



AGENDA MEMO - COMMUNITY DEVELOPMENT

PLANNING COMMISSION MEETING DATE: MARCH 11, 2025

DEPARTMENT: COMMUNITY DEVELOPMENT

ITEM DESCRIPTION: APPLICANT: TAYLOR MORRISON - OWNER: KL LB BUY 4, LLC

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
25-0009-ROC1	Staff recommends APPROVAL, subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 1

NOTICES MAILED 1198

PROTESTS 0

APPROVALS 0

**** CONDITIONS ****

25-0009-ROC1 CONDITIONS

Planning

1. Condition #4 of approved Tentative Map (24-0345-TMP1) shall be deleted.
2. Conformance to the Conditions of Approval for Tentative Map (24-0345-TMP1) and all other site related actions as required by the Department of Community Development - Planning Division and Department of Public Works, except as amended herein.

Staff Report Page One
March 11, 2025 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is requesting a Review of Condition to delete Condition #4 of previously approved Tentative Map (24-0345-TMP1) that states, "Sign and record a deed restriction with language determined to be satisfactory by the city attorney which restricts the use of the site to an age-restricted community for those persons 55 years of age or older, to the full extent of the law."

ISSUES

- On September 10, 2024 the Planning Commission approved a request for a Tentative Map (24-0345-TMP1) for a proposed 387-lot single family residential attached and detached subdivision on 88.54 acres at the northwest corner of Lake Mead Boulevard and Park Drift Trail.
- The 387 residential lots associated with Tentative Map (24-0345-TMP1) where designed to adhere with Summerlin - Single Family Special Lot Development (SFSD) Exhibit 2.2 and 2.10 development standards.

ANALYSIS

The subject site is located within Summerlin West Village 27 and is labeled parcel "L" with an AA (Active Adult) Summerlin Special Land Use designation, 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 Active Adult land use district is limited to development for an Active Adult market segment, which is known by several terms including Age-Restricted, Age-Targeted, Age-Qualified, 55-Plus or terms that may be intended for residents of a certain age and as allowed by law. Property within this District will be deed restricted to a minimum age requirement.

On September 10, 2024 the Planning Commission approved Tentative Map (24-0345-TMP1) for a proposed single-family residential attached and detached subdivision on parcel "L" at the northwest corner of Lake Mead Boulevard and Park Drift Trail. The tentative map was for 387 single family residential lots with a density of 4.37 dwelling units per acre. Also, the approved tentative map indicated the development to be built to AA (Active Adult) Summerlin Special Land Use Designation development standards in accordance with SFSD (Single Family Special Lot Development) Exhibit 2.2 (Front Loaded Lots with Attached Garages) for the detached product and Exhibit 2.10 (Front Loaded Attached Units with Attached Garages) for the attached duplexes.

Staff Report Page Two
March 11, 2025 - Planning Commission Meeting

A condition (#4) was added which stated, “Sign and record a deed restriction with language determined to be satisfactory by the City Attorney which restricts the use of the site to an age-restricted community for those persons 55 years of age or older, to the full extent of the law.”

The applicant has requested that Condition #4 be removed from the approved Tentative Map (24-0345-TMP1), which would allow the development to not be age restricted to 55 an older. Also, the applicant has submitted a request for a Minor Modification (25-0009-MOD1) to amended the Special Land Use designation of the site from AA (Active Adult) to SFSD (Single Family Special Lot Development), which is consistent with the SFSD Exhibit 2.2 (Front Loaded Lots with Attached Garages) for the detached product and Exhibit 2.10 (Front Loaded Attached Units with Attached Garages) for the attached duplexes that are associated with the approved Tentative Map (24-0354-TMP1).

Staff has determined that the proposed removal of Condition #4 is appropriate for the proposed development and will allow the proposed development of the approved 387-lot single family residential attached and detached subdivision associated with Tentative Map (24-0345-TMP1) with no age restrictions. Furthermore, the proposed land use modification (25-0009-MOD1) from AA (Active Adult) to SFSD (Single Family Special Lot Development) was reviewed and conditionally approved by the Summerlin Non-Residential Design Review Committee on December 24, 2024, prior to submittal to the City for review. The Department of Community Development - Planning Division administratively approved Minor Modification (25-0009-MOD1) on February 24, 2025. Therefore, staff recommends approval of this request.

FINDINGS (25-0009-ROC1)

Staff has determined that the proposed removal of this condition is appropriate for the proposed development, which is consistent with the Summerlin Non-Residential Design Review Committee approval to modify the Summerlin Special Land Use designation of the site from AA (Active Adult) to SFSD (Single Family Special Lot Development). Therefore, staff recommends approval of this request.

Staff Report Page Three
March 11, 2025 - Planning Commission Meeting

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.
05/20/20	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 on the north side of Lake Mead Boulevard, 740 feet west of Reverence Parkway.
	The City Council approved a request for a Development Plan Review (MDR-78464) for Summerlin Village 27 on 571.67 acres on the north side of Lake Mead Boulevard alignment, 740 feet west of Reverence Parkway.
10/01/21	The Department of Community Development processed a request for a Final Map Technical Review (100166-FMP) for a one-lot subdivision on 551.17 acres on the north side of Lake Mead Boulevard alignment, 740 feet west of Reverence Parkway. The map was recorded on 12/08/22.
07/20/22	The City Council approved a request for a Major Modification (22-0251-MOD1) for modifications to the Summerlin West Village 27 development plan on 551.17 acres on the north side of Lake Mead Boulevard alignment, 740 feet west of Reverence Parkway.
	The City Council approved a request for a Tentative Map (22-0251-TMP1) for a 25-lot Parent Tentative Map for Summerlin West Village 27 on 551.17 acres on the north side of Lake Mead Boulevard alignment, 740 feet west of Reverence Parkway.
01/10/23	The Planning Commission approved a request for a Tentative Map (22-0560-TMP1) for an 81-lot Single-Family Residential Subdivision on 78.08 acres on the north side of the Lake Mead Boulevard alignment, 740 feet west of Reverence Parkway (Portion of Book 169 Page 038).

Staff Report Page Four
March 11, 2025 - Planning Commission Meeting

<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
06/13/23	The City Council approved a request for a Major Modification (23-0176-MOD1) for modifications to the Summerlin West Village 27 development plan on 564.01 acres on the north side of Lake Mead Boulevard alignment, 740 feet west of Reverence Parkway.
	The City Council approved a request for a Tentative Map (23-0176-TMP1) for a 27-lot Parent Tentative Map for Summerlin West Village 27 on 564.01 acres on the north side of Lake Mead Boulevard alignment, 740 feet west of Reverence Parkway.
06/14/23	The City Referral Group approved a request for a Summerlin Site Development Plan Review (23-0236-CRG1) for a proposed Village 27 Main Guardhouse building on a portion of 9.44 acres on the south side of Twilight Run Drive, approximately 1,900 feet west of the intersection at Park Drift Trail.
10/15/23	The Department of Community Development - Planning Division administratively approved Summerlin Minor Deviation (23-0463-SCD1) to allow a 15-foot tall perimeter rockery retaining wall where 12 feet is the maximum allowed on 76.72 acres for property located on the north side of Twilight Run Drive at the intersection of Amaya Canyon Drive.
12/06/23	The Department of Community Development - Planning Division processed a request for a Final Map Technical Review (100390-FMP) for a six-lot subdivision on 148.63 acres on the north side of Lake Mead Boulevard alignment, 740 feet west of Reverence Parkway. The map was recorded on 05/31/24 Book 173 Page 002.
01/24/24	The City Referral Group approved a request for a Summerlin Site Development Plan Review (23-0642-CRG1) for a proposed Village 27 Sales Center building on a portion of 9.44 acres on the south side of Twilight Run Drive, approximately 1,900 feet west of the intersection at Park Drift Trail.
09/10/24	The Planning Commission approved a request for a Tentative Map (24-0345-TMP1) for a 387-lot single family residential attached and detached subdivision on 88.54 acres at the northwest corner of Lake Mead Boulevard and Park Drift Trail. Staff recommended approval of the request.
02/24/25	The Department of Community Development - Planning Division administratively approved a request for a Minor Modification (25-0009-MOD1) for a proposed modification to the approved Village 27 Development Plan Review (MDR-78464) to amend the land use designation of parcel L from AA (Active Adult - 7.00 Units per Acre) to SFSD (Single Family Special Lot Development - 18.00 units per acre) on 88.54 acres at the northwest corner of Lake Mead Boulevard and Park Drift Trail.

Staff Report Page Five
March 11, 2025 - Planning Commission Meeting

<i>Most Recent Change of Ownership</i>	
09/25/24	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>
There are no Building Permits or Business Licenses associated with the subject site.

<i>Pre-Application Meeting</i>	
01/07/25	A pre-application meeting was held with the applicant via email and telephone where the submittal requirements for a Review of Condition to delete condition #4 of Tentative Map (24-0345-TMP1) were discussed.

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

Field Check	
01/23/25	During a routine site visit staff observed an undeveloped site with natural desert vegetation.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	88.54

<i>Surrounding Property</i>	<i>Existing Land Use Per Title 19.12</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property	Undeveloped	AA (Active Adult) - Summerlin Special Land Use Designation	P-C (Planned Community)
North	Undeveloped	COS (Community Open Space) - Summerlin Special Land Use Designation	P-C (Planned Community)
South	Undeveloped	NF (Neighborhood Focus) - Summerlin Special Land Use Designation	P-C (Planned Community)

Staff Report Page Six
 March 11, 2025 - Planning Commission Meeting

<i>Surrounding Property</i>	<i>Existing Land Use Per Title 19.12</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
East	Undeveloped	SF3 (Single Family Detached) - Summerlin Special Land Use Designation	P-C (Planned Community)
		SFSD (Single Family Special Lot Development) - Summerlin Special Land Use Designation	
		VC (Village Commercial) - Summerlin Special Land Use Designation	
West	Undeveloped	COS (Community Open Space) - Summerlin Special Land Use Designation	P-C (Planned Community)

<i>Master and Neighborhood Plan Areas</i>	<i>Compliance</i>
Las Vegas 2050 Master Plan Area: Summerlin West	Y
Summerlin West	Y
<i>Special Area and Overlay Districts</i>	<i>Compliance</i>
P-C (Planned Community) District	Y
<i>Other Plans or Special Requirements</i>	<i>Compliance</i>
Trails	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

Staff Report Page Seven
March 11, 2025 - Planning Commission Meeting

DEVELOPMENT STANDARDS

Pursuant to approved Tentative Map (24-0345-TMP1), the following standards apply:

Front Loaded Lots with Attached Garages – (Exhibit 2.2) - Development Standards		Compliance
1. Building Setbacks:		
a. From Street	8' to living (measured to slab from back of walk or curb if no walk exists)	Y
	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)	Y
	3'-5' or 18' to garage door face	
b. From Interior Property Line	3' for separated units (measured to finished exterior wall surface)	Y
c. From Rear Property Line	3' (measured to finished exterior wall surface)	Y
2. Building Separation	6' (measured to finished exterior wall surface)	Y
3. Private Yard Space	150 sf min. (with min. 6' dimension)	Y
4. Use Easement Criteria	Dedicated 3' width from one lot to adjacent lot, where applicable	Y

Staff Report Page Eight
March 11, 2025 - Planning Commission Meeting

Pursuant to approved Tentative Map (24-0345-TMP1), the following standards apply:

Front Loaded Attached Units with Attached Garages – (Exhibit 2.10) - Development Standards		Compliance
1. Building Setbacks:		
a. From Street	8' to living (measured to slab from back of walk or curb if no walk exists)	Y
	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)	Y
	18' to garage door face	
	3'-5' or 18' to garage door face for side entry garages	
b. From Interior Property Line	3' for separated units (measured to finished exterior wall surface) 0' for attached units	Y
c. From Rear Property Line	3' (measured to finished exterior wall surface)	Y
2. Building Separation	6' (measured to finished exterior wall surface)	Y
3. Private Yard Space	100 sf min. (with min. 6' dimension)	Y
4. Use Easement Criteria	Dedicated 3' width from one lot to adjacent lot, where applicable	Y

Street Name	Functional Classification of Street(s)	Governing Document	Actual Street Width (Feet)	Compliance with Street Section
Park Drift Trail	Residential Collector	Summerlin Development Standards	90	Y

Staff Report Page Nine
March 11, 2025 - Planning Commission Meeting

Pursuant to approved Tentative Map (24-0345-TMP1), 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, Attached and Detached	387 units	2 spaces per unit	774				
Guest Parking		1:6 units	65				
TOTAL SPACES REQUIRED		839	1,138				
Regular and Handicap Spaces Required			839	3	1,135	3	Y*

*The submitted site plan indicates there are 774 garage parking spaces (two spaces per lot) and 364 on-street guest parking spaces provided throughout the development.