



AGENDA MEMO - COMMUNITY DEVELOPMENT

PLANNING COMMISSION MEETING DATE: MARCH 12, 2024

DEPARTMENT: COMMUNITY DEVELOPMENT

**ITEM DESCRIPTION: APPLICANT: TRI POINTE HOMES OF NEVADA – OWNER:
THE HOWARD HUGHES COMPANY, LLC**

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
23-0665-TMP1	Staff recommends APPROVAL, subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

N/A

NOTICES MAILED

N/A

PROTESTS

0

APPROVALS

0

**** CONDITIONS ****

23-0665-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. 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.
4. 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.
5. All development is subject to the conditions of City Departments and State Subdivision Statutes.

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Public Works

6. 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.
7. Grant a minimum 20-foot wide Public Sewer Easement to be privately maintained for the public sewer within Common Element "A". Additionally, grant a minimum 20-foot wide Public Sewer Easement by separate document to be privately maintained for the public sewer within the existing Summerlin Common Element adjacent to Common Element "A" to Far Hills Avenue.
8. Grant a minimum 20-foot wide Public Drainage Easement to be privately maintained for the public drainage facilities within Common Element "L". Additionally, grant a minimum 20-foot wide Public Drainage Easement by separate document to be privately maintained for the public drainage facilities within the existing Summerlin Common Element adjacent to Common Element "L" to Sky Vista Drive.
9. 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.
10. 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.
11. 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.
12. 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.

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13. 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.
14. 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 by not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. Stub streets and non-standard knuckles are hereby approved as deviations from standards. 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.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a Tentative Map request for a 98-lot single-family residential subdivision on 29.49 acres within Summerlin Village 29 (Parcel G/H) on the northwest corner of Spring Run Drive and Sky Vista Drive.

ISSUES

- This 98-lot single-family residential development will be built to the SF3 (Single Family Detached) development standards in accordance with the Summerlin Development Standards. Staff recommends approval of this Tentative Map request.
- The City Council approved Summerlin West Village 29 Development Plan (21-0167-MDR1) on 06/16/21.
- The Summerlin Design Review Committee conditionally approved the proposed Tentative Map (23-0665-TMP1) on 01/17/24.

ANALYSIS

The subject property is part of Summerlin West, which is governed by a Development Agreement between the Master Development 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 01/17/24.

Per the approved Summerlin West Village 29 Development Plan (21-0167-MDR1), the Summerlin Development Standards designate parcels G and H as SF3 (Single Family, Detached), which allows up to 10 residential units per gross acre. The proposed density of 2.83 dwelling units per gross 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 6,500 square feet to 17,575 square feet.

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. The east/west cross section depict a maximum natural grade greater than two percent across this site. The north/south cross section depicts a maximum natural grade greater than two percent across this site. Per the detail sheet, no single wall heights appear to have an exposure higher than 10 feet.

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FINDINGS (23-0665-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 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.
05/16/18	The City Council approved 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. The Planning Commission and staff recommended approval.
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 Master 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.

<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 or business licenses	

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Pre-Application Meeting	
12/18/23	A pre-application meeting was held with the applicant to discuss the submittal requirements for a Tentative Map.

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

Field Check	
01/30/24	Staff conducted a routine field check of the subject site and observed undeveloped parcels. Nothing of concern was noted.

Details of Application Request	
Site Area	
Net Acres	29.49

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

Master and Neighborhood Plan Areas		Compliance
Las Vegas 2050 Master Plan Area: Summerlin West		Y
Summerlin West Development Agreement		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

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<i>Other Plans or Special Requirements</i>	<i>Compliance</i>
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

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

<i>Parking Requirement</i>							
<i>Use</i>	<i>Gross Floor Area or Number of Units</i>	<i>Required</i>		<i>Provided</i>		<i>Compliance</i>	
		<i>Parking Ratio</i>	<i>Parking</i>		<i>Parking</i>		
			Regular	Handi-capped	Regular	Handi-capped	
Residential, Single Family Detached	98 Units	2 spaces per unit	196				
TOTAL SPACES REQUIRED			196		196		Y
Regular and Handicap Spaces Required			196	0	196	0	Y