13. Permanent structures can't be built over the existing BLM Grant N-36864.
14. The street names shall be in accordance with the North Las Vegas Street Naming and Address Assignment Standards, and must be approved by the City of Las Vegas Central Fire Alarm Office.
15. Prior to the installation of any subgrade street improvements, all required underground utilities (i.e. telephone, power, water, etc.) located within public rights-of-way, shall be extended a minimum of ten (10) feet beyond the project boundary.
16. All off-site improvements must be completed prior to final inspection of the first building.

17. All Nevada Energy easements, appurtenances, lines and poles must be shown and shall be located entirely within the perimeter landscape area of this development. Distribution lines, existing or proposed, shall be placed underground if impacted by the proposed development of the parcel or if the pole impedes upon the proper ADA clearances for sidewalk. Under no circumstances will new down guy wires be permitted.

Fire:

18. Approved secondary access for ingress shall be provided for 20 or more dwelling units, road(s) with dead ends or with a single point of access in excess of 600 feet, and for all commercial and industrial developments. The lower secondary access cannot terminate into an open field/trail area of parcel 2.16.

ATTACHMENTS:

Public Works Memorandum

Fire Department Memorandum

Letter of Intent

Revised Tentative Map

Clark County School District Memorandum

Clark County Assessor's Map

Location and Comprehensive Plan Map