



# Planning Commission Agenda Item

Date: October 11, 2023

Item No: 3

**TO:** Planning Commission

**FROM:** Alfredo Melesio, Jr., AICP, EDFP, Director of Land Development & Community Services  
Prepared By: Duane McNelly, Principal Planner

**SUBJECT: ZN-13-2023 VTS VILLAGE 1 PHASE 4 PARCEL 1.24 (Public Hearing).**  
Applicant: D.R. Horton, Inc. Request: A property reclassification of 12.35 acres from MPC RZ10 (Master Planned Community Residential Zone up to 10 du/ac District) to R-CL PCD (Medium Density Residential Planned Community District). Location: North of Clark County 215 and approximately 3,200 feet east of Revere Street and Tule Springs Parkway. (APN 124-15-712-001) 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 Planned Community) to R-CL PCD (Medium Density Residential Planned Community District). The Comprehensive Master Plan Land Use designation for the subject site is Master Planned Community. The subject site is 12.35 gross acres and is generally located north of Tule Springs Parkway and approximately 3,200 feet east of Revere Street within the Villages at Tule Springs Master Planned Community.

## BACKGROUND INFORMATION:

Previous Action
On June 29, 2023, a Task Force (TF-16-2023) meeting was held for a proposed property reclassification to rezone the subject property.
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
<b>T-MAP-20-2023</b>	Tentative Map containing 92 residential lots on approximately 12.35 acres with an overall density of 7.45 dwelling units per acre.

**GENERAL INFORMATION:**

	Land Use (Development Agreement)	Zoning	Existing Use
<b>Subject Property</b>	Master Planned Community	<b>Current:</b> RZ10 MPC (Residential Zone up to 10 du/ac Master Planned Community)  <b>Proposed:</b> R-CL PCD (Medium Density Residential Planned Community District).	Undeveloped
<b>North</b>	Open Space	O-L, Open Land District	Tule Springs Fossil Beds National Monument
<b>South</b>	Master Planned Community	MPC RZ10 (Master Planned Community Residential Zone up to 10 du/ac District)	Undeveloped
<b>East</b>	Open Space	O-L, Open Land District	Tule Springs Fossil Beds National Monument
<b>West</b>	Master Planned Community	<b>Current:</b> RZ10 MPC (Residential Zone up to 10 du/ac Master Planned Community)  <b>Proposed:</b> R-1 PCD, Medium Low Density Residential Planned	Undeveloped  (Presently in design, ref. ZN-09-2023 and T-MAP-09-2023)

		Community Development District  (ZN-09-2023 and T-MAP-09-2023 were approved by the Planning Commission on August 9, 2023. ZN-09-2023 was forwarded to City Council for final consideration.)	
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**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 consideration to reclassify (rezone) the subject parcel from RZ10 MPC, Residential Zone up to 10 du/ac Master Planned Community, to R-CL PCD, Medium Density Residential Planned Community District. The subject site is 12.35 gross acres and is generally located north of Tule Springs Parkway and approximately 3,200 feet east of Revere Street within the Villages at Tule Springs Master Planned Community.

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 purpose of the proposed zone district, Medium Density Residential Planned Community District (R-CL PCD), is to provide for the development of single-family detached dwellings, two-family dwellings and directly related complementary uses at a

density of 2.0 up to 7.4 dwelling units per acre. The district is intended to be residential in character with a minimum of disturbances due to traffic or overcrowding.

Although the Conceptual Land Use Plan for the Villages at Tule Springs identifies the subject site (Parcel 1.24) as, MHDR, Medium High Density Residential, which allows up to 14.9 dwelling units per acre, the applicant has proposed a zoning classification consistent with The Villages at Tule Springs Parcel Density Cap table approved with the recent density transfer. The “table” identifies Parcel 1.24 with an allowable density of up to 7.97 dwelling units per acre and a maximum of 99 dwelling units. The associated Tentative Map that was submitted in conjunction with this application is proposing density of 7.45 dwelling units per acre and 92 dwelling units. Consequently, the proposed zoning classification of R-CL PCD, Medium Density Residential Planned Community District is appropriate for this application.

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.

### **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 (11-15-2022)

Villages at Tule Springs Parcel Density Cap

Neighborhood Meeting Summary

Clark County Assessor's Map

Location and Zoning Map