



Planning Commission Agenda Item

Date: July 14, 2021

Item No: 8.

TO: Planning Commission

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

SUBJECT: DA-04-2021 FULLERTON COVE (Public Hearing). Applicant: Richmond American Homes of Nevada, LLC. Request: A major modification to the Insight Park Highlands Development Agreement to modify the development standards; amend the permitted commercial uses; add single-family residential uses; and change the land use designation from Mixed-Use Commercial to Single-Family Medium and Community Commercial for a portion of the southern parcel. Location: Southwest corner and Northwest corner of Revere Street and Clark County 215. Ward 4.

RECOMMENDATION: APPROVAL

PROJECT DESCRIPTION: (APNs 124-16-710-004, 124-16-701-004, 124-16-710-008, 124-21-510-007, 124.21-510-008, and 124-21-510-009).

The applicant is requesting Planning Commission consideration for a major modification of the Insight Park Highlands Development Agreement. Specifically, to add single-family residential uses to the southern parcel, amend the commercial uses on the southern and northern parcels, amend the land use designation on the southern parcel and modify the development standards within the development agreement.

BACKGROUND INFORMATION:

Previous Action

A virtual meeting neighborhood meeting was held on June 16, 2021 at 5:30 p.m. The meeting summary from the applicant stated there were 11 neighbors in attendance. According to the summary provided by the applicant, the neighbors asked questions about grading, timing, gates and previous applications for the property. The summary further

stated the neighbors were pleased that the parcel was being changed from multi-family to single family while maintaining some commercial areas.
At the March 21, 2018 City Council meeting Ordinance 2881 was approved which approved the current land use plan for the Insight Park Highlands Development and adopted Development Standards for the development.
At the March 21, 2018 City Council meeting AMP 01-18 was approved which amended the land use for the subject site from Master Planned Community to Mixed-Use Commercial.

RELATED APPLICATIONS:

Application #	Application Request
T-MAP-19-2021	To allow a 250-lot single-family development
ZN-17-2021	A property reclassification from MPC C-2 (Master Planned Community General Commercial Zone) to PUD, Planned Unit Development District to allow a 250-lot single-family subdivision.

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Mixed-Use Commercial	MPC C-2, Master Planned Community General Commercial Zone, MPC MUZ, Master Planned Community Mixed-Use Zone, and MPC RZ10, Master Planned Community Residential Zone Up to 10 du/a	Undeveloped
North	Master Planned Community	MPC RZ10, Master Planned Community Residential Zone Up to 10 du/a	Undeveloped
South	Master Planned Community	Planned Community District	Villages of Tule Springs future park and police substation

East	Mixed-Use Commercial and Master Planned Community	C-3, General Service Commercial District, PCD, Planned Community District and MPC RZ13, Master Planned Community Residential Zone up to 13 du/a	Undeveloped
West	Master Planned Community	R-CL PCD, Medium Density Residential and R-2 PCD, Medium High Density Residential	Undeveloped

DEPARTMENT COMMENTS:

Department	Comments
Public Works:	No Comment.
Police:	No Comment.
Fire:	No Comment.
Clark County Department of Aviation:	No Comment.
Clark County School District:	No Comment.

ANALYSIS

The applicant is requesting Planning Commission consideration to amend the Development Agreement for the Insight Park Highlands Development. The Insight Park Highlands Development is located west of Revere Street between Dorrell Lane and Tule Springs Parkway.

This subject site was originally part of the Park Highlands Master Planned Community. In June 2014 the Amended and Restated Development Agreement split the Park Highlands Master Planned Community into East (Villages at Tule Springs) and West (Valley Vista). In June 2015, the Second Amended and Restated Development Agreement for Park Highlands East / Villages at Tule Springs was approved (Second ARDA). This amendment removed two parcels totaling approximately 71 acres from the Park Highlands Master Planned Community and created a commercial and mixed use development. As part of the Second ARDA, the 71 acres are required to be developed under a separate development agreement. With a modification to the road alignment (Tule Springs Parkway), an additional 7.5 acres were added to the northern parcel,

making the total approximately 78.5 acres. (The current subject site)

The proposed major modification to the development agreement replaces the existing development standards with new development standards. The proposed changes within the development standards consist of the following modifications:

1. Changing the land uses for the southern parcel by removing the R-4 (high density) residential, reducing the C-2 commercial areas and adding a medium density single family residential land use.
2. Modifying the proposed uses for Insight Park Highlands-South by removing the multi-family uses and adding the single-family uses within a residential PUD, Planned Unit Development.
3. Adding proposed uses for Insight Park Highlands-North to encourage development of a commercial retail center containing a grocery store.
4. Removing the median landscaping standards and adopting the corresponding Villages at Tule Springs landscaping and pathway standards by reference.
5. Removing the variations from the code for parking and open space requirements for the previously proposed multi-family, skilled nursing, and related uses.
6. Amending the variations to the code for the landscaping buffer and signage. Allowing a 15 foot landscaped buffer between the commercial and residential components. The signage modification allows pylon signs to have a height 10 feet greater than the Revere Street Overpass.

The applicant intends to develop the site with a mix of uses: containing commercial retail, multi-family, and single-family residential uses. The development contains a southern parcel referred to as Insight Parcel South and a northern parcel referred to as Insight Parcel North. Each parcel is currently under separate ownership. The applicant is proposing modifications for Insight Parcel South and the City of North Las Vegas is proposing the modification for Insight Parcel North.

The Insight Parcel South is approximately 47 acres in area and the applicant is proposing a 250-lot single family development (ZN-17-2021 & T-Map 19-2021) with approximately twelve (12) acres of commercial retail uses. Currently Insight Parcel South is allowed approximately 18 acres of high density multi-family (36 du/a) as age-restricted senior housing with 26 acres of commercial that includes skilled nursing, an assisted living facility, hotel, mini-storage, and general commercial retail. The proposed development is less intense than what is currently allowed in the development

agreement and more compatible with the adjacent single-family residential use.

With approval of the modification to the land use plan, the Insight Parcel South will be permitted to contain the proposed single-family homes as proposed in ZN-17-2021 and T-Map 19-2021. Additionally, the variations in code for Insight Parcel South will allow the commercial component to reduce their landscaped buffer from 20 feet to 15 feet. To help mitigate this reduction, the landscaping buffer shall contain a double row of trees offset and the residential builder will be required to provide 10 foot setbacks on the side lots adjacent to the commercial component. The previously approved uses within the C-2, General Commercial District remain the same with the proposed development standards.

The Insight Parcel North is approximately 32.9 acres in area and has a land use of mixed-use neighborhood. To help encourage development of a grocery store anchored retail center, the City has negotiated modifications with the property owner. With the proposed modification to the development standards, the City is proposing to add a permitted use table for Insight Parcel North. The permitted uses proposed are dependent on the development of a grocery store anchored center. Any other uses, including other commercial uses or the supporting residential uses would need to comply with all current application requirements and development standards within Title 17 the Zoning Ordinance.

The proposed modifications to the Insight Park Highlands Development Agreement, will reduce the intensity of development along Revere Street. The scale of the commercial component is reduced to a neighborhood scale rather than a community or regional scale. The proposed residential developments are compatible with the adjacent uses and the proposed modifications are recommended for approval.

ATTACHMENTS:

Letter of Intent

Proposed Development Standards for Insight Park Highlands

Current Development Agreement and Development Standards for Insight Park Highlands

Assessor's Parcel Map

Location and Zoning Map