



Planning Commission Agenda Item

Date: May 12, 2021

Item No: 13.

TO: Planning Commission

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

SUBJECT: T-MAP-07-2021 VILLAGE @ TULE SPRINGS PARCEL 1.01. Applicant: DR Horton, Inc. Request: A tentative map in an R-CL-PCD (Medium Density Residential-Planned Community District), to allow a 119-lot, single-family subdivision. Location: Generally the southeast corner of Clayton Street and Grand Teton Drive/Tule Springs Parkway. (Ward 4)

RECOMMENDATION: APPROVAL WITH CONDITIONS

PROJECT DESCRIPTION: (APN 124-16-111-004)

The applicant is requesting consideration for a tentative map in an R-CL-PCD, Medium Density Residential-Planned Community District to allow a 119-lot, single-family residential subdivision. The subject site is approximately 28.77 acres in size with a density of 4.14 dwelling units per net acre. The site is generally located at the southeast corner of Clayton Street and Grand Teton Drive/Tule Springs Parkway within the Villages at Tule Springs Master Planned Community.

BACKGROUND INFORMATION:

Previous Action
Ordinance 2888 (ZN-14-18) was approved by the City Council on August 1, 2018 reclassifying the site from the MPC RZ6, Master Planned Community Residential up to 6 du / ac District to R-CL PCD, Medium 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:

	Land Use (Development Agreement)	Zoning	Existing Use
Subject Property	Single Family Residential (0 – 5 du/ac)	R-CL PCD, Medium Density Residential-Planned Community District	Undeveloped
North	Open Space	O-L, Open Land District	Tule Springs Fossil Beds National Monument
South	Single Family Residential (5.1 - 7.4 du/ac)	R-CL PCD, Medium Density Residential-Planned Community District	Undeveloped
East	Park	PSP PCD, Public Facility Planned Community District	Future Neighborhood Park 1.01
West	Single Family Medium (Aliante)	MPC R-1, Master Plan Community Single-Family Residential District	Single-Family Residential (Sun City Aliante)

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:	No Comment.

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 119-lot residential tentative map on approximately 28.77 net acres for a density of 4.14 dwelling units per net acre. The subject site is Parcel 1.01 within Village 1 of the Villages at Tule Springs (VTS). The parcel is approximately located at the southeast corner of Clayton Street and Grand Teton Drive/Tule Springs Parkway. The subject site's existing land use is Single Family Residential (0-5 du / ac) and the existing zoning classification is R-CL PCD, Medium Density Residential-Planned Community District. The VTS Parcel Density Cap Table included as part of the Development Agreement allows a maximum of 142 dwelling units to be developed on Parcel 1.01.

The tentative map indicates one access off of Tule Springs Parkway into the subdivision however, a secondary emergency access may need to be provided. If required, a secondary emergency access could be added to the cul-de-sac located at the northern end of 7th Drive. The residential subdivision is proposed to be gated with an internal street network that includes 47-foot-private streets, with five (5) foot sidewalks on both sides of the street.

Perimeter landscaping along Tule Springs Way will be provided by the Village Developer. The required pathway is 25 feet in width with a ten (10) foot wide sidewalk centered within the landscaped area. Trails run along the northwestern, northeastern and southwestern boundaries of the site between parcels 1.02, and 1.03. According to the Village of 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 with the trail or the pathway." The pedestrian connections should be a minimum of 5-feet in width. Pedestrian connections are required to be added to the following cul-de-sacs: 1st Drive, 5th Drive and both ends of 7th Drive. Pedestrian access should also be added to Common Elements D, E & I, all of which connect to a trail or pathway. The Villages at Tule Springs Development Standards also requires "When residential development parcels are adjacent to designated trail corridors, a trail access point shall be required every six-hundred (600) feet of trail corridor frontage." Lots 4 thru 13 are adjacent to a trail corridor where the overall frontage exceeds the six-hundred foot trail access requirement. An additional twenty (20) foot wide trail access connection should be added between Lots 4 thru 13.

Clayton Street south of Grand Teton Drive will not be constructed. Therefore, the existing half street right-of-way originally dedicated by the Aliante Master Planned Community should be converted into a trail for use by the residents of the master planned community. The trail will be approximately 1,600 linear feet in length and will run from Grand Teton Drive south to the trail between Parcel 1.01 and 1.02. The trail width is approximately 34-feet and should include a 12-foot asphalt path with eleven (11) feet of landscaping on either side of the asphalt path. The landscaping should

comply with the trail landscaping requirements listed in the Villages at Tule Springs Development Standards.

The minimum lot area allowed within the R-CL PCD, Medium Density Residential District is 3,500 square feet with a minimum lot width of 35 feet. The proposed tentative map contains 119 single-family lots that range in size from 6,571 to 13,766 square feet. The typical lot width shown on the proposed tentative map is 60 feet. 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. Therefore, all of the lots are in conformity with the requirements of the Villages at Tule Springs Development Standards.

According to the letter of intent, the subdivision will include six (6) models, each with three (3) different elevations. The letter of intent further states that the home sizes will range in size from 2,300 to 3,825 square feet and include two or three car garages. The Villages at Tule Springs Development Standards require six (6) model home units for each single-family detached development. Additionally, all homes adjacent to Aliante Master Planned Community shall be single-story. The lots required to have single-story homes include 20 through 32, 34, 35, and 43. The review of the model homes will be completed during the building permit process.

The Villages at Tule Springs Development Standards require “a varying front yard setback program when ten (10) or more single family lots are placed along one side of a street without a break or open space between two lots.” When this occurs, the front yard setback must be increased by two (2) feet after the third (3) lot. The increased setback must be applied to a minimum of three lots in any straight span with ten (10) consecutive lots. Lots utilizing this setback program do not have to be adjacent to each other and may be spread out along the row. This varying setback program does not apply to consecutive lots on a curve. Garage setbacks cannot be moved closer to the street. Garages, however, may be located deeper within the residential lot. The varying setback program will be required for lots 23 thru 32 located along 4th Drive.

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 to the tentative map. Approval of the proposed tentative map is warranted with the proposer conditions.

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. All homes adjacent to Aliante Master Planned Community including lots 20 through 32, 34, 35 and 43 shall be single-story.
3. Pedestrian connections to a trail or pathway shall be added to the cul-de-sacs on 1st Drive, 5th Drive, both ends of 7th Drive and Common Elements D, E & I.
4. A trail access point, twenty (20) feet in width, shall be added between lots 4 thru 13.
5. Construct a trail, thirty-four (34) feet in width, within the existing Clayton Street right-of-way commencing at Grand Teton Drive and extending south approximately 1,600-feet. The trail shall connect to the Villages at Tule Springs Community Trail located between Parcels 1.01 and 1.02.

Public Works:

6. 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.
7. Approval of a drainage study is required prior to submittal of the civil improvement plans.
8. Proposed residential driveway slopes shall not exceed twelve percent (12%).
9. All common elements shall be labeled and are to be maintained by the Home Owners' Association.
10. 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.

11. 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.
12. All driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 222.1.
13. 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.
14. All 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. Tule Springs Parkway
 - b. Salton Sea Court
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.
16. 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.

ATTACHMENTS:

Public Works Memorandum

Letter of Intent

Tentative Map

Villages at Tule Springs Land Use Plan

Villages at Tule Springs Parcel Density Cap
Clark County Assessor's Maps
Location and Zoning Map