



Planning Commission Agenda Item

Date: August 9, 2023

Item No: 3

TO: Planning Commission

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

SUBJECT: ZN-08-2023 VTS VILLAGE 1 PHASE 4 PARCEL 1.20 (Public Hearing).
Applicant: D.R. Horton, Inc. Request: A property reclassification of approximately 26.45 acres from PSP MPC (Public/Semi-Public Master Planned Community), RZ6 MPC (Residential Zone up to 6 du/ac Master Planned Community), and RZ13 MPC (Residential Zone up to 13 du/ac Master Planned Community) to R-1 PCD (Medium Low Density Residential Planned Community District). Location: North of Tule Springs Parkway and approximately 1,000 feet east of Revere Street. (APN: 124-15-315-001) Ward 4. (For Possible Action)

RECOMMENDATION: APPROVE

PROJECT DESCRIPTION:

The applicant is requesting consideration to reclassify (rezone) the subject parcel from PSP MPC (Public/Semi-Public Master Planned Community), RZ6 MPC (Residential Zone up to 6 du/ac Master Planned Community), and RZ13 MPC (Residential Zone up to 13 du/ac Master Planned Community) 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 26.45 gross acres and is generally located north of Tule Springs Parkway and approximately 1,000 feet east of Revere Street within the Villages at Tule Springs Master Planned Community.

BACKGROUND INFORMATION:

Previous Action
On May 4, 2023, a Task Force (TF-13-2023) 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
T-MAP-05-2023	Tentative Map containing 282 residential lots on approximately 59.45 acres with an overall density of 4.74 dwelling units per acre.

GENERAL INFORMATION:

	Land Use (Development Agreement)	Zoning	Existing Use
Subject Property	Master Planned Community	Current: PSP MPC (Public/Semi-Public Master Planned Community), RZ6 MPC (Residential Zone up to 6 du/ac Master Planned Community), RZ10 MPC (Residential Zone up to 10 du/ac Master Planned Community) Proposed: R-1 PCD, Medium Low Density Residential Planned Community Development District	Undeveloped
North	Open Space	O-L, Open Land District	Tule Springs Fossil Beds National Monument
South	Master Planned Community	R-2 PCD (Medium High Density Residential Planned Community Development District and R-3 PCD, High Density Residential)	Undeveloped

East	Master Planned Community	<p>Current: RZ6 MPC (Residential Zone up to 6 du/ac Master Planned Community), RZ10 MPC (Residential Zone up to 10 du/ac Master Planned Community), and RZ13 MPC (Residential Zone up to 13 du/ac Master Planned Community)</p> <p>Proposed: R-CL PCD (Medium Density Residential Planned Community District).</p>	Undeveloped
West	Open Space	O-L, Open Land District	Tule Springs Fossil Beds National Monument

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 PSP MPC, Public/Semi-Public Master Planned Community, RZ6 MPC, Residential Zone up to 6 du/ac Master Planned Community, and RZ13 MPC, Residential Zone up to 13 du/ac Master Planned Community, to R-1 PCD, Medium Low Density Residential Planned

Community District. The subject site is 26.45 gross acres and is generally located north of Tule Springs Parkway and approximately 1,000 feet east of Revere Street 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 1.20, LDR, Low 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 purpose of the proposed zone district, Medium Low Density Residential Planned Community District (R-1 PCD), is to provide for the development of single-family detached dwellings, two-family dwellings and directly related complementary uses at a density of zero up to 5.0 dwelling units per acre. The district is intended to be residential in character with a minimum of disturbances 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

Neighborhood Meeting Summary Letter

Villages at Tule Springs Conceptual Land Use Plan (11-15-2022)

Villages at Tule Springs Parcel Density Cap

Clark County Assessor's Map

Location and Zoning Map