



AGENDA MEMO - COMMUNITY DEVELOPMENT

PLANNING COMMISSION MEETING DATE: MAY 14, 2024
DEPARTMENT: COMMUNITY DEVELOPMENT
ITEM DESCRIPTION: APPLICANT/OWNER: THE HOWARD HUGHES COMPANY, LLC

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
24-0174-SCD1	Staff recommends DENIAL, if approved subject to conditions:	
24-0174-TMP1	Staff recommends DENIAL, if approved subject to conditions:	24-0174-SCD1

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 5

NOTICES MAILED 372

PROTESTS 0

APPROVALS 0

**** CONDITIONS ****

24-0174-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.

Conditions Page Two
May 14, 2024 - Planning Commission Meeting

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.
6. Grant a minimum 30-foot wide Public Sewer Easement by separate document to be privately maintained for the public sewer within existing Summerlin Common Element "T" adjacent Sunset Drift Trail. The Public Sewer Easement (per separate document) shall be recorded prior to submitting Mylar plans or Mylar subdivision Maps. The recorded document number shall be required on the plans where the easement is called out prior to issuing final Mylar approval for Sewer.
7. Design of horizontal and vertical distance separations for public sewer and flood control infrastructure must meet the City of Las Vegas' design criteria prior to the issuance of permits for this site, unless otherwise allowed by the City Engineer. This may require streets to be wider than what are shown on the approved Tentative Map.
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. 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.
10. 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
May 14, 2024 - Planning Commission Meeting

11. 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. 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

12. 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
May 14, 2024 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is proposing a Tentative Map for a 44-Lot Single Family Residential Subdivision on 50.19 acres on the north side of Lake Mead Boulevard, approximately 2,840 feet west of Sunset Run Drive.

ISSUES

- Revised plans received on 04/30/24 eliminated the need for a Major Deviation and staff is requesting to strike 24-0714-SCD1.
- Due to the proposed Tentative Map meeting the minimum development standards, staff has changed their recommendation to approval.

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 is being submitted by the parent company Howard Hughes Company, LLC.

Per the approved Summerlin West Village 27 Development Plan, the Summerlin Development Standards designate Parcel E as SF1 (Single Family Detached), which allows up to 3.50 residential units per gross acre. The proposed density of 1.14 dwelling units per gross acre falls well within the maximum 3.50 dwelling units per gross acre 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 21,158 square feet to 55,992 square feet, with an average lot size of 30,745 square feet.

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, 15-foot rocky walls are shown on the submitted cross sections.

Staff Report Page Two
May 14, 2024 - Planning Commission Meeting

The following wall standards apply to areas west of 215 beltway:

- Perimeter village walls, including retaining walls, may be built up to 10 feet high;
- Perimeter village walls may be built up to 14 feet high next to maintenance facilities, reservoirs, power substations, utility appurtenances, and similar uses without a major deviation;
- Internal builder parcel walls, including retaining walls, may be built up to 12 feet high;
- Fences and pilasters, up to 6 and 7 feet high respectively, may be built on top of perimeter village walls and internal builder parcel walls;
- Rockery retaining walls, when used as perimeter village walls may be built up to 12 feet high;
- Rockery retaining walls, when used as internal builder parcel walls, may be built up to 15 feet high;
- Fences or non-retaining screen walls, up to 6 feet high, may be built directly behind rockery walls;
- Multiple walls may be used with a 4 foot minimum horizontal separation to achieve additional retaining.

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, 15-foot rockery walls are shown on the submitted cross sections. Revised plans received on April 30, 2024 brought the proposed Tentative Map into compliance with the wall standards set forth by the Summerlin Development Standards.

FINDINGS (24-0174-TMP1)

The proposed Tentative Map conforms to Nevada Revised Statutes, Title 19, and the Summerlin Development Standards, and has obtained conditional approval by the Summerlin Design Review Committee. Therefore, staff recommends approval of this Tentative Map, subject to conditions.

Staff Report Page Three
May 14, 2024 - Planning Commission Meeting

BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
07/19/23	The City Council approved a requested for a Major Modification (23-0176-MOD1) of the Summerlin West Village 27 Development Plan on 562.29 acres on the north side of Lake Mead Boulevard alignment, 740 feet west of Reverence Parkway. The Planning Commissioner recommended approval.
	The City Council approved a requested for a Tentative Map (23-0176-TMP1) for a 22-Lot Parent Map for Summerlin West Village 27 on 462.74 acres on the north side of Lake Mead Boulevard alignment, 740 feet west of Reverence Parkway. The Planning Commissioner recommended approval.
12/07/23	A Final Map Technical Review (100380-FMP) was accepted for a Six-Lot Subdivision on 148.63 acres on the north side of Lake Mead Boulevard alignment, 740 feet west of Reverence Parkway.
04/03/24	A Final Map Technical Review (100380-FMP) was released for recordation for an Eleven-Lot Subdivision on 259.40 acres on the north side of Lake Mead Boulevard alignment, 740 feet west of Reverence Parkway.

<i>Most Recent Change of Ownership</i>	
12/1997	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
06/26/23	A Building Permit (L23-00135) was issued for custom lots / mass grading at the northwest of the terminus of west Lake Mead Boulevard.

<i>Pre-Application Meeting</i>	
03/20/24	Staff provided the applicant a submittal checklist for the proposed Tentative Map.

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

Staff Report Page Four
May 14, 2024 - Planning Commission Meeting

Field Check	
04/18/24	Staff performed a routine field check where they were able to view the subject site from the nearest point, where the roadway is constructed thus far. Nothing of concern was noted by staff during the visit.

Details of Application Request	
Site Area	
Gross Acres	50.19

Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Undeveloped	SUM (Summerlin)	P-C (Planned Community)
North	Undeveloped	SUM (Summerlin)	P-C (Planned Community)
South	Undeveloped	SUM (Summerlin)	P-C (Planned Community)
East	Undeveloped	SUM (Summerlin)	P-C (Planned Community)
West	Undeveloped	SUM (Summerlin)	P-C (Planned Community)

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

DEVELOPMENT STANDARDS

Pursuant to the Summerlin Development Standards, the following standards apply

Standard	Required/Allowed
SF1 (Single Family Detached) Minimum Setbacks <ul style="list-style-type: none">• Front• Side• Corner Side• Rear• Maximum Height	25 Feet 10 Feet 15 Feet 20 Feet 38 Feet

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

Use	Gross Floor Area or Number of Units	Required		
		Parking Ratio	Parking	
			Regular	Handi-capped
Single Family Detached	44 Units	2 spaces per unit	88	
TOTAL SPACES REQUIRED			88	
Regular and Handicap Spaces Required			88	