



AGENDA MEMO - COMMUNITY DEVELOPMENT

PLANNING COMMISSION MEETING DATE: FEBRUARY 11, 2025
DEPARTMENT: COMMUNITY DEVELOPMENT
ITEM DESCRIPTION: APPLICANT/OWNER: RICHMOND AMERICAN HOMES OF NEVADA, INC.

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
24-0658-SCD1	Staff recommends APPROVAL, subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 1

NOTICES MAILED 272

PROTESTS 0

APPROVALS 0

**** CONDITIONS ****

24-0658-SCD1 CONDITIONS

Planning

1. Conformance to the Summerlin Development Standards, except as amended herein.
2. A Major Deviation of the Summerlin Development Standards is hereby approved to allow a 14-foot maximum exposed wall height on an internal builder parcel wall where 12 feet is the maximum height allowed.
3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Division.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a Major Deviation request to allow internal builder parcel walls that exceed the maximum height allowed within an approved Summerlin residential subdivision on a portion of 16.35 acres at the southwest corner of Spring Run Drive and Grand Park Boulevard.

ISSUES

- A Major Deviation is requested to allow a 14-foot maximum exposed wall height on an internal builder parcel wall where 12 feet is the maximum allowed. Staff supports the request.
- The Summerlin Residential Design Review Committee has reviewed and approved the proposed deviation via an approval letter dated October 30, 2024.

ANALYSIS

On May 14, 2024 the Planning Commission approved a request for a Tentative Map (24-0135-TMP1) for a 76-lot single-family residential subdivision [Summerlin Village 29 - Parcel J (Primrose Park)] on 16.35 acres at the southwest corner of Spring Run Drive and Grand Park Boulevard. The applicant now requests a Major Deviation to allow a 14.30-foot maximum exposed wall height on an internal builder parcel wall where 12 feet is the maximum allowed. The subject walls are adjacent to Lot #1 and Lot #39.

Pursuant to Summerlin Development Standards, internal builder parcel walls, including retaining walls, may be built up to 12 feet high (as measured from the side of the wall with the maximum vertical exposure); see Conditions 2a, 2b. A major deviation is required for any element that does not comply with the above criteria. Perimeter Village Walls are walls that are adjacent to roadways and visually define the edges of a parcel from the right-of-way. Internal builder parcel walls are constructed onsite by the parcel developer to separate lots, common elements and retain grade.

Per the submitted justification letter, "There is a significant amount of existing scarping along proposed lot 39 as well as existing grading along the north edge of the project to allow drainage to enter an existing storm drain stub off of Spring Run Drive. The proposed pad grades for lots 1 and 39 along the north boundary of the project are above the existing grade. There is a portion on lot 39 that is also below the existing grade of the future fire station parcel. There are plans for a future fire station north of the subject site.

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To provide privacy for the fire station as well as lots 1 and 39, the preferred design is to utilize a full six-foot screen wall on top of the retaining for these lots.”

Staff finds the deviation request will not have a negative impact on the surrounding area and sufficient evidence has been provided to warrant the deviation. Therefore, staff recommends approval, subject to conditions.

FINDINGS (24-0658-SCD1)

The Summerlin Residential Design Review Committee has reviewed and approved the proposed deviation via an approval letter dated October 30, 2024. Staff is in agreement with the justification provided by the applicant and thereby recommends approval of the Major Deviation request, subject to 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.
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.

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<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
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.
05/14/24	The Planning Commission approved a request for a Tentative Map (24-0135-TMP1) for a 76-lot single-family residential subdivision [Summerlin Village 29 - Parcel J (Primrose Park)] on 16.35 acres at the southwest corner of Spring Run Drive and Grand Park Boulevard. Staff recommended approval of the request.
07/02/24	The Department of Community Development - Planning Division processed a request for a Final Map Technical Review (100439-FMP) for a 76-lot single-family residential subdivision [Summerlin Village 29 - Parcel J (Primrose Park)] on 16.35 acres at the southwest corner of Spring Run Drive and Grand Park Boulevard. The map has not been recorded.

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Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.	
08/13/24	The Planning Commission approved Major Deviation (24-0294-SCD1) to allow a 15-foot maximum exposed wall height on an internal builder parcel wall where 12 feet is the maximum allowed and to allow a four-foot retaining wall spacing where seven feet is required on a portion of 16.35 acres at the southwest corner of Spring Run Drive and Grand Park Boulevard. Staff recommended approval.

Most Recent Change of Ownership	
12/18/97	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
04/09/24	A building permit (#DS05762) was processed for a drainage study for a single family residential subdivision [Summerlin Village 29 - Parcel J (Primrose Park)]. The review was finalized on 06/25/24.
06/05/24	A building permit (#L24-01128) was processed for civil improvements for a single family residential subdivision [Summerlin Village 29 - Parcel J (Primrose Park)] at the southwest corner of Spring Run Drive and Grand Park Boulevard. The permit has not been issued.

Pre-Application Meeting	
12/10/24	Staff conducted a pre-application meeting with the applicant where the submittal requirements and deadlines were reviewed for a proposed Major Deviation.

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

Field Check	
01/08/25	Staff conducted a routine field check and found an undeveloped area. No issues were noted.

Details of Application Request	
Site Area	
Net Acres	16.35

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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)	P-C (Planned Community)
North	Undeveloped	SFSD (Single Family Special Lot Development)	P-C (Planned Community)
South	Undeveloped	COS (Community Open Space)	P-C (Planned Community)
East	Undeveloped	SF2 (Single Family Detached)	P-C (Planned Community)
West	Undeveloped	COS (Community Open Space)	P-C (Planned Community)
		NF (Neighborhood Focus)	
		SF2 (Single Family Detached)	

Master and Neighborhood Plan Areas	Compliance
Las Vegas 2050 Master Plan Area: Summerlin West	N*
Special Area and Overlay Districts	Compliance
P-C (Planned Community) District	Y
Other Plans or Special Requirements	Compliance
Trails (within the approved 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

*A Major Deviation is requested to allow an increased wall height.

DEVELOPMENT STANDARDS

Pursuant to Summerlin Development Standards the following standards apply:

Summerlin Wall Development Standards - Condition 1a			
Standards	Required	Provided	Compliance
Internal Building Parcel Wall - Condition 2a	Max. Height Screen Wall over Retaining Wall – 12 Feet	14.30 (15) Feet	N*

*The applicant has requested a Major Deviation (24-0294-SCD1) to allow an increased wall height.