



Planning Commission Agenda Item

Date: March 10, 2021

Item No: 7.

TO: Planning Commission

FROM: Marc Jordan, Director Land Development & Community Services
Prepared By: Robert Eastman

SUBJECT: T-MAP-01-2021 TULE SPRINGS PARCEL 3.07. Applicant: Tri Pointe Homes. Request: A tentative map in a PCD / R-CL (Planned Community District / Medium Density Residential District), to allow a 117-lot, single-family subdivision. Location: Generally the northeast corner of Deer Springs Way and Gliding Eagle Road.

RECOMMENDATION: Approval

PROJECT DESCRIPTION: (APN 124-21-612-099)

The applicant is requesting consideration for a tentative map in a PCD / R-CL, Planned Community District / Medium Density Residential District to allow a 117-lot, single-family residential subdivision. The subject site is approximately 16.81 acres in size with a density of 6.96 dwelling units per acre and is located at the northeast corner of Deer Springs Way and Gliding Eagle Road within the Villages at Tule Springs Master Planned Community.

BACKGROUND INFORMATION:

Previous Action
Ordinance 2802 (ZN-05-17) was approved by the City Council on March 15, 2017 reclassifying the site from the PCD / RZ10 District to the PCD / R-CL District.
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
N / A	

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Master Planned Community	PCD / R-CL, Planned Community District / Medium Density Residential	Undeveloped
North	Master Planned Community	PCD / R-CL, Planned Community District / Medium Density Residential	Single-Family Residential
South	Single-Family Medium	O-L / DA, Open Land / Development Agreement (Eldorado)	Single-Family Residential
East	Master Planned Community	PCD, Planned Community District	Undeveloped & Developing Regional Park
West	Master Planned Community	PCD / R-CL, Planned Community District / Medium Density Residential	Single-Family Residential

DEPARTMENT COMMENTS:

Department	Comments
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 within the Villages at Tule Springs. The Master Planned Community is controlled 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 117-lot residential tentative map on

approximately 16.81 gross acres for a density of 6.96 dwelling units per acre. The subject site is Parcel 3.07 within Village 3 of the Villages at Tule Springs. The parcel is approximately located at the northeast corner of Deer Springs Way and Gliding Eagle Road. At the northeast corner on Deer Springs Way and Gliding Eagle Road is a large entry feature and trail connection. A trail runs along the northwestern boundary of the site between parcels 3.07 and 3.05.

The proposed tentative map contains single-family lots that range in size from 3,721 to 7,996 square feet, with a typical lot size of 3,744 square feet (48' X 78'). The applicant is proposing access to the site is from one entrance from Deer Springs Way. The internal streets are proposed to be private streets 47-foot-in width with a five (5) foot sidewalk on both sides. The proposed residential subdivision will be gated. The minimum lot area allowed within the PCD / R-CL District is 3,500 square feet with a minimum lot width of 35 feet. Therefore, all of the lots are in conformity with the requirements of the Villages at Tule Springs development standards.

Perimeter landscaping along Deer Springs Way has been provided by the Village Developer. The required pathway is 25 feet in width with an eight (8) foot wide sidewalk centered within the landscaped area. All lots will contain a minimum rear yard area of 600 square feet, therefore, the applicant is not required to provide any private open space. However, the applicant has provided 27,905 square feet of open space. The areas are small and do not provide much useable recreation space, but Common Element "H" could be used as a tot lot for small children. The applicant has provided three connections to the village trail and an additional connection to the pathway along Deer Springs Way. Common Element "C" should also provide a pedestrian connection to the pathway along Deer Springs Way.

The proposed tentative map is consistent with the land use plan and zoning district for the Villages at Tule Springs. The lots, internal streets and trail connections comply with the development standards for the master planned community. The development is in compliance with the Comprehensive Land Use and the Development Agreement, approval is warranted.

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 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. Proposed residential driveway slopes shall not exceed twelve percent (12%).
5. All common elements shall be labeled and are to be maintained by the Home Owners' Association.
6. 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.
7. 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.
8. All driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 222.1.
9. 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.
10. The public street geometrics and thickness of the pavement sections will be determined by the Department of Public Works.

11. 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.
12. All lots shall comply with the *City of North Las Vegas Municipal Code* section 16.20.02.B which states: "The side lines of lots shall be approximately at right angles to the street upon which the lot faces, or approximately radial if the street is curved." Compliance will require minor modifications to the current layout.

ATTACHMENTS:

Public Works Memorandum

Letter of Intent

Tentative Map

Clark County School District Memorandum

Clark County Assessor's Map

Location and Comprehensive Plan Map