



Planning Commission Agenda Item

Date: February 8, 2023

Item No: 7

TO: Planning Commission

FROM: Alfredo Melesio, Jr. AICP EDFP, Director Land Development & Community Services

Prepared By: Robert Eastman, Manager, Planning and Zoning

SUBJECT: ZN-32-2022 THE VILLAGES AT TULE SPRINGS - PARCEL 1.11 (Public Hearing). Applicant: DR Horton. Request: A property reclassification from an MPC RZ10 (Master Planned Community Residential Zone up to 10 Dwelling Units per Acre District) to an R-1 PCD (Medium-Low Density Residential Planned Community District). Location: Northwest corner of Tule Springs Parkway and Upper Sonoran Road. Ward 4. (For Possible Action)

RECOMMENDATION: APPROVE

PROJECT DESCRIPTION: (APN 124-16-501-004)

The applicant is requesting consideration to reclassify (rezone) one parcel from MPC RZ10, Master Planned Community Residential Zone up to 10 Dwelling Units per Acre District to R-1 PCD, Medium-Low Density Residential Planned Community District. The Comprehensive Master Plan Land Use designation for the subject site is Master Planned Community. The subject site is 17.65 gross acres and is generally located at the northwest corner of Tule Springs Parkway and Upper Sonoran Road within the Villages at Tule Springs Master Planned Community.

BACKGROUND INFORMATION:

Previous Action
On June 2, 2022, there was a Task Force (TF-35-2022) meeting was held for a proposed property reclassification (rezoning).
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
T-MAP-26-2022	A tentative map for the subject parcel to create an 67-lot residential subdivision.

GENERAL INFORMATION:

	Land Use (Development Agreement)	Zoning	Existing Use
Subject Property	Low Density Residential (LDR) 0- 5 du/ac	MPC RZ10, Master Planned Community Residential Zone up to 10 Dwelling Units per Acre District	Undeveloped
North	Open Space	O-L, Open Land District	Tule Springs Fossil Beds National Monument
South	Park	PSP PCD, Public Semi- Public Planned Community District	Undeveloped (Proposed Park)
East	Low Density Residential (LDR) 0- 5 du/ac	MPC RZ10, Master Planned Community Residential Zone up to 10 Dwelling Units per Acre District	Undeveloped
West	Medium-Low Density Residential (MLR) 5.1-7.4 du/ac & Trail and Pathway	R-CL PCD, Medium Density Residential Planned Community District & PSP PCD, Public Semi-Public Planned Community District	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 a parcel from MPC RZ10, Master Planned Community Residential Zone up to 10 Dwelling Units per Acre District to R-1 PCD, Medium-Low Density Residential Planned Community District. The subject site is 17.65 gross acres and is generally located at the northwest corner of Tule Springs Parkway and Upper Sonoran Road within the Villages at Tule Springs Master Planned Community. The Conceptual Land Use Plan for the Villages at Tule Springs identifies the subject site as Parcel 1.11, Single Family 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 Low Density Residential / Planned Community District (R-1 PCD), allows for development of single-family and two-family residential at low densities and directly complementary uses at a density up to 5 dwelling units per acre. Lot sizes shall range from 5,000-10,000 square feet and greater. This district is intended to be residential in character with a minimum of disturbance due to traffic or overcrowding.

The proposed reclassification (rezoning) is consistent with the parameters set forth in the Development Agreement 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.

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;
- (2) The rezoning is consistent with the comprehensive master plan and the purposes of this Code;
- (3) The rezoning is consistent with the stated purpose of the proposed zoning district(s);
- (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;
- (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;
- (6) The rezoning is not likely to result in significant adverse impacts upon other property in the vicinity of the subject tract; and
- (7) Future uses on the subject tract will be compatible in scale with uses on other properties in the vicinity of the subject tract.

ATTACHMENTS:

Letter of Intent

Boundary Map

Villages at Tule Springs Conceptual Land Use Plan

DA-03-22 Village 1 Conceptual Land Use Plan

Clark County Assessor's Map

Location and Zoning Map