



AGENDA MEMO - COMMUNITY DEVELOPMENT

PLANNING COMMISSION MEETING DATE: MAY 14, 2024
DEPARTMENT: COMMUNITY DEVELOPMENT
ITEM DESCRIPTION: APPLICANT: RICHMOND AMERICAN HOMES OF NEVADA, INC – OWNER: THE HOWARD HUGHES COMPANY, LLC

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
24-0135-TMP1	Staff recommends APPROVAL, subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

NOTICES MAILED N/A

PROTESTS 0

APPROVALS 0

**** CONDITIONS ****

24-0135-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.

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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 20-foot wide Public Sewer Easement to be privately maintained for the public sewer within Common Lot "R". 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 Lot adjacent Common Element "R" to Grand Park Boulevard. The Public Sewer Easement (by 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. Grant a minimum 20-foot wide Public Drainage Easement to be privately maintained for the public storm drain within Common Lot "N"
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. 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.
10. Comply with approved Traffic Impact Analysis #76120-6.
11. 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.
12. 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.

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13. 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 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 76-lot single-family residential subdivision on 16.35 acres within Summerlin Village 29 Parcel J (Primrose Park) on the southwest corner of Spring Run Drive and Grand Park Boulevard.

ISSUES

- This 76-lot single-family residential development will be built to the SF2 (Single Family Detached) development standards in accordance with the Summerlin Development Standards. Staff recommends approval of this Tentative Map (24-0135-TMP1) request.
- The City Council approved the Summerlin West Village 29 Development Plan (21-0167-MDR1) on 06/16/21.
- The Summerlin Design Review Committee conditionally approved the proposed Tentative Map (24-0135-TMP1) on 03/15/24.

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 03/15/24.

Per the approved Summerlin West Village 29 Development Plan (21-0167-MDR1), the Summerlin Development Standards designate Parcel J as SF2 (Single Family, Detached), which allows up to six residential units per gross acre. The proposed density of 4.65 dwelling units per gross acre falls well within the maximum 6.00 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 5,550 square feet to 11,774 square feet.

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The Summerlin West Development Standards allow perimeter village walls to be built up to 17 feet high (as measured from the side of the wall with the maximum vertical exposure) without a major deviation. The submitted detail sheet does not indicate any proposed perimeter village walls. 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, no single wall height appears to have a retaining wall higher than eight feet.

The north/south 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, no single wall appears to have a retaining wall higher than 3.5 feet.

The Clark County School District projects that approximately 28 additional primary and secondary school students will be generated by the proposed development on this site. Of the three levels of schools serving the area (Givens Elementary, Rogich Middle School, and Palo Verde High School) only Palo Verde High School is over capacity for the 2023-2024 school year at approximately 17 percent over capacity.

FINDINGS (24-0135-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 (24-0135-TMP1), 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.

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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.
05/16/18	The City Council approved a Development Plan Review (MDR-72778) for Summerlin Village 21 on 321.00 acres at the northwest corner of Far Hills Avenue and Clark County 215. The Planning Commission and staff recommended approval.
05/16/08	The City Council approved a Development Plan Review (MDR-72778) for Summerlin Village 24A on 102.56 acres at the northwest corner of Alta Drive and Sky Vista Drive. The Planning Commission and staff recommended approval.
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.
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 four-lot Parcel Map (PMP-78534) was submitted (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.
05/20/20	The City Council approved a request for a Major Modification (MOD-78461) of the approved Summerlin Master Development Plan to add the Summerlin AA (Active Adult), setback and wall/fence development standards to the Summerlin Development Standards Manual.
06/16/21	The City Council approved a Master Development Plan (21-0167-MDR1) for Summerlin West Village 29 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	
03/21/24	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	
04/02/24	A routine site visit was conducted by staff. Staff observed an undeveloped parcel. Nothing of concern was noted.

Details of Application Request	
Site Area	
Gross Acres	16.35

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

Master and Neighborhood Plan Areas	Compliance
Las Vegas 2050 Master Plan Area: Summerlin West	Y
Summerlin Development Standards	Y
Special Area and Overlay Districts	Compliance
No Applicable Special Area or Overlay Districts	N/A
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	Provided	Compliance
SF2 (Single Family Detached) Minimum Setbacks			
• Front	18 Feet	18 Feet	Y
• Side	5 Feet	5 Feet	Y
• Rear	15 Feet	20 Feet	Y***

Footnote #1 – In the SF2, SF3, SFZL, and SFA districts, the front building setback, exclusive of the garage, may be 10 feet. This setback may be reduced to 6 feet from the back of sidewalk if the sidewalk is detached from the curb by at least 4 feet.

Footnote #2 – In the SF2, SF3, SFZL, and SFA districts, side entry garages may have a 10 foot setback. This setback may be reduced to 6 feet from the back of sidewalk if the sidewalk is detached from the curb by at least 4 feet.

***Increased setbacks may be required to accommodate grading.

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

Parking Requirement							
Use	Gross Floor Area or Number of Units	Parking Ratio	Required		Provided		Compliance
			Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Single Family Detached	76 Units	2 spaces per unit	152				
TOTAL SPACES REQUIRED			152		167		Y
Regular and Handicap Spaces Required			152	0	167	0	Y