



AGENDA MEMO - COMMUNITY DEVELOPMENT

PLANNING COMMISSION MEETING DATE: OCTOBER 10, 2023

DEPARTMENT: COMMUNITY DEVELOPMENT

ITEM DESCRIPTION: APPLICANT: TAYLOR MORRISON OF NEVADA, LLC -

OWNER: THE HOWARD HUGHES COMPANY, LLC

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
23-0412-TMP1	Staff recommends APPROVAL, subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

n/a

NOTICES MAILED

n/a

**** CONDITIONS ****

23-0412-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. The median opening in Sky Vista Drive shall be closed concurrent with the development of this site. Prior to the issuance of permits for this site, the appropriate submittals for the median closure and the related Petition of Vacation must be completed.
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. Additionally grant a minimum 40-foot wide Public Sewer and Drainage Easement to be privately maintained for the public sewer and drainage facilities within Common Element "E". Additionally, grant a minimum 40-foot wide matching Public Sewer and Drainage Easement by separate document to be privately maintained for the public sewer and drainage facilities within the existing Summerlin Common Lot (CL 54 & 55 of Book 166, Page 15), adjacent Common Element "E".
8. Grant a minimum 20-foot wide Public Drainage Easement to be privately maintained for the public drainage facilities within Common Element "F". Additionally, grant a minimum 20-foot wide matching Public Drainage Easement by separate document to be privately maintained for the public drainage facilities within the existing Summerlin Common Lot (CL 57 of Book 166, Page 15), adjacent Common Element "F".
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 easement or in the vehicle ingress or egress pathways to 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. Site Visibility Restriction Zones (SVRZs) must be calculated using American Association of State Highway and Transportation Officials (AASHTO) standards based on the posted speed limit. Landscaping and public on-street parking within calculated SVRZs will be limited by the City Traffic Engineer.
11. An update to the Master Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or the submittal of any construction drawings, whichever may occur first. Comply with the recommendations of the approved update to the Traffic Impact Analysis prior to occupancy of the site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

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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.
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 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.

Fire & Rescue

15. 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.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a 92-lot single-family residential subdivision on 25.24 acres within Summerlin Village 25 (Parcel H & I) located on the northwest corner of Sandstone Rise Drive and Sky Vista Drive.

ISSUES

- This is a 92-lot single-family residential development to be built to the SF2 (Single Family Detached) standards in accordance with the Summerlin Development Standards. Staff recommends approval of this Tentative Map request.
- The submitted Final Map (#100078-FMP) to create the Parcel “H & I” developer parcel recorded on October 14, 2021.

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 July 20, 2023 prior to submittal to the City for review.

The Summerlin Development Standards designate the subject property as SF2 (Single Family, Detached), which allows up to six residential units per gross acre. The proposed density of 3.65 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 7,200 square feet to 14,376 square feet.

Per the City Traffic Engineer, this project will add approximately 868 trips per day on Sky Vista Drive and Sandstone Drive. Counts are not available for these streets in this vicinity, but they are believed to be under capacity.

The Summerlin 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 east/west cross section depicts a maximum natural grade less than two percent across this site.

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Per the detail sheet, a maximum four-foot retaining wall with a stepped maximum 2.5 retaining wall is shown on the westerly property line and a maximum four-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 8.8-foot retaining walls stepped with two maximum four-foot retaining walls is shown on the south property line and a maximum eight-foot retaining wall with a stepped maximum four-foot retaining wall is shown on the north property line.

Additionally, the Department of Public Works notes that there was an access point previously planned to Sky Vista Drive where Common Element E is proposed. Since this access point is no longer needed, the applicant will need to work with the Howard Hughes Corporation to address closing the median opening and any other related matters.

The Clark County School District projects that approximately 35 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, Becker Middle School and Palo Verde High School) only Palo Verde High School is over capacity for the 2022-2023 school year at approximately 21 percent over capacity.

FINDINGS (23-0412-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.

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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.
	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.
02/06/19	The City Council approved a request for a Development Plan Review (MDR-75107) for Summerlin Village 25 on 534.99 acres at the northwest corner of Far Hills Avenue and Fox Hill Drive. The Planning Commission and staff recommended approval.
04/04/19	A three-lot Parcel Map (PMP-74780) on 4,176.26 acres generally located at the northwest corner of Far Hills Avenue and Fox Hill Drive was recorded. The subject area was labeled as Lots 1 and 2 on this map.
06/11/19	The Planning Commission approved a request for a Tentative Map (TMP-76354) for a 25-parcel Master Planned Village with deviations of the Summerlin Improvement Standards on 534.99 acres at the northwest corner of Far Hills Avenue and Fox Hill Drive. Staff recommended approval of the request.
10/31/19	The Department of Community Development - Planning Division administratively approved a request for a Summerlin Minor Modification (MOD-77615) of an approved Development Plan (MDR-75107) for Village 25 to reduce the size of parcel P-U and increase the sizes of parcels K and I; for the proposed realignment of Fox Hill Drive between Park Bluff Lane and Park Drift Trail and corresponding parcel size adjustments to parcels K, I, M and CP-1 and to adjust the rounding of acreages for parcel C and COS-2 on 535.02 acres at the northwest corner of Far Hills Avenue and Fox Hill Drive.

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<i>Related Relevant City Actions by Planning, Fire, Bldg., etc.</i>	
05/12/20	The Planning Commission approved a request for a Summerlin Major Deviation (SCD-78256) to allow 14-foot tall walls where 10 feet is allowed and eight-foot tall retaining walls where four feet is allowed at the northwest corner of Far Hills Avenue and Fox Hill Drive. Staff recommended approval of the request.
	The Planning Commission approved a request for a Tentative Map (TMP-78257) for a 91-lot Single Family Residential Subdivision on 23.71 acres at the northwest corner of Far Hill Avenue and Fox Hill Drive. Staff recommended approval of the request. Staff recommended approval of the request.
	The Planning Commission approved a Petition to Vacate (VAC-78597) public sewer easements generally located on the north side of Far Hills Drive, west of Fox Hill Drive. Staff recommended approval of the request.
09/08/20	The Planning Commission approved a request for a Tentative Map (20-0082-TMP1) for a 115-lot single family residential subdivision on 21.16 acres at the northwest corner of Far Hills Avenue and Fox Hill Drive. Staff recommended approval of the request.
01/03/21	The Department of Community Development - Planning Division processed a request for a Final Map Technical Review (100078-PRE) for three-lots on 48.01 acres at the northwest corner of Far Hills Avenue and Fox Hills Drive. The map recorded on 10/14/21.

<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 pertaining to this site.	

<i>Pre-Application Meeting</i>	
08/07/23	A pre-application meeting was held with the applicant to discuss submittal requirements for a Tentative Map application.

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

<i>Field Check</i>	
08/31/23	The site is undeveloped and contains desert vegetation.

JB

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Details of Application Request	
Site Area	
Gross Acres	25.24

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

Master and Neighborhood Plan Areas	Compliance
Las Vegas 2050 Master Plan Area: Summerlin West	Y
Special Area and Overlay Districts	Compliance
P-C (Planned Community) District	Y
Other Plans or Special Requirements	Compliance
Trails (within the approved Development Plan)	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

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DEVELOPMENT STANDARDS

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

Standard	Required/Allowed	Provided	Compliance
SF2 (Single Family Detached) Min. Setbacks:			
• Front	18 Feet	18 Feet	Y
• Side	5 Feet	5 Feet	Y
• Rear	15 Feet	15 Feet	Y

- a. 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.
- b. 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.

Existing Zoning	Permitted Density	Units Allowed
P-C [SF2]	6 du/ac	151

Street Name	Functional Classification of Street(s)	Governing Document	Actual Street Width (Feet)	Compliance with Street Section
Grand Park Boulevard	Neighborhood Arterial	Summerlin Improvement Standards	70	Y