



# Planning Commission Agenda Item

Date: August 9, 2023

Item No: 5

**TO:** Planning Commission

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

Prepared By: Duane McNelly, Principal Planner

**SUBJECT: T-MAP-05-2023 VTS VILLAGE 1 PHASE 4 PARCEL 1.20.** Applicant: D.R. Horton, Inc. Request: A Tentative Map in a 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) and RZ13 MPC (Residential Zone up to 13 du/ac Master Planned Community), proposed property reclassification to R-1 PCD (Medium Low Density Residential Planned Community Development District) and R-CL PCD (Medium Density Residential Planned Community District), to allow a 282-lot, Single-Family subdivision. Location: North of Tule Springs Parkway and approximately 1,000 feet east of Revere Street. (APN: 124-15-315-001 and 124-15-315-004) Ward 4. (For Possible Action)

## **RECOMMENDATION: APPROVE WITH CONDITIONS**

### **PROJECT DESCRIPTION:**

The applicant is requesting approval for a 282-lot residential Tentative Map on approximately 59.45 acres for an overall density of 4.74 dwelling units per acre. The site is generally located north of Tule Springs Parkway and approximately 1,000 feet east of Revere Street; more specifically, Parcels 1.20 and 1.23 within Village 1 of "The Villages at Tule Springs" (VTS).

### **BACKGROUND INFORMATION:**

Previous Action
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 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.

### **RELATED APPLICATIONS:**

Application #	Application Request
<b>ZN-08-2022</b>	Property Reclassification 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).
<b>ZN-09-2022</b>	Property Reclassification from 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) to R-CL PCD (Medium Density Residential Planned Community District).

#### GENERAL INFORMATION:

	Land Use (Development Agreement)	Zoning	Existing Use
<b>Subject Property</b>	Master Planned Community	<p><b>Current:</b> 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) and RZ13 MPC (Residential Zone up to 13 du/ac Master Planned Community)</p> <p><b>Proposed:</b> R-1 PCD, Medium Low Density Residential Planned Community Development District and R-CL PCD, Medium Density Residential Planned Community District</p>	Undeveloped

<b>North</b>	Open Space	O-L, Open Land	Tule Springs Fossil Beds National Monument
<b>South</b>	Master Planned Community	R-2 PCD (Medium High Density Residential Planned Community Development District and R-3 PCD, High Density Residential	Undeveloped
<b>East</b>	Master Planned Community	RZ10 MPC (Residential Zone up to 10 du/ac Master Planned Community)	Undeveloped
<b>West</b>	Open Space	O-L, Open Land	Tule Springs Fossil Beds National Monument

#### **DEPARTMENT COMMENTS:**

<b>Department</b>	<b>Comments</b>
Public Works:	See attached memorandum.
Police:	No Comment.
Fire:	No Comment.
Clark County Department of Aviation:	No Comment.
Clark County School District:	See attached memorandum.

#### **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 approval for a 282-lot residential Tentative Map on approximately 59.45 acres for an overall density of 4.74 dwelling units per acre. The site is generally located north of Tule Springs Parkway and approximately 1,000 feet east of Revere Street; more specifically, Parcels 1.20 and 1.23 within Village 1 of "The Villages at Tule Springs" (VTS). Parcel 1.20 has an area of 26.45 acres and contains 112 single family residential units which yields a density of 4.23 dwelling units per acre; Parcel 1.23 has 33.00 acres and contains 170 single family residential units which yields a density of 5.15 dwelling units per acre. The number of proposed dwelling units for each parcel is under the maximum allowed according to the approved Villages at Tule Springs Parcel Density Cap Table. The VTS Parcel Density Cap Table included as part of the

Development Agreement allows a maximum of 118 dwelling units to be developed on Parcel 1.20 and 185 dwelling units to be developed on Parcel 1.23.

The subject site's existing land use is 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) and RZ13 MPC (Residential Zone up to 13 du/ac Master Planned Community), however, the applicant has filed for a property reclassification for each parcel; Parcel 1.20 to R-1 PCD (Medium Low Density Residential District, Planned Community District); and Parcel 1.23 to R-CL PCD (Medium Density Residential Planned Community District).

Pertaining to Parcel 1.20, the minimum lot size allowed within the R-1 PCD, Low Density Residential District is 5,000 square feet. The proposed tentative map contains 112 single-family lots that range in size from 6,300 to 14,970 square feet with an average lot size of 7,602 square feet. The lot widths range in size from a minimum of 60 feet up to 81 feet.

Pertaining to Parcel 1.23, the minimum lot size allowed within the R-CL PCD, Medium Density Residential Planned Community District, is 3,500 square feet. The proposed tentative map contains 170 single-family lots that range in size from 5,000 to 12,947 square feet with an average lot size of 5,846 square feet. The lot widths range in size from a minimum of 50 feet up to 74 feet.

The applicant's letter of intent states that all lots will contain a minimum rear yard area of 600 square feet; for that reason the applicant is not required to provide any private open space. Therefore, all of the lots are in conformity with the requirements of the Villages at Tule Springs Development Standards.

National Park Services land, specifically, the Eglington Preserve region of the Tule Springs Fossil Beds National Monument, lies along the northern and western borders of the subject property. Within the Eglington Preserve, the applicant will be constructing the Tufa Trail system. According to the general standards of site design outlined within the Development Agreement, when residential development parcels are adjacent to designated trail corridors, a trail access point shall be required for every six-hundred (600) feet of trail corridor frontage. In this case, although the Tufa Trail will be constructed within the Eglington Preserve, it is not considered by the Development Agreement to be a designated trail corridor. Consequently, this subdivision is not required to provide direct trail access points to the Tufa Trail. Access to the Tufa Trail will be provided at other designated locations within Village 1 and Village 2.

It should be noted that the Development Agreement requires lands that are located west of the Eglington Escarpment and immediately adjacent to the Eglington Preserve (Tule Springs Fossil Beds National Monument) comply with the development restrictions prescribed in the Conservation Transfer Agreement. The development restrictions require all buildings to be single family, detached housing with a minimum lot size of 5,000 square feet. The developer is also required to provide fencing adjacent to the boundary with the

national monument and these fences shall be view fences (e.g., wrought iron or bars, except for footings, corners, supports, and grade separations), providing open air connectivity with the national monument for the passage of air flow and insect pollinators. Landscaping with native species of plants should be emphasized, using buckwheat and/or bearpoppy as appropriate.

The community has two gated access locations along Tule Springs Parkway. At the easterly subdivision entrance of Parcel 1.20, a joint use association park, 0.65 acres in size, is provided to serve the subject development and the adjacent, connected development, Parcel 1.23. The residential subdivision is proposing an internal street network that includes 47-foot wide private streets with five (5') foot sidewalks on both sides of the street. The internal street network meets the *The Villages at Tule Spring Master Plan - Development Standards* including the curvilinear street that is required for streets greater than 650 feet in length.

Several streets within the development have ten (10) or more single family lots along one side of a street that are placed along a straight street segment without a break or open space between lots. Consequently, a varying front yard setback program will be utilized per the Development Agreement. This will be addressed during the building permit review process.

Although a geotechnical investigation and survey is required to verify and locate any geotechnical hazards on the property, there is a fault line depicted on the plan for graphic display of the approximate location. Geological hazards such as fault lines or fissures can affect residential structures. Incidentally, the City requires a minimum offset of five (5) feet from any geologic hazard to a residential building. In this particular case the residential lots are minimally affected as the majority of the fault line shown on the Tentative Map is depicted beyond the west boundary and only affects lots 1, 2, 4, 5 and 6 of Parcel 1.20. The applicant will be required to plot the footprint of proposed structures on all lots impacted by the fault and a minimum width of five (5) feet must be provided from the edge of any proposed structure to the nearest fault.

In closing, the proposed tentative map is consistent with the Development Agreement, land use plan, and proposed zoning districts for the Villages at Tule Springs. Approval of the proposed tentative map is warranted, subject to the conditions listed below.

## **CONDITIONS:**

### ***Planning and Zoning:***

1. Unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances, including the Second Amended and Restated Development Agreement for Park Highlands East (Villages at Tule Springs), and the Villages at Tule Springs Development Standards and Design Guidelines.

**Public Works:**

2. All All known geologic hazards shall be shown on the preliminary development plan, tentative map and the civil improvement plans. Geological hazards such as fault lines or fissures affecting residential structures may substantially alter the tentative map layout and require the submission of a revised tentative map which must be approved by the City prior to final approval of the civil improvement plans. The footprint of proposed structures shall be plotted on all lots impacted by faults and/or fissures and a minimum width of five (5) feet shall be provided from the edge of any proposed structure to the nearest fault and/or fissure.
3. Approval of a drainage study is required prior to submittal of the civil improvement plans.
4. Approval of a traffic study is required prior to submittal of the civil improvement plans. Please contact Traffic Engineering at 633-2676 to request a scope. A queuing analysis may be required.
5. The size and number of access points and their locations are subject to review and approval by the City of North Las Vegas Traffic Engineer and must meet the standards set forth in *North Las Vegas Municipal Code* section 17.24.040; Conformance may require modifications to the site.
6. Proposed residential driveway slopes shall not exceed twelve percent (12%).
7. The public street geometrics, width of over-pave and thickness of the pavement sections will be determined by the Department of Public Works.
8. All internal private streets off Tule Springs Parkway shall be gated per the CNLV private street policy.
9. All residential driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 222 and 222.1.
10. Dedication and construction of the following streets and/or half streets is required per the *Master Plan of Streets and Highways* and/or *City of North Las Vegas Municipal Code* section 16.24.100:
  - a. Tule Springs Parkway
11. All off-site improvements must be completed prior to final inspection of the first building.

12. All common elements shall be labeled and are to be maintained by the Home Owners' Association.
13. The street names shall be in accordance with the North Las Vegas Street Naming and Address Assignment Standards, and must be approved by the City of Las Vegas Central Fire Alarm Office.
14. The property owner is required to grant a public pedestrian access easement for sidewalk located within a common element, or on private property, when that sidewalk is providing public access adjacent to the right-of-way.
15. The property owner is required to grant roadway easements where public and private streets intersect.
16. A revocable encroachment permit for landscaping within the public right of way is required, if applicable.
17. Appropriate subdivision and/or parcel mapping is required to complete this project. All mapping shall be in compliance with NRS Chapter 278 and the *City of North Las Vegas Municipal Code* and associated Master Plans in effect at the time of subdivision and/or parcel map approval. Conformance may require modifications to the site.
18. The developer shall provide an offsite phasing plan that includes proposed dates of completion for orderly construction of the supporting offsite street improvements. The offsite phasing plan must be submitted for review and approval to the Department of Public Works prior to issuance of the project's grading permit.
19. All Nevada Energy easements, appurtenances, lines and poles must be shown and shall be located entirely within the perimeter landscape area of this development. Distribution lines, existing or proposed, shall be placed underground if impacted by the proposed development of the parcel or if the pole impedes upon the proper ADA clearances for sidewalk. Under no circumstances will new down guy wires be permitted.

**ATTACHMENTS:**

Public Works Memorandum  
Letter of Intent

Tentative Map

Villages at Tule Springs Land Use Plan

Villages at Tule Springs Parcel Density Cap

Map of the Proposed Tufa Trail (Exhibit A: Exchange Agreement Maps)

Clark County School District Memorandum

Clark County Assessor's Map

Location and Zoning Map