



AGENDA MEMO - COMMUNITY DEVELOPMENT

PLANNING COMMISSION MEETING DATE: OCTOBER 10, 2023

DEPARTMENT: COMMUNITY DEVELOPMENT

ITEM DESCRIPTION: APPLICANT: TOLL SOUTH LV, LLC - OWNER: THE HOWARD HUGHES COMPANY, LLC

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

| CASE NUMBER | RECOMMENDATION | REQUIRED FOR APPROVAL |
|---------------------|---|------------------------------|
| 23-0424-TMP1 | Staff recommends APPROVAL, subject to conditions: | |

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

n/a

NOTICES MAILED

n/a

**** CONDITIONS ****

23-0424-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. Additionally, Grant a minimum 40-foot wide Public Sewer and Public Drainage Easement to be privately maintained for the public sewer and drainage facilities within Common Element "F". Adjacent Common Element "F", grant a matching easement per separate document to be privately maintained for the public sewer and drainage facilities within the existing adjacent Summerlin Common Lot (CL 14 of Book 168, Page 71).
7. 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.
8. Prior to the release of a Final Map, the property owner must contact the Special Improvement District Section of the Department of Public Works (702-229-2136). The City shall prepare an apportionment report for the per lot assessment of all lots following recordation of the Final Map.
9. 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.
10. 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.
11. 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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12. 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. A deviation from standards for Non-Standard Crown Streets is hereby approved subject to an approved Drainage Study. 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.

Fire & Rescue

13. 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 Tentative Map request for a 120-lot single-family residential subdivision on 35.58 acres located at the southwest corner of Sandstone Rise Drive and Sky Vista Drive.

ISSUES

- This 120-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 request.

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 August 17, 2023.

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 3.37 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 8,241 square feet to 19,494 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 depicts a maximum natural grade greater than two percent across this site. Per the site cross sections, a maximum 2.8-foot retaining wall with a planter wall (unspecified retaining) is shown on the east property line and a maximum 2.2-foot retaining wall is shown on the west property line. The north/south cross section depicts a maximum natural grade less than two percent across this site. Per the site cross sections, no retaining wall is shown on the south property line and a maximum 5-foot retaining wall with a stepped one-foot retaining wall is shown on the north property line.

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The City Transportation Engineering Division has commented, "This project will add approximately 1,132 trips per day on Sky Vista Drive and Sandstone Drive. Counts are not available for these streets, but they are believed to be under capacity. Based on Peak Hour use, this development will add into the area roughly 113 additional peak hour trips, or about two every minute."

The Clark County School District has commented, "Approximately 44 additional students will be generated from the proposed development. It is noted that Palo Verde High School was over capacity for the 2022-2023 school year. Palo Verde High School was at 120.62 percent of program capacity."

FINDINGS (23-0424-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. |
| 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. |
| 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 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. |
| 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. |
| 05/16/18 | 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. |

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| <i>Related Relevant City Actions by Planning, Fire, Bldg., etc.</i> | |
|--|--|
| 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 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. |
| 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 request for a 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. |
| 05/10/22 | The Planning Commission approved Tentative Map (22-0138-TMP1) request for a Parent Tentative Map for Summerlin West Village 29, a 22-parcel master planned community 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 Building Permits or Business Licenses associated with the subject site. | |

| <i>Pre-Application Meeting</i> | |
|---------------------------------------|---|
| 08/09/23 | A pre-application meeting was held 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 with desert vegetation. |

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| Details of Application Request | |
|---------------------------------------|-------|
| Site Area | |
| Net Acres | 35.58 |

| 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 | SF2 (Single Family, Detached) | P-C (Planned Community) |
| South | Undeveloped | Multiple | P-C (Planned Community) |
| East | Residential, Single-Family, Detached | SF3 (Single Family, Detached) | 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 |
| 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 |
| Project of Significant Impact (Development Impact Notification Assessment) | N/A |
| Project of Regional Significance | N/A |

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DEVELOPMENT STANDARDS

| Existing Zoning | Permitted Density | Units Allowed |
|------------------------|--------------------------|----------------------|
| P-C [SF2] | 6 du/ac | 213 |

Pursuant to Summerlin Development Standards, the following 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, Detached | 120 units | 2 spaces per unit | 240 | | | | |
| TOTAL SPACES REQUIRED | | | 240 | | 240 | | Y |
| Regular and Handicap Spaces Required | | | 240 | 0 | 240 | 0 | Y |