



AGENDA MEMO - COMMUNITY DEVELOPMENT

PLANNING COMMISSION MEETING DATE: NOVEMBER 12, 2024

DEPARTMENT: COMMUNITY DEVELOPMENT

ITEM DESCRIPTION: APPLICANT: SH ACQ 2020, LLC - OWNER: NORTHLAND, LLC

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
24-0471-TMP1	Staff recommends APPROVAL, subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

NOTICES MAILED Newspaper Only

PROTESTS 0

APPROVALS 0

**** CONDITIONS ****

24-0471-TMP1 CONDITIONS

Planning

1. Prior to issuance of a building permit for a primary structure, provide at least one onsite handicapped parking space in conformance with City of Las Vegas Title 19 design standards.
2. The previously approved Tentative Maps (24-0268-TMP1, 22-0039-TMP1 and 23-0059-TMP1) over all or a portion of this site shall be voided upon final approval.
3. 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.
4. Street names must be provided in accordance with the City's Street Naming Regulations.
5. 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.
6. All development is subject to the conditions of City Departments and State Subdivision Statutes.

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Public Works

7. 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.
8. Grant a minimum 20-foot wide Public Sewer Easement to be privately maintained for the public sewer within Common Element "T".
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. 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 is shown on the approved Tentative Map.
11. 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.
12. Comply with approved Traffic Impact Analysis #75571-3.
13. 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.
14. 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.
15. 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

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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 review for a proposed 321-lot single-family attached and detached subdivision with 36 residential condominium units on 56.13 acres at the northeast corner of Sunstone Parkway and Belong Road in the Sunstone Master Planned Community. All housing associated with the subdivision is intended to be at market rate. If approved, the previously approved Tentative Map over this site (24-0268-TMP1), which showed the same number of lots without condominium units, would be voided.

ISSUES

- This map is intended to combine Lot 3 of a previously recorded Parcel Map (File 126 Page 97 of Parcel Maps) with Lot 1 of a previously recorded final map to the west (Parcel 3 at Sunstone Phase 3, Book 169 Page 54 of Plats). If approved, previously approved Tentative Maps (22-0039-TMP1 and 23-0059-TMP1) for Parcel 3 at Sunstone Phase 4A mapped over a portion of the area on this map will be voided. No lots have been recorded based on those maps.
- The most recent Tentative Map approval (24-0268-TMP1) over this site will be voided upon final approval of this Tentative Map, as the most recent map maintains precedence.
- The applicant is requesting to apply Trilogy Sunstone R-1 Residential Standards to the single-family detached lots, Sunstone R-TH Residential Standards to the single-family attached lots and Sunstone R-3 standards to the condominium units in the proposed subdivision.
- The Tentative Map was reviewed and approved by the Sunstone Architectural Review Committee on August 29, 2024 prior to submittal to the City for review.
- Parking requirements for the condominium units require guest spaces that include at least one onsite handicapped space that meets the City of Las Vegas parking design standards of Title 19.08.110. A condition of approval requires one such space to be added prior to issuance of a permit for a primary structure on the site.

ANALYSIS

The Trilogy Sunstone Land Use Plan designates the subject property as AQ (Age Qualified), which allows a maximum density range of up to 25 dwelling units per acre, with an average of 6.50 dwelling units per acre. The density of the proposed subdivision

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is 6.36 dwelling units per acre in conformance with the AQ designation. Typical lot dimensions for detached lots are 45 feet wide by 105 feet deep and 40 feet wide by 95 feet deep for attached lots, although these may vary.

The applicant has requested this new Tentative Map to replace the previously approved Tentative Map (Parcel 3 at Sunstone Phase 4A and 4B - 24-0268-TMP1) over the same area in order to add 36 townhome-style condominium units. The applicant will apply Sunstone R-1 standards to 237 single-family detached lots, Sunstone R-TH standards to 84 single-family attached (duplex) lots and Sunstone R-3 standards to 36 triplex condominium units within 12 buildings. Sunstone R-3 standards may be applied to the condominium units in the AQ designation per the Sunstone Design Guidelines. Open space is subject to the 150 square-foot per unit requirement and Sunstone DRC review and approval.

The same ground area is proposed to be remapped as was previously approved. No final map tied to 24-0268-TMP1 has been submitted for this area. The condominium units are proposed to be mapped over Common Lots H (22,751 square feet) and Q (40,356 square feet), which had previously been depicted as open space. The units would be in groups of 55-foot by 55-foot, three-story triplex buildings within two common areas (one in Phase 4A and one in Phase 4B). Sunstone R-3 open space requirements have been met by the proposal. Onsite parking is satisfied by a combination of attached garages and on-street parallel parking. At least one guest parking space must be a handicapped space that meets city design standards. A condition of approval addresses this issue, as no ADA spaces are shown on site. (Handicapped spaces are currently associated with the subdivision that includes the clubhouse and condominiums adjacent to the west.)

Primary gated access to the subdivision is on the west side of Sun Park Drive, a Major Collector Street in Sunstone. Interior streets are 36-foot wide private streets with sidewalk on one side or 31-foot wide streets with no sidewalks, the latter occurring only on Cardinal Sunrise Place, which borders the common area adjacent to proposed condominium units. Parking is permitted on one side of the street. Street sections conform to the Trilogy Sunstone Active Adult Parcel Design Guidelines Exhibit A-2.

Per Section 4.2 of the Trilogy Sunstone Active Adult Parcel Design Guidelines, the maximum retaining wall height shall be six feet on exterior walls and eight feet on interior walls. Where a block-end masonry wall is located atop a retaining wall, the height of both walls may not exceed 12 feet to the visible edge and 14 feet to the homeowner side. The submitted cross sections do not show any retaining walls higher than six feet, and the height of both screen and retaining walls does not exceed 12 feet to the visible edge. Walls are stepped on a portion of the eastern site perimeter to mitigate the grade. As proposed, the exterior perimeter "Theme Wall" of the subdivision consists of a combination of a six-foot tall painted slump block which will be designated to adhere to Trilogy Sunstone Section 6 Design Guidelines.

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The submitted east/west cross sections depict maximum natural grade greater than two percent across this site. A six-foot maximum retaining wall is shown along the east property lines, and the west property line is internal to the overall subdivision.

The submitted north/south cross section depicts maximum natural grade less than two percent across this site. A 4.12-foot maximum retaining wall is shown on the south property line.

The Clark County School District (CCSD) has commented on the impact future development may have on the three levels of schools in the area. CCSD projects that 127 additional primary and secondary school students would be generated by the proposed development on this site. According to CCSD, Scherkenbach Elementary School and Cadwallader Middle School were each under capacity for the 2024-25 school year. Bilbray Elementary School was approximately three percent over capacity. Arbor View High School was 20 percent over capacity. It is noted that Scherkenbach and Bilbray Elementary Schools are adjacent to each other and share an attendance boundary.

FINDINGS (24-0471-TMP1)

The proposed Tentative Map conforms to the approved Sunstone Development Agreement, the approved Trilogy Sunstone Active Adult Parcel Design Guidelines and the minimum requirements set forth by Title 19 for Tentative Maps. The additional condominium units do not significantly increase density within the AQ-designated area of Sunstone. Staff therefore recommends approval of this request with conditions.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
03/10/20	The Planning Commission approved a Tentative Map (TMP-78230) for a 159-lot single family and 15-unit multi-family condominium residential subdivision (Parcel 3 at Sunstone) on a 39.68 acres at the northeast corner of Log Cabin Way and Sky Pointe Drive. Staff recommended approval.
02/23/21	A three-lot Parcel Map (100059-PMP) on 126.85 acres on the northwest side of Tee Pee Lane and Iron Mountain Road was recorded.

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Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.	
03/09/21	The Planning Commission approved a request for a Tentative Map (20-0380-TMP1) for a 258-lot single-family attached and detached residential subdivision (Parcel 3 at Sunstone Phase 2A and 2B) on a 44.48-acre portion of 166.80 acres located east of Sky Pointe Drive between Moccasin Road and Kyle Canyon Road. Staff recommended approval.
03/22/21	A Final Map (100044-FMP) for 15 condominium units (Parcel 3 at Sunstone Condo Models) on 0.67 acres at the southwest corner of Kyle Canyon Road and Sky Pointe Drive was recorded.
08/10/21	The Planning Commission approved a request for a Major Modification (21-0395-MOD1) to modify the parking requirements for the Trilogy Sunstone R-TH standards at the northeast corner of Log Cabin Way and the Sky Pointe Drive alignment. Staff recommended approval.
	The Planning Commission approved a Variance (21-0334-VAR1) to allow multiple addresses for a proposed multi-family residential development where one primary address is allowed on a portion of 166.80 acres at the southwest corner of Kyle Canyon Road and Sky Pointe Drive. Staff recommended denial.
03/08/22	The Planning Commission approved a Tentative Map (22-0039-TMP1) for a 150-lot single-family detached and attached residential subdivision (Parcel 3 at Sunstone Phase 4A) on a 24.84-acre portion of 82.37 acres at the northeast corner of Sunstone Parkway and Sun Village Park Drive. Staff recommended approval. This approval has not been exercised and was voided 07/16/24.
01/05/23	A Final Map (100226-FMP) for a 140-lot single-family detached and attached residential subdivision and one large lot (Parcel 3 at Sunstone Phase 3) on 35.66 acres on the south side of Moccasin Road between Sun Village Park Drive and Sun Park Drive was recorded.
04/11/23	The Planning Commission approved a Tentative Map (23-0059-TMP1) for a 149-lot single-family detached and attached residential subdivision (Parcel 3 at Sunstone Phase 4A) on a 24.84-acre portion of 56.08 acres at the northeast corner of Sunstone Parkway and Sun Village Park Drive. This approval expunged the approval for 22-0039-TMP1, but has not been exercised. This map was voided 07/16/24.
07/09/24	The Planning Commission approved a Tentative Map (24-0268-TMP1) for a 321-lot single-family attached and detached subdivision (Parcel 3 at Sunstone Phase 4A and 4B) on 56.13 acres at the northeast corner of Sunstone Parkway and Belong Road. Staff recommended approval. Previously approved Tentative Maps (22-0039-TMP1 and 23-0059-TMP1) were voided upon final approval.

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Most Recent Change of Ownership	
11/07/13	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
There are no building permits or business licenses related to the residential portion of this development.	

Pre-Application Meeting	
09/10/24	A pre-application meeting was held with the applicant to discuss submittal requirements related to a proposed Tentative Map submittal. Public Works and Fire Engineering required revisions to ensure access to the subdivision conformed to Uniform Standard Drawings and fire code.

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

Field Check	
10/03/24	The site is undeveloped, but has been partially graded as part of an adjoining subdivision. Most of the perimeter walls have been constructed. Similar condominiums as those proposed were observed to the west of this site.

Details of Application Request	
Site Area	
Net Acres	56.13

Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Undeveloped	AQ (Age Qualified) [Sunstone]	T-D (Traditional Development)
North	Undeveloped	P (Parks and Trails) [Sunstone]	T-D (Traditional Development)

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Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
South	Residential, Single Family, Detached	L (Residential Low) [Sunstone]	T-D (Traditional Development)
East	Undeveloped	L (Residential Low) [Sunstone]	T-D (Traditional Development)
	Residential, Single Family, Detached		
West	Residential, Single Family, Detached	AQ (Age Qualified) [Sunstone]	T-D (Traditional Development)
	Private Park and Community Trail	P (Parks and Trails) [Sunstone]	

Master and Neighborhood Plan Areas	Compliance
Las Vegas 2050 Master Plan Area: Kyle Canyon	Y
Sunstone - Trilogy	Y
Special Area and Overlay Districts	Compliance
T-D (Traditional Development) 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 Sunstone Trilogy Active Adult Parcel Design Guidelines and the Sunstone Design Guidelines, the following standards apply:

Trilogy Sunstone R-1 Standards

Standard	Required/Allowed	Provided	Compliance
Min. Lot Size	4,500 SF	4,725 SF	Y
Min. Lot Width	40 Feet	45 Feet	Y

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Standard	Required/Allowed
Min. Setbacks:	
Front	
From Sidewalk	14 Feet to single-story living, porch or attached side entry garage elements*
	20 Feet to second story elements
	20 Feet to face of front entry garage door
Side	5 Feet
Corner Side	
	8 Feet to ground level porch to roof overhang
	10 Feet to living from sidewalk or 5 Feet from common element
Rear	10 Feet
Max. Lot Coverage	60 %
Max. Building Height	3 Stories/35 Feet

*May be reduced to 10 feet at single-story living or porch for 30% of a building on a maximum of 25% of product, subject to ARC approval.

Trilogy Sunstone R-TH Standards

Standard	Required/Allowed	Provided	Compliance
Min. Lot Size	1,280 SF	3,800 SF	Y
Min. Lot Width	20 Feet	40 Feet	Y
Min. Distance Between Buildings	10 Feet	10 Feet	Y

Standard	Required/Allowed
Min. Setbacks:	
Front	
From Interior Street, Paseo or Common Open Space	5 Feet to porch 8 Feet to single-story living 5 Feet max or 18 Feet min to face of front entry garage door
	5 Feet to second story living over garage 5 Feet to porch 10 Feet to single-story living 10 Feet to second story living 5 Feet max or 18 Feet min to face of garage door
From Court Street or Drive Aisle	

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Standard	Required/Allowed
Side	
	0 Feet at common wall
	5 Feet at building end wall
Corner Side	5 Feet
Rear	
Rear Yard with No Alley	5 Feet
Rear Yard From Alley	5 Feet max or 18 Feet min to face of garage door
Max. Lot Coverage	95 %
Max. Building Height	3 Stories/45 Feet

Trilogy Sunstone R-3 Standards

Standard	Required/Allowed	Provided	Compliance
Min. Lot Size	6,500 SF	22,751 SF	Y
Min. Lot Width	N/A	69 Feet	Y
Min. Distance Between Buildings	10 Feet	12 Feet	Y
Max Building Height	3 Stories/60 Feet (up to 5 with ARC approval)	3 Stories/38 Feet	Y
Common Open Space	150 SF/unit (5,400 SF)	24,862 SF	Y

Standard	Required/Allowed
Min. Setbacks:	
Front (From Street)	
To 2nd Story Living over Garage	5 Feet
To 2nd Story Living	5 Feet
To Single Story Living or Porch	5 Feet
To face of Garage Door	5 Feet max or 18 Feet + (21 Feet provided)
Side (Townhome Units)	
	0 Feet at common wall
	5 Feet at building end wall
Corner Side	5 Feet
Rear (no alley)	5 Feet (5 Feet provided)
Balcony or Sundeck	
Rear	5 Feet to post or edge
Side	5 Feet to post or edge
Corner Side	5 Feet to post or edge

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Interior Street Standards (Sunstone Exhibit 2-A)	Required	Provided	Compliance
Private Community Entry Road (Section A)	Min. 50-foot wide street with min. 16-foot median and min. 20-foot common elements on both sides for landscaping and/or trails. Sidewalks are not explicitly required.	76-foot wide private street with 16-foot median, 5-foot sidewalks on both sides and 2-foot "L" type curbs and gutters, plus 20-foot common elements on both sides. 24-foot flowline to flowline lanes each direction	Y
Private Residential Street with Parking One Side (Section D)	36-foot wide street, including five-foot sidewalk on one side and 2.5-foot "roll" type curb or vertical curb and gutter on both sides	36-foot wide private street, including five-foot sidewalk on one side and 2.5-foot "roll" type curb or vertical curb and gutter on both sides	Y
Private Residential Street with Parking One Side (no sidewalk option) (Section D)	31-foot wide street and 2.5-foot "roll" type curb or vertical curb and gutter on both sides	31-foot wide private street, no sidewalks and 2.5-foot "roll" type curb or vertical curb and gutter	Y

Street Name	Functional Classification of Street(s)	Governing Document	Actual Street Width (Feet)	Compliance with Street Section
Sunstone Pkwy	Arterial Street (Section A)	Sunstone DA	100	Y
Sun Park Dr	Major Collector with Trail on One Side (Section J)	Sunstone DA	67	Y

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19.04.040 Connectivity		
Transportation Network Element	# Links	# Nodes
Internal Street	43	
Intersection - Internal		31
Cul-de-sac or Hammerhead Terminus		0
Intersection - External Street or Stub Terminus		9
Stub Street to future adjacent development	3	0
Non-Vehicular Path - Unrestricted	0	
Total	46	40
	Required	Provided
Connectivity Ratio (Links / Nodes):	N/A	1.15

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	
Residential, Single Family, Attached	84 units	2 unimpeded spaces per unit within an enclosed garage or 1 unimpeded garage space and 1 off-street guest space	168				
Residential, Single Family, Detached	237 units	2 unimpeded spaces per unit within an enclosed garage	474				

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Parking Requirement							
Triplex Townhome Units	36 units	2 unimpeded spaces per unit, plus 1 space guest parking per 6 units	78		60 garage spaces plus 18 on street guest spaces		
TOTAL SPACES REQUIRED			720		720		Y
Regular and Handicap Spaces Required			719	1	720	0	N*

*One onsite guest space is required to meet ADA standards. A condition of approval will require this space to be provided within this subdivision. The Sunstone Design Guidelines (Subs. 2.A.5) permit on-street guest spaces to be counted toward the guest parking requirement.