



## City Council Regular Meeting AGENDA ITEM

NUMBER: {{item.Number}}
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<b>SUBJECT:</b> <b>Ordinance No. 3207;</b> An Ordinance of the City of North Las Vegas, Nevada Amending Ordinance Nos. 2711, 2267, 2746, 2757, 2891, 3166, and 3205 to Amend the Development Agreement for the Villages at Tule Springs (DA-03-2024, Villages at Tule Springs Village 2) Between the City of North Las Vegas and KBS SOR Park Highlands LLC and Providing for Other Matters Properly Relating Thereto. (Ward 4 - Cherchio) (Set Public Hearing for July 3, 2024)	
<b>REQUESTED BY:</b> Alfredo Melesio, Jr., AICP, EDFP, Director of Land Development & Community Services	<b>WARD:</b> (Ward 4 - Cherchio)
<b>RECOMMENDATION OR RECOMMEND MOTION:</b> It is recommended that City Council introduce Ordinance No. 3207 on June 5, 2024, and that City Council pass and adopt Ordinance No. 3207 on July 3, 2024.	
<b>FISCAL IMPACT:</b>	<b>ACCOUNT NUMBER:</b> N/A

**STAFF COMMENTS AND BACKGROUND INFORMATION:**

At their meeting on May 8, 2024, the Planning Commission unanimously (6-0 vote) recommended to approve DA-03-2024. Planning Commissioner Marissa Guymon was absent.

The applicant is requesting City Council consideration for a major modification of the Development Agreement for the Villages at Tule Springs Master Planned Community. Specifically, the applicant is requesting to amend the Land Use Plan; change the Density Cap Table; transfer 262 dwelling units from Village 3 to Village 2; and increase the number of allowable dwellings in Village 2 by an additional 826 dwellings. The proposed modification is for Village 2 in the Villages at Tule Springs. Village 2 is generally located north of CC-215, south of Grand Teton Drive, east of North Fifth Street, and west of Losee Road.

**Attachments:**

- Ordinance No. 3207
- Planning Commission Minutes
- Staff Report with Attachments

CIP No.	Related Item: DA-03-2024	
LIST CITY COUNCIL GOAL(S): Well - Planned Quality Growth, Quality Municipal Services, Achieving North Las Vegas Vision 2025		
<b>PREPARED BY:</b>  Alfredo Melesio, Jr., AICP, EDFP, Director of Land Development & Community Services	Respectfully Submitted  Micaela Rustia Moore, City Manager	<b>MEETING DATE:</b>  June 5, 2024