



Planning Commission Agenda Item

Date: October 9, 2024

Item No: 10

TO: Planning Commission

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

SUBJECT: ZN-12-2024 VTS VILLAGE 2 PARCEL 2.15/2.16 (Public Hearing).
Applicant: KB Home. Request: A Property Reclassification of 35.32 Acres from RZ10 MPC (Residential Zone up to 10 du/ac Master Plan Community) to R-2 PCD (Medium-High Density Residential Planned Community District). Location: East of North 5th Street Approximately 1,800 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

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 District) to R-2 PCD (Medium-High Density Residential Planned Community Development). The Comprehensive Master Plan Land Use designation for the subject site is Master Planned Community. The subject site is 35.32 acres and 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.
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.

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.

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 (Medium Density Residential Planned Community District)
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 (Medium Density Residential Planned Community District)
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 (Medium Density Residential Planned Community District)
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 (Medium-High Density Residential Planned Community District)
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 (Medium Density Residential Planned Community District)
ZN-15-2024	A property reclassification of 20.87 acres from RZ10 MPC (Residential Zone up to 10du/ac Master Plan Community) to PSP PCD (Public / Semi-Public Planned Community District)

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 site from the RZ10 MPC (Residential Zone up to 10 du/ac Master Plan Community) to R-2 PCD (Medium-High Density Residential Planned Community District). The site is located within the Villages at Tule Springs Master Planned Community. The



Conceptual Land Use Plan for the Villages at Tule Springs designates the site (Parcel 2.15 & 2.16) as Medium-High Density Residential.

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, Medium-High Density Residential / Planned Community District (R-2 / PCD), allows for development of single-family; two; three and four-family dwellings and directly related complementary uses at a density of up to 14.9 dwelling units per acre. Furthermore, the Second Amended and Restated Development Agreement for the Villages at Tule Springs included a Parcel Density Cap Table that specifies the acreage proposed, allowed dwelling units per parcel and maximum density allowed. For Parcel 2.15 (approximately 15.85 acres in size) a maximum of 190 units with a maximum density of approximately 11.99 du/ac. Parcel 2.16 (approximately 19.47 acres in size) a maximum of 234 units with a maximum density of approximately 12.02 du/ac are permitted. The proposed zoning would be in compliance with the Development Agreement.

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 a lower density housing product which will allow a larger housing product to be used, in turn benefitting the residents of the immediate area.
- (2) The rezoning is consistent with the comprehensive master plan and the purposes of this Code;
 - a. This rezoning will provide more housing options within the Villages at Tule Springs community. Densities have been moved around in the Villages at Tule Springs development, this rezoning will not affect the overall development or the master plan in a negative way.
- (3) The rezoning is consistent with the stated purpose of the proposed zoning district(s);

- a. The application being considered will not affect Planned Community Development since density is being adjusted within the development.
- (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, The Villages at Tule Springs Parcel Density Cap table and The Villages at Tule Springs Conceptual Land Use Plan. The City does not anticipate any adverse impacts on facilities or neighboring land uses surrounding the subject site. Staff recommends to approve this application.

ATTACHMENTS:

Letter of Intent

Boundary Map

Neighborhood Meeting Summary

Clark County Assessor's Map

Location and Zoning Map