



AGENDA MEMO - COMMUNITY DEVELOPMENT

PLANNING COMMISSION MEETING DATE: MARCH 12, 2024

DEPARTMENT: COMMUNITY DEVELOPMENT

ITEM DESCRIPTION: APPLICANT: GREYSTONE NEVADA - OWNER: THE HOWARD HUGHES COMPANY, LLC

**** STAFF RECOMMENDATION(S) ****

| CASE NUMBER | RECOMMENDATION | REQUIRED FOR APPROVAL |
|---------------------|---|------------------------------|
| 24-0039-TMP1 | Staff recommends APPROVAL, subject to conditions: | |

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

N/A

NOTICES MAILED

N/A

PROTESTS

0

APPROVALS

0

**** CONDITIONS ****

24-0039-TMP1 CONDITIONS

Planning

1. Approval of the Tentative Map shall be for no more than four (4) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within four (4) years of the approval of the Tentative Map, this action is void.
2. Street names must be provided in accordance with the City's Street Naming Regulations.
3. In conjunction with creation, declaration and recordation of the subject common-interest community, and prior to recordation of the Covenants, Codes and Restrictions ("CC&R"), or conveyance of any unit within the community, the Developer is required to record a Declaration of Private Maintenance Requirements ("DPMR") as a covenant on all associated properties, and on behalf of all current and future property owners. The DPMR is to include a listing of all privately owned and/or maintained infrastructure improvements, along with assignment of maintenance responsibility for each to the common interest community or the respective individual property owners, and is to provide a brief description of the required level of maintenance for privately maintained components. The DPMR must be reviewed and approved by the City of Las Vegas Department of Field Operations prior to recordation, and must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. Also, the CC&R are to include a statement of obligation of compliance with the DPMR. Following recordation, the Developer is to submit copies of the recorded DPMR and CC&R documents to the City of Las Vegas Department of Field Operations.
4. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

5. Private streets must be granted and labeled on the Final Map for this site as Public Utility Easements (P.U.E.), Public Sewer Easements, and Public Drainage Easements to be privately maintained by the Homeowner's Association.

Conditions Page Two
March 12, 2024 - Planning Commission Meeting

6. Grant a minimum 40-foot wide Public Sewer and Drainage Easement to be privately maintained for the public sewer and drainage facilities within Common Element "E". Additionally, grant a minimum 40-foot wide Public Sewer and Drainage Easement by separate document to be privately maintained for the public sewer and drainage facilities within the existing Summerlin Common Element adjacent to Common Element "E" to Spring Run Drive.
7. Grant a minimum 40-foot wide Public Sewer and Drainage Easement to be privately maintained for the public sewer and drainage facilities within Common Element "U". Additionally, grant a minimum 40-foot wide Public Sewer and Drainage Easement by separate document to be privately maintained for the public sewer and drainage facilities within the existing Summerlin Common Element adjacent to Common Element "U" to Sky Vista Drive.
8. No walls, signs, lights, parking area, buildings or other structures, or permanent landscaping having a mature height of greater than 3-feet shall be placed anywhere in any public sewer easement or in the vehicle ingress or egress pathways to such easements.
9. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections. Site Visibility Restriction Zones shall be calculated for design speed based on the American Association of State Highway and Transportation Officials (AASHTO) guide at each intersection.
10. Prior to the submittal of construction drawings for this site, submit a pedestrian circulation plan and a gated queuing analysis to identify nearby pedestrian attractors and recommend measures to accommodate pedestrians, such as but not limited to pedestrian access, crosswalk, pedestrian activated flashers and temporary sidewalks. Comply with the recommendation of the approved pedestrian circulation plan.
11. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site
12. As per Unified Development Code (UDC) 19.16.060.G, all requirements must be complied with or such future compliance must be guaranteed by an approved performance security method in accordance with UDC sections 19.02.130.

Conditions Page Three
March 12, 2024 - Planning Commission Meeting

13. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. A deviation from standards for non-standard knuckles and stub streets is hereby approved. No other deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.

Fire & Rescue

14. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

Staff Report Page One
March 12, 2024 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for an 85-lot single-family residential subdivision on 34.89 acres within Summerlin Village 29 (Parcel K) located on the southeast corner of Spring Run Drive and Grand Park Boulevard.

ISSUES

- This is an 85-lot single-family residential development to be built to SF2 (Single Family Detached) standards in accordance with the Summerlin Development Standards. Staff recommends approval of this Tentative Map request.
- The submitted Final Map [#100218-FMP (Summerlin Village 29 - Unit 2)] created the developer Parcel "K" recorded on 10/24/22.
- The Summerlin Design Review Committee reviewed and approved the proposed residential subdivision on January 16, 2024.

ANALYSIS

The subject property is part of Summerlin West, which is governed by a Development Agreement between the Master Developer and the City of Las Vegas, as well as the Summerlin Development Standards. The proposed Tentative Map was reviewed and approved by the Summerlin Design Review Committee on January 16, 2024 prior to submittal to the City for review.

The Summerlin Development Standards designate the subject property as SF2 (Single Family, Detached), which allows up to six (6) residential units per gross acre. The proposed density of 2.44 dwelling units per net acre falls well within the maximum allowed. As this site is part of a master plan with its own improvement standards, it is not subject to Title 19.04 street section requirements. The proposed lots range in size from 9,840 square feet to 22,346 square feet, with an average lot size of 16,093 square feet.

Per the City Traffic Engineer, this project will add approximately 802 trips per day on Spring Run Avenue and Grand Park Boulevard. Counts are not available for these streets, but they are believed to be under capacity. Based on peak hour use, this development will add into the area roughly 80 additional peak hour trips, or about four every three minutes.

Staff Report Page Two
March 12, 2024 - Planning Commission Meeting

The Summerlin Development Standards allow perimeter village walls to be built up to 17 feet high (as measured from the side of the wall with the maximum vertical exposure) without a major deviation. The east/west cross section depicts a maximum natural grade greater than two percent across this site. Per the Summerlin West Development Standards, individual retaining walls are limited to a maximum of 10 feet with the space between walls being governed by the height of each retaining wall. Per the detail sheet, no single wall height appears to have an exposure higher than 10 feet. The north/south cross section depicts a maximum natural grade less than two percent across this site. Per the Summerlin West Development Standards, individual retaining walls are limited to a maximum of 10 feet with the space between walls being governed by the height of each retaining wall. Per the detail sheet, no single wall heights appear to have an exposure higher than 10 feet.

FINDINGS (24-0039-TMP1)

The proposed Tentative Map conforms to Nevada Revised Statutes, Title 19 and the Summerlin Development Standards, and has been approved by the Summerlin Design Review Committee. Therefore, staff recommends approval with conditions.

BACKGROUND INFORMATION

| <i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i> | |
|---|--|
| 01/27/97 | The City Council approved a Development Agreement (DA-0001-96) for the development of the Summerlin Planned Community west of the 215 Beltway between Charleston Boulevard and Cheyenne Avenue. The Planning Commission and staff recommended approval. The agreement was adopted as Ordinance 4069 on 02/24/97 and was recorded 11/21/97. This document included the General Development Plan for Summerlin West. |
| 01/27/97 | The City Council approved a Rezoning (Z-0119-96) from N-U (Non-Urban) to P-C (Planned Community) on 8,318 acres along the west side of Clark County 215, between Charleston Boulevard and Lake Mead Boulevard. The Planning Commission and staff recommended approval. |
| 09/15/04 | The City Council approved a revised Summerlin Development Standards document (DIR-3934), which is still in effect. |
| 02/06/18 | A four-lot Parcel Map (PMP-72276) on 5,055.08 acres generally located at the southwest corner of Lake Mead Boulevard and Clark County 215 was recorded. |
| 05/01/18 | A four-lot Parcel Map (PMP-72289) on 5,053.24 acres generally located at the southwest corner of Lake Mead Boulevard and Clark County 215 was recorded. The proposed Village 22 area is shown as Lot 2. |

Staff Report Page Three
March 12, 2024 - Planning Commission Meeting

| <i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i> | |
|---|--|
| 07/18/18 | The City Council approved a two-year review (DIR-73621) of the Development Agreement for Summerlin West. Staff recommended approval of the request. |
| 10/17/18 | The City Council approved a request for a Development Plan Review (MDR-73901) for Summerlin Village 22 on 446.69 acres at the southwest corner of Lake Mead Boulevard and Clark County 215. The Planning Commission and staff recommended approval of the request. |
| 03/05/20 | A Parcel Map (PMP-78534) was submitted for a four-lot parcel map (Villages 27, 29, 30A) on 3,642 acres west of Sky Vista Drive and Far Hills Avenue. The map was recorded on 06/25/20. |
| 06/16/21 | The City Council approved a request for a Development Plan Review (21-0167-MDR1) for Summerlin West Village 29 on 324.39 acres on the southwest corner of Sandstone Rise Drive and Sky Vista Drive. |
| 09/14/21 | The Planning Commission approved a Parent Tentative Map (21-0411-TMP1) request for a 22-lot Master Planned Village (Summerlin Village 29) on 324.39 acres on the west side of Sky Vista Drive, approximately 1,380 feet south of Redpoint Drive. Staff recommended approval of the request. |
| 02/24/22 | The Department of Community Development - Planning Division processed a request for a Final Map Technical Review (100203-FMP) for a five-lot pod (Summerlin Village 29 - Unit 1) on 90.21 acres on the west side of Sky Vista Drive, approximately 1,380 feet south of Redpoint Drive. The map recorded on 09/26/22 (Book: 168, Page: 071). |
| 04/18/22 | The Department of Community Development - Planning Division processed a request for a Final Map Technical Review (100218-FMP) for seven subdivision lots (Summerlin Village 29 - Unit 2) on 137.23 acres on the west side of Sky Vista Drive, approximately 1,380 feet south of Redpoint Drive. The map recorded on 10/24/22 (Book: 168, Page: 100). |
| 05/10/22 | The Planning Commission approved a Parent Tentative Map (22-0138-TMP1) request for a 22-lot Master Planned Village (Summerlin Village 29) on 324.39 acres on the southwest corner of Sandstone Rise Drive and Sky Vista Drive. Staff recommended approval of the request. |

| <i>Most Recent Change of Ownership</i> | |
|---|--|
| 12/18/97 | A deed was recorded for a change in ownership. |

| <i>Related Building Permits/Business Licenses</i> | |
|--|--|
| There are no Building Permits or Business Licenses associated with the subject site. | |

Staff Report Page Four
March 12, 2024 - Planning Commission Meeting

| Pre-Application Meeting | |
|--------------------------------|--|
| 01/17/24 | A pre-application meeting was held with the applicant via telephone and email to discuss submittal requirements for a Tentative Map application. |

| Neighborhood Meeting | |
|--|--|
| A neighborhood meeting was not required, nor was one held. | |

| Field Check | |
|--------------------|---|
| 01/25/24 | The site is undeveloped and contains desert vegetation. |

| Details of Application Request | |
|---------------------------------------|-------|
| Site Area | |
| Gross Acres | 34.89 |

| Surrounding Property | Existing Land Use Per Title 19.12 | Planned or Special Land Use Designation | Existing Zoning District |
|-----------------------------|--|--|---------------------------------|
| Subject Property | Undeveloped | SF2 (Single Family Detached) - Summerlin | P-C (Planned Community) |
| North | Undeveloped | SF3 (Single Family Detached) - Summerlin | P-C (Planned Community) |
| South | Undeveloped | COS (Community Open Space) - Summerlin | P-C (Planned Community) |
| East | Single Family Detached | SF3 (Single Family Detached) - Summerlin | P-C (Planned Community) |
| West | Undeveloped | SF2 (Single Family Detached) - Summerlin | P-C (Planned Community) |

| Master and Neighborhood Plan Areas | | Compliance |
|--|--|-------------------|
| Las Vegas 2050 Master Plan Area: Summerlin West | | Y |
| Special Area and Overlay Districts | | Compliance |
| P-C (Planned Community) District | | Y |
| Other Plans or Special Requirements | | Compliance |
| Trails (per the Development Agreement) | | N/A |
| Las Vegas Redevelopment Plan Area | | N/A |
| Interlocal Agreement | | N/A |
| Project of Significant Impact (Development Impact Notification Assessment) | | N/A |
| Project of Regional Significance | | N/A |

Staff Report Page Five
March 12, 2024 - Planning Commission Meeting

DEVELOPMENT STANDARDS

Pursuant to the Summerlin Development Standards, the following standards apply:

| Standard | Required/Allowed | Provided | Compliance |
|---|-------------------------|-----------------|-------------------|
| SF2 (Single Family Detached) - Min. Setbacks: | | | |
| • Front | 18 Feet | 18 Feet | Y |
| • Side | 5 Feet | 5 Feet | Y |
| • Rear | 15 Feet | 15 Feet | Y |

- Footnote #1 - In the SF2, SF3, SFZL, and SFA districts, the front building setback, exclusive of the garage, may be 10 feet. This setback may be reduced to 6 feet from the back of sidewalk if the sidewalk is detached from the curb by at least 4 feet.
- Footnote #2 - In the SF2, SF3, SFZL, and SFA districts, side entry garages may have a 10 foot setback. This setback may be reduced to 6 feet from the back of sidewalk if the sidewalk is detached from the curb by at least 4 feet.

| Existing Zoning | Permitted Density | Units Allowed |
|------------------------|--------------------------|----------------------|
| P-C [SF2] | 6 du/ac | 209 |

| Street Name | Functional Classification of Street(s) | Governing Document | Actual Street Width (Feet) | Compliance with Street Section |
|--------------------|---|---------------------------------|-----------------------------------|---------------------------------------|
| Spring Run Drive | Residential Collector | Summerlin Improvement Standards | 37 | Y |