



AGENDA MEMO - COMMUNITY DEVELOPMENT

PLANNING COMMISSION MEETING DATE: MAY 14, 2024

DEPARTMENT: COMMUNITY DEVELOPMENT

ITEM DESCRIPTION: APPLICANT: TAYLOR MORRISON - OWNER: THE HOWARD HUGHES COMPANY, LLC

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
23-0376-VAC1	Staff recommends APPROVAL, subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

N/A

NOTICES MAILED

5

PROTESTS

0

APPROVALS

0

**** CONDITIONS ****

23-0376-VAC1 CONDITIONS

1. The limits of this Petition of Vacation shall be defined as the unused portion of the median located on Orrock Street south of the intersection of Orrock Street and Fleet Wing Street.
2. Prior to or concurrent with the recordation of the Order of Vacation, the right-of-way on Orrock Street must be dedicated to match the approved design for the proposed median modification.
3. The Order of Vacation shall reserve public sewer and drainage easements, as well as easements for the facilities of all City of Las Vegas Franchise Holders unless written verifiable letters of consent without reservation are received prior to recordation.
4. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.
5. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress there from shall be provided if required.
5. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.
7. All development shall be in conformance with code requirements and design standards of all City Departments.

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8. If the Order of Vacation is not recorded within one (1) year after approval by the City of Las Vegas or an Extension of Time is not granted by the Director of Community Development, then approval will terminate and a new petition must be submitted.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a petition to vacate a portion of a right-of-way (median) generally located on Orrock Street between Fleet Wing Avenue and Kindle Rise Way.

ANALYSIS

The applicant has requested that the City of Las Vegas vacate a portion of a right-of-way (median) generally located on Orrock Street between Fleet Wing Avenue and Kindle Rise Way. The median island was granted to the City of Las Vegas as shown in Book 166, Page 060 – Summerlin Village 22 Unit 5.

The right-of-way (median) is no longer needed in its approved configuration due to the proposed residential development in the surrounding area. The Department of Public Works has presented the following information regarding the proposed request concerning this request to vacate certain public street ROW:

- A. Does this vacation request result in uniform or non-uniform right-of-way widths?
Uniform.
- B. From a traffic handling viewpoint will this vacation request result in a reduced traffic handling capability? *No.*
- C. Does it appear that the vacation request involves only excess right-of-way? *Yes*
- D. Does this vacation request coincide with development plans of the adjacent parcels? *Yes, it is to create a left turn pocket.*
- E. Does this vacation request eliminate public street access to any abutting parcel?
No.
- F. Does this vacation request result in a conflict with any existing City requirements?
No.
- G. Does the Department of Public Works have an objection to this vacation request?
No.

Therefore, staff recommends approval of the requested Vacation.

FINDINGS (23-0376-VAC1)

Staff has no objection to the vacation of the existing portion of a right-of-way (median); therefore, staff recommends approval with conditions.

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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.
	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.
10/17/18	The City Council approved 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.
06/10/19	The Department of Planning administratively approved a Minor Modification (MOD-76665) to adjust land use allocation and parcel acreages on 444.50 acres at the southwest corner of Lake Mead Boulevard and Clark County 215. This request revised the land use designation of Parcel E from: NF/SF3 (Neighborhood Focus/Single Family Detached) to: SF3 (Single Family Detached) and revise the land use designation Parcel F from: SF3 (Single Family Detached) to: NF/SF3 (Neighborhood Focus/Single Family Detached).
06/11/19	The Planning Commission approved a Tentative Map (TMP-75103) for a 43-parcel master planned village with deviations of the Summerlin improvement standards on 446.69 acres at the southwest corner of Lake Mead Boulevard and Clark County 215. Staff recommended approval.
11/21/19	The Department of Planning processed a request for a Final Map (FMP-77968) (Summerlin West Village 22 – Unit 1) for a four-lot subdivision on 446.69 acres at the southwest corner of Lake Mead Boulevard and Clark County 215. The final map was recorded on 03/27/20 (Book and Page #161068).

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<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
02/19/20	The City Council approved Major Modification (MOD-77751) of the approved Summerlin Village 22 Development Plan (MDR-73901) to amend the Summerlin land use designation of various parcels within village 22 on 444.45 acres at the southwest corner of Lake Mead Boulevard and Clark County 215. The Planning Commission and staff recommended approval of the request.
	The City Council approved a Tentative Map (TMP-77752) for a 37-Parcel Master Planned Village with deviations of the Summerlin development standards on 444.45 acres at the southwest corner of Lake Mead Boulevard and Clark County 215. The Planning Commission and staff recommended approval of the request.
02/19/20	The Department of Planning processed a request for a Final Map (FMP-78404) (Summerlin West Village 22 – Unit 2) for a three-lot subdivision with 12 common area lots on 380.62 acres at the southwest corner of Lake Mead Boulevard and Clark County 215. The final map was recorded on 11/19/20 (Book and Page #163043).
07/06/21	The Department of Planning processed a request for a Final Map (100135-FMP) for a three-lot subdivision with 10 common area lots on 33.43 acres at the southwest corner of Lake Mead Boulevard and Clark County 215. The map was recorded on 10/26/21.
07/08/21	The Department of Planning processed a request for a Final Map (100136-FMP) for one -lot subdivision with seven common area lots on 13.57 acres at the southwest corner of Kindle Rise Way and Kettle Bend Road. The map has not been approved or recorded.
08/03/21	The Department of Planning processed a request for a Final Map (100146-FMP) for eight-lot subdivision on 125.60 acres at the southwest corner of Kindle Rise Way and Kettle Bend Road. The map recorded on 01/11/22.
08/09/21	The Department of Planning processed a request for a Final Map (100147-FMP) for a one-lot pod on 79.30 acres northwest of the corner of Sunset Run Drive and Scurry Ben Drive. The map has not been approved or recorded.
10/20/21	The City Council approved a request for a Major Modification (21-0487-MOD1) of the approved Summerlin Village 22 Development Plan (MDR-73901) to combine and amend the Summerlin land use designation of various parcels within Village 22 on 444.45 acres at the southwest corner of Lake Mead Boulevard and Clark County 215. The Planning Commission recommended approval of the request.

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<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
08/09/22	The Planning Commission approved a request for a Tentative Map (22-0230-TMP1) for a 105-lot single-family attached residential subdivision (Summerlin Village 22 Parcel QR) on 9.55 acres at the northeast corner of Kindle Rise Way and Desert Foothill Drive. Staff recommended approval of the request.
01/30/23	The Department of Community Development - Planning Division processed a request for a Final Map Technical Review (100299-FMP) for a 105-lot single-family attached residential subdivision on 9.55 acres at the northeast corner of Kindle Rise Way and Desert Foothill Drive. The map has not been recorded.

<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 related Building Permits of Business Licenses associated with the subject site.	

<i>Pre-Application Meeting</i>	
07/13/23	A pre-application meeting was held with the applicant to discuss the submittal requirements for a Petition to Vacate a portion of right-of-way (median) that was granted to the City of Las Vegas as shown in Book 166, Page 060 – Summerlin Village 22 Unit 5.

<i>Neighborhood Meeting</i>	
A neighborhood meeting was not required, nor was one held.	

<i>Field Check</i>	
03/28/24	The site is developed and contains a concrete median in the middle of an existing roadway.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	A portion of 0.13

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<i>Surrounding Property</i>	<i>Existing Land Use Per Title 19.12</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property	Right-of-Way	ROW (Right-of-Way)	ROW (Right-of-Way)
North	Right-of-Way	ROW (Right-of-Way)	ROW (Right-of-Way)
South	Right-of-Way	ROW (Right-of-Way)	ROW (Right-of-Way)
East	Undeveloped	MF2 (Medium Density Multi-Family) - Summerlin Special Land Use Designation	P-C (Planned Community)
		VC (Village Commercial) - Summerlin Special Land Use Designation	
West	Proposed Single-Family Attached Residential Subdivision	SFSD (Single Family Special Lot Development) - Summerlin Special Land Use Designation	P-C (Planned Community)

<i>Master and Neighborhood Plan Areas</i>	<i>Compliance</i>
Las Vegas 2050 Master Plan Area: Summerlin West	Y
<i>Special Area and Overlay Districts</i>	<i>Compliance</i>
P-C (Planned Community) District	Y
<i>Other Plans or Special Requirements</i>	<i>Compliance</i>
Trails (In the Development Plan)	Y
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

DEVELOPMENT STANDARDS

<i>Street Name</i>	<i>Functional Classification of Street(s)</i>	<i>Governing Document</i>	<i>Actual Street Width (Feet)</i>	<i>Compliance with Street Section</i>
Orrock Street	Neighborhood Arterial	Summerlin Development Standards Manual	84	Y