

CITY OF NORTH LAS VEGAS

MEMORANDUM

TO: Planning Commission

FROM: Land Development and Community Services Department

SUBJECT: **T-21-2021, Village at Tule Springs 1.06**

DATE: September 8, 2021

The item was previously continued at the Planning Commission meeting on August 11, 2021 to allow the applicant to submit a revised tentative map. The revised tentative map contains 204 dwelling units in 68 triplexes, an increase of nine dwelling units from the previous tentative map.

The subject site remains approximately 14.02 net acres in size, but the density increases to 14.55 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.

The proposed changes to the tentative map, include moving the internal street slightly which allows the applicant to add two additional triplexes to the northern portion of the site near the intersection of Elkhorn Road and Golden Buckwheat Drive, and a single additional triplex to the triangle shaped open space area. These modifications will require the applicant to relocate an NV Energy easement and a gas easement. Any facilities within these easements will also need to be moved by the applicant.

The required parking for townhomes is two spaces per unit. Therefore the proposed development requires 408 off-street parking spaces. Each triplex contains two two-car garages and one single-car garage. The development has 340 parking spaces provided within the garages of the homes and an additional 71 spaces in the provided parking areas. The submitted tentative map is contains a total of 411 parking spaces and is in compliance with the parking requirements.

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 61,200 square feet. The proposed tentative map provides a total of 80,112 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 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. 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. Proposed residential driveway slopes shall not exceed twelve percent (12%).
6. All common elements shall be labeled and are to be maintained by the Home Owners' Association.
7. 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.
8. 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.
9. All driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 222.1.
10. 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.

11. Revise the stub street to include a cul-de-sac with a minimum 24 foot back of curb radius.
12. All off-site improvements must be completed prior to final inspection of the first home.
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:
 - b. Elkhorn Road
 - c. Golden Buckwheat Drive
 - d. Tule Springs Parkway
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. Residential lots are proposed over existing easements. The applicant must work directly with the appropriate dry utility companies to relocate all existing facilities and relinquish the subject easements in order to map lots at these locations. For public utility easements, the owner must apply for a vacation to the City of North Las Vegas.
17. 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
Revised Tentative Map