



# Planning Commission Agenda Item

Date: August 11, 2021

Item No: 14.

**TO:** Planning Commission

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

**SUBJECT: T-MAP-21-2021 VILLAGES @ TULE SPRINGS PARCEL 1.06.**

Applicant: DR Horton, Inc. Request: A tentative map in an R-4 PCD (Very High Density Residential District Planned Community Development District), to allow a 195-unit, multi-family subdivision. Location: South of Elkhorn Road, approximately 3,900 feet west of Revere Street. Ward 4

**RECOMMENDATION: APPROVAL WITH CONDITIONS**

**PROJECT DESCRIPTION: (APN 124-16-418-001)**

The applicant is requesting consideration for a tentative map in an R-4-PCD, Very High Density Residential-Planned Community District to allow a 195-lot, multi-family residential subdivision. The subject site is approximately 14.02 net acres in size with a density of 13.91 dwelling units per net acre. The site is located south of the intersection of Elkhorn Road and Golden Buckwheat Drive within the Villages at Tule Springs Master Planned Community.

**BACKGROUND INFORMATION:**

Previous Action
Ordinance 2920 (ZN-24-18) was approved by the City Council on October 17, 2018 reclassifying the site from the MPC-RZ50 Residential up to 50 du/ac, Master Planned Community, to R-4 PCD, Very High Density Residential-Planned Community 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:**

	<b>Land Use (Development Agreement)</b>	<b>Zoning</b>	<b>Existing Use</b>
<b>Subject Property</b>	Multi-Family Residential (MF) 15- 50 du/ac	R-4-PCD, Very High Density Residential-Planned Community District	Undeveloped  (Villages at Tule Springs)
<b>North</b>	Single-Family Residential (SFR) 5.1-7.4 du/ac	R-CL-PCD, Medium Density Residential-Planned Community District	Undeveloped  (Villages at Tule Springs)
<b>South</b>	Single-Family Medium	Clark County 215 and MPC- R-1, Single Family Density Residential District	CC-215 Beltway and Aliante Master Planned Community
<b>East</b>	Single-Family Residential (SFR) 5.1-7.4 du/ac and Single-Family Residential / Multi- Family 7.5–14.9 du/ac and Elementary School	R-CL-PCD, Medium Density Residential-Planned Community District and R-2 PCD, Medium High Density Residential-Planned Community District	Undeveloped  (Villages at Tule Springs)
<b>West</b>	Single-Family Residential (SFR) 5.1-7.4 du/ac	R-CL-PCD, Medium Density Residential-Planned Community District	Undeveloped  (Villages at Tule Springs)

**DEPARTMENT COMMENTS:**

<b>Department</b>	<b>Comments</b>
Public Works:	See attached memorandum.
Police:	No Comment.

Fire:	See attached memorandum.
Clark County Department of Aviation:	No Comment.
Clark County School District:	School Development Tracking Form.

## **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 195-lot residential tentative map on approximately 14.02 net acres for a density of 13.91 dwelling units per net acre. The proposed tentative map is for 65 triplexes. Each triplex contains two 3 bedroom units and one two bedroom unit. The subject site is Parcel 1.06 within Village 1 of the Villages at Tule Springs. The parcel is generally located south of the intersection of Elkhorn Road and Golden Buckwheat Drive Drive. The subject site's existing land use is Multi-Family Residential (MF 15-50 du/ac) and the existing zoning classification is R-4-PCD, Very High Density Residential-Planned Community District. The Villages at Tule Springs Parcel Density Cap Table included as part of the Development Agreement allows a maximum of 637 dwelling units to be developed on Parcel 1.06. The proposed tentative map for the triplex townhomes is a substantial decrease in number of dwelling units and overall density than is allowed for the subject site.

The tentative map indicates one access off of Elkhorn Road at Golden Buckwheat Drive to the subdivision and an emergency access off of Elkhorn Road. The residential subdivision is proposed to be gated with an internal street network that includes 38-foot-private streets with five (5') foot sidewalks on both sides of the street. An internal street, Augustine Bay Street, near the main access off Golden Buckwheat Drive terminates with a stub street which is not allowed within the Villages of Tule Springs and should be a cul-de-sac.

The required parking for townhomes is two spaces per unit. Therefore the proposed development requires 390 off-street parking spaces. Each triplex contains two two-car garages and one single-car garage. The development has 325 parking spaces provided within the garages of the homes and an additional 49 spaces in the provided parking areas. The submitted tentative map is deficient 16 parking spaces. However, the site does have adequate space to provide the additional parking spaces, which will be reviewed with the final map.

Perimeter landscaping along Elkhorn Road and Golden Buckwheat Drive will be provided by the Village Developer. The required pathway along Elkhorn Road is 25 feet in width with an eight (8) foot wide sidewalk centered within the landscaped area. The required pathway along Golden Buckwheat Drive is 15 feet in width with a five (5) foot wide sidewalk centered within the landscaped area. A trail, (Trail Parcel 1.03) runs along the eastern boundary (formerly Clayton Street alignment) of the site. The trail is located between the subject site and parcels 1.07 and 1.08. According to the Villages at Tule Springs Development Standards "Where cul-de-sacs end adjacent to trails or pathways, including along arterial and collector streets, pedestrian connections shall be made to the sidewalk, the trail or the pathway." The pedestrian connections should be a minimum of 5-feet in width. Pedestrian connections should be added to the cul-de-sacs located on both ends of Augustine Bay Street connecting to Elkhorn Road pathway and trail parcel 1.03. A pedestrian connection should also be added to the common element adjacent to Hazel Falls Street (fire access) connecting to Elkhorn Road pathway.

The minimum lot area allowed within the R-4-PCD, Very High Density Residential District is 850 square feet with a minimum lot width of 47 feet for a triplex building. The proposed tentative map contains 195 multi-family lots. The typical lot size is 5,040 square feet (60'x84'). All lots will contain a 20 foot setback to the garage, a 10 foot minimum rear set back, and 5 foot side yard setbacks. Therefore, all of the lots are in conformity with the requirements of the Villages at Tule Springs Development Standards.

The development is required to provide 300 square feet of common open space per dwelling unit within the R-4-PCD, Very High Density Residential District within the master planned community for a total of 58,500 square feet. The proposed tentative map provides a total of 80,470 square feet and is in compliance with the open space requirements. The majority of the common elements are located either between the dwellings as passive open space or in remnant areas for active open space. Additionally, the largest open space area must be developed into a mini-park as required by the development standards. Mini-parks may contain: pools, playgrounds, shade structures and / or sport courts.

The Villages at Tule Springs Development Varying Front Yard Setback Program is intended to create neighborhoods with greater visual interest by incorporating façade variation. The proposed tentative map includes 65 townhome buildings. Each building will have two 3-bedroom units with a 2-car garage and one 2-bedroom unit with a 1-car garage. The overall size, shape and scale of each building is identical. Varying the front setbacks for the proposed townhome buildings throughout this subdivision would enhance the streetscape; increase the neighborhood feel; and help achieve the intent of

this program while implementing the vision established for this master planned community.

The proposed tentative map is generally consistent with the Development Agreement land use plan, and zoning district for the Villages at Tule Springs. The lots, internal streets and trail connections can comply with the development standards for the master planned community with minor modifications. Approval of the proposed tentative 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.
2. Pedestrian connections shall be added to the cul-de-sacs located on both ends of Augustine Bay Street connecting to Elkhorn Road pathway and trail parcel 1.03. A pedestrian connection shall be added to common element adjacent to Hazel Falls Street (fire access) connecting to Elkhorn Road pathway also.
3. The open space area shall be developed with a “min-park” as required by the Villages at Tule Springs Development Standards.

### ***Public Works:***

4. 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.
5. Approval of a drainage study is required prior to submittal of the civil improvement plans.

6. Proposed residential driveway slopes shall not exceed twelve percent (12%).
7. All common elements shall be labeled and are to be maintained by the Home Owners' Association.
8. 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.
9. 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.
10. All driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 222.1.
11. 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.
12. Revise the stub street to include a cul-de-sac with a minimum 24-foot back of curb radius.
13. Tall off-site improvements must be completed prior to final inspection of the first home.
14. Dedication and construction of the following streets and/or half streets is required per the *Master Plan of Streets and/or Highways* and *City of North Las Vegas Municipal Code* section 16.24.100:
  - a. Elkhorn Road
15. 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.

***Fire Safety:***

16. Fire apparatus access roads shall have an unobstructed clear width of not less than 36 feet, unless all buildings/lots are protected with an approved fire sprinkler system. If all buildings are to be protected with an approved fire sprinkler system, the clear width dimension can be reduced to 24 feet. This requirement does apply to secondary fire access routes as well.

**ATTACHMENTS:**

Public Works Memorandum

Fire Prevention Memorandum

Letter of Intent

Revised Tentative Map

Villages at Tule Springs Land Use Plan

Villages at Tule Springs Parcel Density Cap

Clark County School District School Development Tracking Form

Clark County Assessor's Map

Location and Zoning Map