



Planning Commission Agenda Item

Date: April 10, 2024

Item No: 18

TO: Planning Commission

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

SUBJECT: DA-02-2024 VILLAGES AT TULE SPRINGS PARCEL 1.21 (Public Hearing). Applicant: D.R. Horton. Request: A Major Modification to the Development Agreement for The Villages at Tule Springs to Amend the Village 1, Specifically Parcel 1.21, to Update the Land Use for Multi-Family; to allow Tandem Parking; to allow Valet Trash Service; and Modify the Number of Units Permitted from a Single Hallway. Location: North of Clark County 215 and Approximately 1,200 Feet East of Revere Street. (APN 124-15-315-002). Ward 4. (For Possible Action)

RECOMMENDATION: APPROVE WITH CONDITIONS

PROJECT DESCRIPTION:

The applicant is requesting Planning Commission consideration for a major modification of the Development Agreement for the Villages at Tule Springs Master Planned Community. Specifically, to amend the Land Use Plan to allow HDMF, High Density Multi-Family for Parcel 1.21; and to allow tandem parking, valet trash service; and modify the number of multi-family dwelling units permitted from a single hall-way for Parcels 1.21 & 1.22. The parcel is located north of Clark County 215 and approximately 1,200 feet east of Revere Street within the Tule Springs Master Planned Community.

BACKGROUND INFORMATION:

Previous Action
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-01-2024	A property reclassification of 26.39 acres from RZ13 MPC (Residential Zone up to 13 du/ac Master Plan Community District) to R-3 PCD (High Density Residential Planned Community District).

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Master Planned Community	RZ13 MPC (Residential Zone up to 13 du/ac Master Plan Community District)	Undeveloped
North	Master Planned Community	PCD, Medium – Low Density Residential Planned Community District and R-CL PCD, Medium Density Residential Planned Community District	Undeveloped
South	Master Planned Community and Clark County 215	PCD, Planned Community District and Clark County 215	Undeveloped
East	Master Planned Community	RZ13 MPC, Residential Zone up to 13 du/ac Master Plan Community District	Undeveloped
West	Master Planned Community	R-3 PCD, High Density Residential Planned Community District	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:	No Comment.

ANALYSIS:

The Villages at Tule Springs Master Planned Community was originally a part of the Park Highlands Master Planned Community. In 2014, Park Highlands was split into an east development, Villages at Tule Springs, and a west development, Valley Vista. The applicant is requesting Planning Commission consideration for a major modification of the Development Agreement for the Villages at Tule Springs, principally, to amend the land use plan for the Villages at Tule Springs. Other modifications included as part of this request are changes to allow tandem parking; valet trash services with one central trash container instead of a trash dumpsters within 300 feet of every residential unit; and to allow more than four dwelling units off of a central hallway within a multi-family building.

According to the proposed land use plan, the request shifts the density within Village 1 from parcel 1.19 to the adjacent 1.21. The changes reduce the number of dwelling in Parcel 1.19 from 500 to 350, while increase the dwelling in Parcel 1.21 from 200 to 350. This shift in dwelling units is greater than the 10% allowed as a minor modification and creates the need for the major modification.

All the other requested modifications are minor and have been previously approved for Parcel 1.19 with a minor modification that was approved by the City Manager on June 29, 2023. As this request included a land use change and a transfer of 150 dwelling units between two parcels the minor requests have been added to this major modification. The proposed changes will allow a different multi-family product that is different than the traditional garden style walkup design. Allowing up to twelve (12) units off a central hallway, will allow the applicant to provide a product using a building with a cleaner building and still provide the required open space within the development. The valet trash service is used elsewhere in the valley and can create a more upscale look for a community. The tandem parking will require the tenants of an individual unit to juggle their parking and may require the applicant to enforce parking requirements in the development.

Approval Criteria: Master Planned Communities and Major Modifications to Development Agreements

In order for property to qualify for PCD District zoning, the master developer must demonstrate the potential for achievement of the following specific objectives during the planning and development process:

1. Ensure orderly planning for the development of large unsubdivided parcels of the city in a manner consistent with the city's comprehensive master plan;
2. Ensure adequate provision of open space, recreational facilities, and other community amenities;
3. Provide exemplary community benefits;
4. Provide for an orderly and creative arrangement of land uses with respect to each other, to the entire master planned community, and to all adjacent land;
5. Provide for a variety of housing types, employment opportunities, and commercial services to achieve a balanced community for families of a wide variety of ages,

sizes, and levels of income;

6. Provide for a planned and integrated transportation system for pedestrian and vehicular traffic, which will include provisions for transportation and roadways, bicycle and/or equestrian paths, pedestrian walkways, and other similar transportation facilities;
7. Encourage sensitive site planning and design with enhanced landscaping and other site amenities; and
8. Encourage high-quality structures in terms of community design standards, materials and layout.

The proposed major modification makes some modifications to the land use of Village 1 within the master planned community. The land use changes do not adversely impact the existing neighborhoods within the City. The proposed minor modifications to the development agreement should not create a negative impact on the neighborhood and should provide additional amenities to the residents, staff recommends the item be approved and forwarded to the City Council.

ATTACHMENTS:

Letter of Intent

Existing Villages at Tule Springs Land Use Plan

Villages at Tule Springs Conceptual Land Use Plan (05-30-2023)

Location and Zoning Map