



AGENDA MEMO - COMMUNITY DEVELOPMENT

PLANNING COMMISSION MEETING DATE: DECEMBER 12, 2023

DEPARTMENT: COMMUNITY DEVELOPMENT

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

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
23-0490-TMP1	Staff recommends APPROVAL, subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

N/A

NOTICES MAILED

N/A

PROTESTS

0

APPROVALS

0

Conditions Page One
December 12, 2023 - Planning Commission Meeting

**** CONDITIONS ****

23-0490-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
December 12, 2023 - 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. Additionally, grant a minimum 40-foot wide Public Sewer Easement and Public Drainage Easement to be privately maintained for the public sewer and storm drain within Common Element "H" on the Final Map for this site.
6. Grant a minimum 40-foot wide Public Sewer Easement and Public Drainage Easement by separate document to be privately maintained for the public sewer and storm drain within the existing Summerlin Common Lot at the sewer and storm points of connection (CE "T" of Book 166, Page 80).
7. 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.
8. 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.
9. Prior to the submittal of construction drawings for this site, submit a gated queuing analysis and a pedestrian circulation plan 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.
10. 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.
11. 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
December 12, 2023 - Planning Commission Meeting

12. 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 for stub streets and non-standard knuckles 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

13. 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
December 12, 2023 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a Tentative Map request for an 82-lot single-family (detached) subdivision within Summerlin Village 22 (Parcels YZ) located on the southwest corner of Flight Range Avenue and Kettle Ridge Drive.

ISSUES

- This subdivision is proposed to be built to SFSD (Single Family Special Lot) development standards utilizing Exhibit 2.2 (Front Loaded Lots with Attached Garages).

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 October 12, 2023 prior to submittal to the City for review.

The Summerlin Development Standards designate the subject property as SFSD (Single Family Special Lot Development) which allows up to 18 dwelling units per gross acre. The proposed density of 7.27 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 3,323 square feet to 9,409 square feet.

The Summerlin West Development Standards allow perimeter village walls to be built up to 10 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 detail sheet, a maximum five-foot retaining wall with a stepped maximum 3.5-foot retaining wall is shown on the westerly property line and a maximum 3.5-foot retaining wall is shown on the westerly property line. The north/south cross section depicts a maximum natural grade greater than two percent across this site. Per the detail sheet, a maximum 3.5-foot retaining wall is shown on the south property line and a maximum 3.5-foot stepped retaining wall with two five-foot stepped retaining walls are shown along the north property line.

Staff Report Page Two
December 12, 2023 - Planning Commission Meeting

The Department of Public Works Traffic Engineering Division has commented, “This project will add approximately 773 trips per day on Flight Range Avenue and Kettle Ridge Drive. 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 77 additional peak hour trips, or about five every four minutes.”

The Clark County School District (CCSD) has commented, “A student yield of approximately 31 students will be generated by the proposed development. Palo Verde High School is over capacity for the 2023-2024 school year. Palo Verde High School is at 121.11% of program capacity.”

FINDINGS (23-0490-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, Bldg., 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.
11/23/98	The City Council approved a Special Use Permit (U-0119-98) for two Electric Utility Substations and Overhead Transmission Lines at the northwest corner of Far Hills Avenue and the proposed Western Beltway. The Planning Commission and staff recommended approval.
05/27/04	The Planning Commission approved a Tentative Map (TMP-4277) for a one-lot subdivision (Summerlin Village 21 Fire Station 47) on 3.86 acres on the north side of Far Hills Drive, west of Carriage Hill Drive. Staff recommended approval. A Final Map (FMP-4938) over this site was recorded 10/20/04.
09/15/04	The City Council approved a revised Summerlin Development Standards document (DIR-3934), which is still in effect.

Staff Report Page Three

December 12, 2023 - Planning Commission Meeting

<i>Related Relevant City Actions by Planning, Fire, Bldg., etc.</i>	
05/26/05	The Planning Commission approved a Tentative Map (TMP-6375) for a one-lot subdivision (Summerlin Village 20/21 Far Hills Avenue Fire Station 47) on 3.19 acres on the north side of Far Hills Drive, approximately 1,500 feet west of Carriage Hill Drive. Staff recommended approval. A Final Map (FMP-8510) over this site was recorded 04/03/06.
12/14/17	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 submitted for technical review.
02/06/18	A four-lot Parcel Map (PMP-72276) on 5055.08 acres generally located at the southwest corner of Lake Mead Boulevard and Clark County 215 was recorded.
05/16/18	The City Council approved a request for a proposed revision (MDR-72841) to the General Development Plan for the undeveloped portions of Summerlin West on 5,054.53 acres at the northwest corner of Far Hills Avenue and Clark County 215.
05/16/18	The City Council approved a request for a Master Development Plan Review (MDR-72778) for a Summerlin Development Plan Review for Village 21 on 321.00 acres at the northwest corner of Far Hills Drive and Clark County 215. The Planning Commission and staff recommended approval of the request.
06/12/18	The Planning Commission approved a request for a Tentative Map (TMP-73332) for a 36-parcel Master Planned Village and modifications to the Summerlin improvement standards on 320.59 acres at the northwest corner of Far Hills Avenue and Clark County 215. Staff recommended approval of the request.
02/19/20	The City Council approved 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.

Most Recent Change of Ownership

12/18/97	A deed was recorded for a change in ownership.
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Related Building Permits/Business Licenses

There are no related building permits/business licenses of note.

Staff Report Page Four

December 12, 2023 - Planning Commission Meeting

Pre-Application Meeting

11/02/23	Staff conducted a pre-application meeting with the applicant where the submittal requirements and deadlines were reviewed for a proposed Tentative Map.
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Neighborhood Meeting

A neighborhood meeting was not required, nor was one held.
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Field Check

11/02/23	Staff conducted a routine field check and found an undeveloped lot with desert vegetation. No issues were noted.
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Details of Application Request**Site Area**

Net Acres	11.28
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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	SFSD (Single Family Special Lot Development)	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	VC (Village Center) MF3 (Multi Family Residential)	P-C (Planned Community)
West	Undeveloped	SF3 (Single Family Detached)	P-C (Planned Community)

Staff Report Page Five
December 12, 2023 - Planning Commission Meeting

<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>
No Applicable Special Area or Overlay Districts	N/A
<i>Other Plans or Special Requirements</i>	<i>Compliance</i>
Trails	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>Existing Zoning</i>	<i>Permitted Density</i>	<i>Units Allowed</i>
P-C [SFSD]	18 du/ac	255

Pursuant to Summerlin Development Standards, the following standards apply:

Front Loaded Lots with Attached Garages – (Exhibit 2.2) - Development Standards	
1. Building Setbacks:	
a. From Residential Street	8' to living (measured to slab from back of walk or curb if no walk exists) 3' to porch, courtyard wall, portico, outside staircase, balcony, or other similar elements (measured to slab from back of walk or curb if no walk exists). 3'-5' or 18' to garage door face
b. From Interior Property Line	3' (measured to finished exterior wall surface)
c. From Rear Property Line	3' (measured to finished exterior wall surface)
2. Building Separation	6' (measured to finished exterior wall surface)
3. Private Yard Space	150 sf min. (with min. 6' dimension)
4. Drive Aisle Width	23' (measured from back of curb to back of curb)
5. Use Easement Criteria	Dedicated 3' width from one lot to adjacent lot, where applicable

Staff Report Page Six
December 12, 2023 - Planning Commission Meeting

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required		Provided		Compliance	
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Single Family, Detached	82 units	2 spaces per unit	164				
Guest Parking		1:6 Units	14				
TOTAL SPACES REQUIRED		78	181				Y