



# Planning Commission Agenda Item

Date: May 12, 2021

Item No: 19.

**TO:** Planning Commission

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

**SUBJECT: T-MAP-12-2021 VILLAGES @ TULE SPRINGS PARCEL 1.13.**

Applicant: DR Horton, Inc. Request: A tentative map in an R-2-PCD (Medium-High Density Residential-Planned Community District), to allow a 132-lot, single-family subdivision. Location: South of the intersection of Tule Springs Parkway and Upper Sonoran Road. (Ward 4)

**RECOMMENDATION: APPROVAL WITH CONDITIONS**

**PROJECT DESCRIPTION:** (APN 124-16-711-001)

The applicant is requesting consideration for a tentative map in an R-2-PCD, Medium-High Density Residential-Planned Community District to allow a 147-lot, single-family residential subdivision. The subject site is approximately 16.55 acres in size with a density of 7.98 dwelling units per net acre. The site is located south of the intersection of Tule Springs Parkway and Upper Sonoran Road within the Villages at Tule Springs Master Planned Community.

**BACKGROUND INFORMATION:**

Previous Action
Ordinance 2922 (ZN-26-18) was approved by the City Council on October 17, 2018 reclassifying the site from the MPC RZ 13 , Master Planned Community Residential up to 13 du / ac & MPC PSP, Master Planned Community Public Semi-Public District to R-2-PCD, Medium-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>	Single-Family Residential / Multi- Family (7.5–14.9 du/ac)	R-2-PCD, Medium-High Density Residential-Planned Community District	Undeveloped
<b>North</b>	Single-Family Residential / Multi- Family (7.5–14.9 du/ac) and Park	MPC RZ10, Master Planned Community Residential Zone Up to 10 DU/AC, MPC PSP, Master Planned Community Public/Semi-Public and P/SP- PCD, Public Facility-Planned Community District	Undeveloped and Future Community Park 1.01
<b>South</b>	Single-Family Residential / Multi- Family (7.5–14.9 du/ac)	R-2-PCD, Medium-High Density Residential-Planned Community District	Undeveloped
<b>East</b>	Single-Family Residential / Multi- Family (7.5–14.9 du/ac)	R-2-PCD, Medium-High Density Residential-Planned Community District	Undeveloped
<b>West</b>	Single-Family Residential (SFR) (5.1-7.4 du/ac) and Elementary School	R-CL-PCD, Medium Density Residential-Planned Community District and P/SP- PCD, Public Facility-Planned Community District	Undeveloped

**DEPARTMENT COMMENTS:**

<b>Department</b>	<b>Comments</b>
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 132-lot residential tentative map on approximately 16.55 net acres for a density of 7.98 dwelling units per net acre. The subject site is Parcel 1.13 within Village 1 of the Villages at Tule Springs (VTS). The parcel is approximately located south of the intersection of Tule Springs Parkway and Upper Sonoran Road. The subject site's existing land use is Single Family / Multi-Family Residential (7.5 -14.9 du / ac) and the existing zoning classification is R-2 PCD, Medium High Density Residential-Planned Community District. The VTS Parcel Density Cap Table included as part of the Development Agreement allows a maximum of 150 dwelling units to be developed on Parcel 1.13.

The tentative map indicates one access off of Upper Sonoran Road at Niles Wild Drive into the subdivision with internal connections to Parcels 1.08 and 1.14. 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 "I" Drive to Tule Springs Parkway. 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. 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: "B" Drive, "G" Drive and "I" Drive. Pedestrian access should also be added to Common Elements C and E which connect a pathway or provides connection to the adjacent parcel (Parcel 1.08).

The minimum lot area allowed for single-family homes within the R-2 PCD, Medium-High Density Residential District is 3,500 square feet with a minimum lot width of 35 feet. The proposed tentative map contains 132 single-family lots that range in size from 3,506 to 7,753 square feet. The minimum lot width shown on the proposed tentative map is 35.5 feet. The applicant is proposing to provide a 17 foot rear yard setback. This will allow all lots to contain a minimum rear yard area of 600 square feet, therefore, the applicant is not required to provide any private open space. With this change 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 three (3) models, each with three (3) different elevations. The letter of intent further states that the home sizes will range in size from 1,715 to 1,865 square feet and include two car garages. The Villages at Tule Springs Development Standards require six (6) model home units for each single-family detached development. Three additional models will be required 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 5 thru 23; 34 through 43; and 46 through 56. This is relatively minor and will be addressed during the building permit process.

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 lots less than 40-feet in width shall have a minimum rear yard setback of 17-feet.
3. Pedestrian connections to a trail, pathway or adjacent common element shall be added to the cul-de-sacs on B Drive, G Drive and I Drive and Common Elements C & E.

**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. The public street geometrics and thickness of the pavement sections will be determined by the Department of Public Works.
13. 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. Upper Sonoran Road
  - c. Niles Wild Drive
  - d. Elkhorn Road
14. 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.
15. 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 Map

Location and Zoning Plan Map