



# Planning Commission Agenda Item

Date: September 08,  
2021

Item No: 18.

**TO:** Planning Commission

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

**SUBJECT: T-MAP-22-2021 TULE SPRINGS PARCEL 1.08.** Applicant: DR Horton.  
Request: A tentative map in an R-2-PCD (Medium-High Density Residential District / Planned Community District), to allow a 351-lot, single-family subdivision. Location: North of Clark County 215, approximately 2,070 feet west of Revere Street. Ward 4

## **RECOMMENDATION: APPROVAL WITH CONDITIONS**

### **PROJECT DESCRIPTION: (APN 124-16-418-002)**

The applicant is requesting consideration for a tentative map in an R-2 PCD, Medium-High Density Residential District - Planned Community District to allow a 351-lot, single-family subdivision. The subject site is approximately 24.77 acres in size with a density of 14.17 dwelling units per net acre. The site is located north of Clark County 215, approximately 2,070 feet west of Revere Street 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 RZ10, Master Planned Community Residential up to 10 du/ac District, MPC RZ13, Master Planned Community Residential up to 13 du/ac District, and MPC PSP, Master Planned Community Public/Semi-Public District to R-2 PCD, Medium-High Density Residential District-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>	Master Planned Community Single- Family/Multi-Family	R-2 PCD, Medium-High Density Residential District- Planned Community District	Undeveloped (Villages at Tule Springs)
<b>North</b>	Master Planned Community Single- Family/Multi-Family	R-CL PCD, Medium Density Residential-Planned Community District; R-2 PCD, Medium-High Density Residential District-Planned Community District and PSP PCD, Public/Semi-Public- Planned Community District	Undeveloped (Villages at Tule Springs)
<b>South</b>	Master Planned Community Single- Family Residential	Clark County 215 and R-CL PCD, Medium Density Residential-Planned Community District	Clark County 215 and developing single- family homes (Villages at Tule Springs)
<b>East</b>	Master Planned Community Single- Family/Multi-Family	R-CL PCD, Medium Density Residential-Planned Community District	Undeveloped (Villages at Tule Springs)
<b>West</b>	Master Planned Community Single- Family and Multi- Family	R-CL PCD, Medium Density Residential-Planned Community District and R-4 PCD, Very High Density Residential-Planned Community District	Undeveloped (Villages at Tule Springs)

**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:	See attached 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 351-lot residential tentative map on approximately 24.77 acres for a density of 14.17 dwelling units per net acre. The proposed tentative map is for alley loaded triplexes and fourplex townhomes. The subject site is Parcel 1.08 within Village 1 of the Villages at Tule Springs. The parcel is generally located north of Clark County 215, approximately 2,070 feet west of Revere Street. 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 District - Planned Community District. The Villages at Tule Springs Parcel Density Cap Table included as part of the Development Agreement allows for density transfers. Parcel 1.08 has a maximum of 218 dwelling units allowed to be developed. The proposed tentative map for the triplex and fourplex townhomes is adding an additional 133 units to this parcel. The units will be transferred as follows:

Parcel 1.01 = 23 units  
Parcel 1.02 = 72 units  
Parcel 1.06 = 42 units

The density transfer and modifications to the development standards to allow the alley loaded homes are part of the approved minor modification DA-06-2021.

The tentative map indicates one access off Niles Wild Drive to the subdivision; one access drive that connects this parcel with Parcel 1.14 to the east and a second access drive that connects this parcel with Parcel 1.13 to the north. The residential subdivision is proposed to be gated with an internal street network that utilizes a range of street and drive sizes from 47 feet in width down to 20 feet. The main collector road circles the neighborhood and always has a driving width of 32 feet and contains a five-foot sidewalk on one side of the street. The width of this road varies as parallel parking

areas are added or removed on one or both sides of the street. The other internal streets are either 28 foot alleys, or 20 foot driveways that provide direct access to the residential dwellings. The proposed street network is in compliance with the City's private street policies and were considered with DA-06-2021.

The minimum lot area allowed within the R-2-PCD, Medium High Density Residential District is 1,360 square feet with a minimum lot width of 60 feet for a triplex and four-plex buildings. The proposed tentative map contains 351 attached multi-family dwellings. The typical lot size is 5,040 square feet (60'x84'). All lots will contain a garage at the rear with a 6 foot setback to the garage, a 10 foot minimum front set back, and a minimum 10 foot building separation. Therefore, all of the lots are in conformity with the requirements of the Villages at Tule Springs Development Standards.

The required parking for townhomes is two spaces per unit, plus one guest parking space for every four dwelling units. Therefore the proposed development requires 790 off-street parking spaces. Each dwelling unit contains a two-car garage. Additionally, parallel parking spaces are scattered throughout the site. The development has 702 parking spaces provided within the garages of the homes and an additional 183 spaces in the provided parking areas. The submitted tentative map meets the required parking spaces.

Perimeter landscaping along Niles Wild Drive will be provided by the Village Developer as required by the development agreement. The required pathway is 15 feet in width with a five-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 as well as between the subject site and parcel 1.07. Five pedestrian connections are provided to the trail from Kyle Cove and Valdez Cove. Additionally, a seven foot wide sidewalk has been provided around the perimeter of the site and between the buildings for internal connectivity.

The development is required to provide 300 square feet of common open space per dwelling unit within the master planned community for a total of 105,300 square feet. The proposed tentative map provides a total of 217,040 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 mini-park will be reviewed during the building permit process for the model home complex.

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 comply with the development standards for the master planned community. 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. The open space area shall be developed with a “min-park” as required by the Villages at Tule Springs Development Standards.

***Public Works:***

3. 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.
4. Approval of a drainage study is required prior to submittal of the civil improvement plans.
5. The street sections proposed with this development are specific to this subdivision design and product type and shall only apply to Villages at Tule Springs – Parcel 1.08.
6. For local residential streets requiring storm drain, the street width may need to be increased to accommodate the facility and meet all utility separation and maintenance requirements; to be determined during the civil improvement plan review. Consequently, modifications to the site plan resulting in fewer lots may be required. (Ref. CNLV Private Streets Policy for Residential Development)
7. Residential driveway slopes shall not exceed twelve percent (12%) in any case.

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 and 222.
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 at the west end of Valdez Cove and the east end of Foles Bay to include a cul-de-sac with a minimum 24 foot back of curb radius.
13. The west end of Kyle Cove (28') fronting lots 209-212 shall be constructed with pavers.
14. After approval of the fire hydrant locations, the engineer shall provide an exhibit demonstrating that the quantity and location of parking spaces is in compliance with the CNLV Private Streets Policy for Residential Development.
15. The following off-site improvements must be complete prior to final inspection of the first home:
  - b. Elkhorn Road
  - c. Niles Wild Drive
  - d. Tule Springs Parkway
16. The property owner is required to grant roadway easements where public and private streets intersect.
17. All common elements shall be labeled and are to be maintained by the Home Owners Association.

18. The property owner is required to grant a public pedestrian access easement for sidewalk located within a common element when that sidewalk is providing public access adjacent to the right-of-way.
19. 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.
20. The developer shall provide an offsite construction 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

Revised Tentative Map

Villages at Tule Springs Land Use Plan

Clark County School District School Development Tracking Form

Clark County Assessor's Map

Location and Zoning Map