



Planning Commission Agenda Item

Date: April 9, 2025

Item No: 10

TO: Planning Commission

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

SUBJECT: **T-MAP-14-2024 VTS VILLAGE 2 PARCEL 2.07.** Applicant: KB Home. Request: A Tentative Map in an R-1 PCD, Medium Low Density Residential Planned Community District, to Allow a 123-Lot, Single-Family Residential Subdivision. Location: Southwest Corner of North 5th Street and Sandstone Ranch Parkway. (A Portion of APNs 124-15-511-001, 124-15-611-001, and 124-15-611-003). Ward 4. (For Possible Action)

RECOMMENDATION: APPROVE WITH CONDITIONS

PROJECT DESCRIPTION:

The applicant is requesting consideration for a tentative map in a R-1 PCD, Medium Low Density Residential Planned Community District, and a PSP PCD, Public / Semi-Public Facility Planned Community District, to allow a 123-lot, single-family residential subdivision. The proposed development is approximately 23.13 acres with a density of 5.31 dwelling units per acre and is generally located at the Southwest corner of North 5th Street and Sandstone Ranch Parkway. The Comprehensive Master Plan land use designation is Master Planned Community.

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.
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:

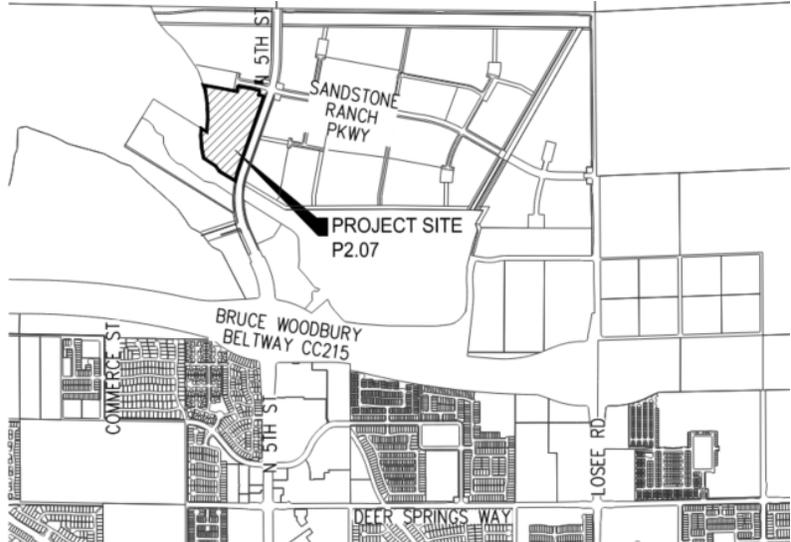
	Land Use	Zoning	Existing Use
Subject Property	Master Planned Community	R-1 PCD, Medium Low Density Residential Planned Community Development District	Undeveloped
North	Master Planned Community	PSP PCD Public / Semi-Public Planned Community Development District	Undeveloped
South	Master Planned Community	PSP PCD Public / Semi-Public Planned Community Development District	Undeveloped
East	Master Planned Community	R-CL PCD, Medium Density Residential Planned Community Development District	Undeveloped
West	Open Space	O-L, Open Land	National Monument

DEPARTMENT COMMENTS:

Department	Comments
Public Works:	See attached Memorandum.
Police:	No Comment.
Fire:	No Comment.
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 123-lot single family residential tentative map on approximately 23.13 acres with a density of 5.31 dwelling units per acre. The proposed development is located at the Southwest corner of North 5th Street and Sandstone Ranch Parkway. 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.



According to the letter of



intent and submitted tentative map, the proposed subdivision is comprised of 123 lots with a minimum lot size of 5,037 square feet. The development is divided into nine streets, four with cul-du-sacs. Access to the site will be from North 5th Street by Sandstone Ranch Parkway along the northern boundary of the site. Emergency access will be provided at the southern cul-du-sac directly to North 5th Street. All internal streets are 47-foot-wide private streets with sidewalks on both sides

The proposed lots comply with the minimum 5,000 square foot lot area as stipulated by the R-1 PCD, Medium Low Density Residential District. The lot sizes range from 5,037 square feet to 11,789 square feet and the typical dimensions of the lots are 45 feet in width and 112 feet in depth. The R-1 PCD lots are required to provide a minimum of 600 square feet of private open space, or common open space would be required. All of the proposed lots provide a minimum of 600 square feet of private open space, so common open space is not required to be provided for this development.

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 – 75 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 layout and aesthetics of the entry to the development will need to conform to the Villages at Tule Springs design standards. Interior blocks have been designed to mitigate a valley like effect utilizing adjacent streets, common elements and pedestrian connections throughout. The development is compatible with the neighborhood and the surrounding uses, staff recommends approval 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. Street C
6. The property owner is required to grant a public pedestrian access easement for

sidewalk located within a common element when that sidewalk is providing public access adjacent to the right-of-way.

7. 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.
8. 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.
9. All residential driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 222.
10. Proposed residential driveway slopes shall not exceed twelve percent (12%).
11. Emergency access driveways shall be constructed per **Clark County Area Uniform Standard Drawing** No. 224.
12. All common elements shall be labeled and are to be maintained by the Home Owners Association.
13. The developer is required to grant any easements needed to construct the project.
14. T-MAP to match parent final map PB 174-6.
15. 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.
16. 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.
17. All off-site improvements must be completed prior to final inspection of the first building.

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

ATTACHMENTS:

Public Works Memorandum

Letter of Intent

Revised Tentative Map

Clark County School District Memorandum

Clark County Assessor's Map

Location and Zoning Map