



Planning Commission Agenda Item

Date: April 14, 2021

Item No: 13.

TO: Planning Commission

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

SUBJECT: DA-02-2021 VALLEY VISTA PARCEL 1.1 (Public Hearing). Applicant: DR Horton, Inc. Request: A major modification to the Valley Vista Development Agreement to add an approximately 21.3 acre parcel (Parcel 1.1) and amend the land use to allow an approximately 16.5 acres of High Density Residential and 4.8 acres of Neighborhood Commercial. Location: Southeast corner of Decatur Boulevard and Grand Teton Drive.

RECOMMENDATION: APPROVAL

PROJECT DESCRIPTION: (APN 124-18-110-001).

The applicant is requesting Planning Commission consideration for a major modification of the Development Agreement for the Valley Vista Master Planned Community. Specifically, to add 21.3 acres (Parcel 1.1) to the master planned community and amend the land use plan. The proposed land use amendment will designate 16.5 acres as HDR, High Density Residential (up to 25 units to the acre) and 4.8 acres of Neighborhood Commercial.

BACKGROUND INFORMATION:

Previous Action
At the January 16, 2008 City Council meeting an amendment to the Comprehensive Master Plan (AMP-18-07) to MPC Master Planned Community was approved.
At the January 17, 2007 City Council meeting a property reclassification ZN-58-06 (Ordinance #2336) to reclassify from MPC (Master Planned Community Overlay District) to MPC C-1 (Master Planned Community Neighborhood Commercial Zone) was approved.

RELATED APPLICATIONS:

Application #	Application Request
T-MAP-06-2021	To allow a 246-unit multi-family development
ZN-06-2021	A property reclassification from MPC C-1 (Master Planned Community Neighborhood Commercial Zone) to MPC RZ-25 (Master Planned Community Residential Zone up to 25 du/ac).

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Master Planned Community	MPC C-1, Master Planned Community Neighborhood Commercial Zone	Undeveloped
North	Single Family Low	R-E, Ranch Estates District and R-1, Single Family Low Density	Undeveloped and Existing Residential
South	Master Planned Community	MPC RZ25, Master Planned Community Residential up to 25 du/ac District	Undeveloped
East	Master Planned Community	MPC RZ10, Master Planned Community Residential up to 10 du/ac District	Existing Single-Family Residential
West	City of Las Vegas	R-PD5 (Residential Planned Development District)	Existing Single-Family Residential

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 Valley Vista Master Planned Community was originally a part of the Park Highlands Master Planned Community. In 2014, Park Highlands was split into an east development, Villages at Tule Springs, and a west development, Valley Vista. During the split, a few smaller parcels refused to be placed into with the east or west developments. Parcel 1.1 is one of those parcels. It was originally part of the Park Highlands Master Planned Community, but it is not part of the Valley Vista Master Planned Community. With this major modification, Parcel 1.1, will be incorporated into the Valley Vista Master Planned Community.

According to the applicant's letter of intent, the request will also reduce the amount of commercial development on the parcel to 4.8 acres. The remaining 16.5 acre parcel will be developed with multi-family (triplexes) residential housing. According to the 2014 Development Agreement, Valley Vista is allowed 4,137 residential dwelling units. Currently the community has entitlements for 3,798 dwelling units. The applicant is proposing 246 dwelling units on the residential portion of Parcel 1.1 which should create a total of 4,044 units within the master planned community.

As part of the 2014 development agreement, Parcel 1.1 was provided with many permitted uses: banks, car washes, convenience food store with gas pumps, convenience food restaurant (fast food restaurant), mini- warehousing, supper club, and tavern / restaurant. The applicant is requesting that these uses still be permitted following this major modification. However, because the commercial parcel is only 4.8 acres in area some of the proposed uses are not appropriate. Therefore, it is recommended that the permitted uses be reduced to convenience food store with gas pumps, convenience food restaurant (fast food), and supper club. The site is small and the remaining uses need more land area or buffering from residential uses to be properly developed.

Approval Criteria: Master Planned Communities and Major Modifications to Development Agreements

In order for property to qualify for MPC District zoning, the master developer must demonstrate the potential for achievement of the following specific objectives during the planning and development process:

1. Ensure orderly planning for the development of large unsubdivided parcels of the city in a manner consistent with the city's comprehensive master plan;
2. Ensure adequate provision of open space, recreational facilities, and other community amenities;
3. Provide exemplary community benefits;

4. Provide for an orderly and creative arrangement of land uses with respect to each other, to the entire master planned community, and to all adjacent land;
5. Provide for a variety of housing types, employment opportunities, and commercial services to achieve a balanced community for families of a wide variety of ages, sizes, and levels of income;
6. Provide for a planned and integrated transportation system for pedestrian and vehicular traffic, which will include provisions for transportation and roadways, bicycle and/or equestrian paths, pedestrian walkways, and other similar transportation facilities;
7. Encourage sensitive site planning and design with enhanced landscaping and other site amenities; and
8. Encourage high-quality structures in terms of community design standards, materials and layout.

The proposed major modification brings the parcel back into the master planned community but reduces the commercial component for the community. The modification does not create a negative impact on the Master Planned Community or the surrounding neighborhood and approval is warranted.

ATTACHMENTS:

Letter of Intent

Proposed Land Use Plan – Parcel 1.1

Existing Valley Vista Land Use Plan

Assessor's Parcel Map

Location and Zoning Map