

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-24-0291-HUGHES HOWARD PROPERTIES, INC.:

USE PERMITS for the following: **1)** modified development standards; and **2)** modified street sections.

DESIGN REVIEW for a mixed-use project (multi-family residential development with a commercial component) on a 4.0 acre portion of a 37.59 acre site in a C-2 (General Commercial) and an R-5 (Apartment Residential District) P-C (Planned Community Overlay) Zone in the Summerlin Master Planned Community.

Generally located on the east side of Spruce Goose Street, north of Marketwalk Place within Summerlin South. JJ/jor/syp (For possible action)

RELATED INFORMATION:

APN:

164-01-312-008

USE PERMITS:

1.
 - a. Allow compact parking spaces with a 17 foot parking stall depth, where an 18 foot parking stall depth is the standard per the Summerlin Village 13 West Amended Development Plan (a 6% reduction).
 - b. Eliminate the common lot requirement along a portion of Spruce Goose Street where 12 feet is required per Exhibit 3.1.3 of the of the Summerlin Village 13 West Amended Development Plan (a 100% reduction).
2.
 - a. Allow modified street sections for Rosemary Park Drive and City Park Drive to be 24 foot wide private streets.
 - b. Allow modified street standards along Spruce Goose Street to include the elimination of the center lane and allow angled street parking on both sides of Spruce Goose Street.
 - c. Allow modified curb return radii of 12 feet where 15 feet is required per Uniform Standard Drawing 222.1 (a 20% reduction).

LAND USE PLAN:

SUMMERLIN SOUTH - MAJOR PROJECT (RESIDENTIAL/COMMERCIAL)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 4.0 (portion)/37.59 (entire site)

- Project Type: Proposed mixed-use multi-family development with a 1st floor commercial component
- Number of Units: 339
- Density (du/ac): 3.46
- Number of Stories: 5 (maximum)
- Building Height (feet): 65
- Square Feet: 173,820 (Building 1)/208,976 (Building 2)
- Open Space Provided: 73,722 square feet
- Parking Required/Provided: 383/457

Site Plan

This project is part of Summerlin Village 13 West which spans over a total of 295.43 acres. There are 3 existing multi-family development complexes within this village which include 685 existing units. With this proposed project, an additional 339 units will be added, bringing the total to 1,024 units. The proposed overall density will be 3.46 dwelling units per acre, where 23.61 dwelling units per acre is the maximum allowed in Village 13 West. Per Exhibit 2.3 - The Downtown Summerlin Conceptual Master Plan (approved via the Summerlin Village 13 West Amended Development Plan) the maximum total units allowed is 6,976 units with an overall density of 23.61 dwelling units per acre. The site plan depicts a proposed mixed-use development which features 2 buildings on the east and west sides of a 4 acre portion of a 37.59 acre site. This project is located east of Spruce Goose Street, south of Rosemary Park Drive (private street), and north of Marketwalk Place.

The proposed density is 3.46 dwelling units per acre, with 339 residential units which feature studio, 1 bedroom, and 2 bedroom options. The proposed project does not exceed overall maximum density allowed within Village 13 which encompasses a total of 295.43 acres. The applicant is also providing 73,772 square feet of open space which features courtyards with a swimming pool and spa area. Resident amenities include a fitness center and BBQ areas.

Building 1 features multi-family units with a first floor commercial component and Building 2 encompasses additional multi-family units. Both buildings feature connected underground parking. Access to the parking garage is located on the northeast and southeast corners of the site. The proposed site plan also features parallel parking spaces along Rosemary Park Drive and Marketwalk Place. Along Spruce Goose Street to the east, 16 angled on-street parking is also available and will be maintained by Clark County Public Works. The provided parking matrix shows that 383 parking spaces are required, where 457 parking spaces are provided. The applicant is providing 328 parking spaces, 22 standard EV parking spaces, 10 accessible parking spaces, 23 compact parking spaces, and 74 tandem parking spaces which will be assigned to specific units. The site plan also shows several pedestrian points of access along the perimeter of the entire development.

The applicant also provided a maintenance exhibit. The north, west, and southern portions of the property will be maintained by Howard Hughes, this includes areas such as sidewalks, walkways, and landscape areas. Clark County will maintain rights-of-way being Spruce Goose Street and Marketwalk Place. The remainder of the 4 acre site will be maintained by the property owner.

Landscaping

Detached sidewalks are proposed around the perimeter of the site. The landscape plan depicts 8 Chanticleer Callery Pear, to be planted every 30 feet for portions of the north property line along Rosemary Park Drive. 12 Holly Oak trees will also be planted along the south property line and spaced every 30 feet, and 12 Desert Museum Palo Verde trees will be planted along the west property line adjacent to Spruce Goose Street. Lastly, 8 Swan Hill Olive trees will be planted along the east property line. Per the submitted landscape plan, 40 large trees will be planted along with 132 large shrubs.

Elevations

Exterior finishes include dark grey fiber cement panels, metal canopies, metal coping, off-white and light grey smooth stucco walls, and wall tiles in beige/cream, dark grey, and brown colors.

Building 1 has an overall height of 61 feet to the top of the roof mounted mechanical equipment. The majority of the west facing elevation for Building 1 includes the commercial street frontage on the first floor of the building, and this is also featured on the north and south facing elevations. The north and south courtyard elevations for Building 1 face internally to the multi-family project. The parking garage on this side of the development (99 feet of the western most portion of the garage) is below grade and cannot be seen from the right-of-way.

Building 2 includes an overall height of 64 feet, 11 inches also to the top of the roof mounted mechanical equipment. This building features multi-family units only. Furthermore, the elevation plans show that a portion of the parking garage is street level to Rosemary Park Drive (to the north) and Marketwalk Place (to the south). The parking garage entrances for this development are located in these areas of Building 2.

Floor Plans

The plans depict that the proposed parking garage connects both Building 1 and 2. Building 1 has an overall gross area of 173,820 square feet. This includes over 14,000 square feet of commercial space on the first floor. Building 1 also includes a spa area, co-work spaces, lounge area with private dining, and a sports lounge in addition to the multi-family units. Building 2 has an overall gross area of 208,976 square feet, and only features multi-family units and a portion of the parking garage. The multi-family residential units for this entire development features studio, 1 bedroom, and 2 bedroom units which range from 553 square feet to 1,126 square feet.

Applicant's Justification

The applicant proposes a mixed-use project comprised of retail and multi-family residential components. The site is comprised of 2 structures, Building 1 and Building 2, which include a an overall area of 382,796 square feet. The site is fully landscaped and meets the Title 29 requirements with tree-lined perimeter streets. There will also be ample trees along the retail component fronting Spruce Goose Street and pedestrian pathways throughout the site. The proposed courtyard will include a variety of tree sizes providing shade, character, and selective vegetative screening where appropriate in the outdoor spaces. The proposed mixed-use development will utilize clean, contemporary design, similar to the multi-family developments to the south. The building elevations use neutral tones, including shades of gray and charcoal.

The applicant requests a conditional use permit per Section 29.48.080 to modify development standards as it relates to the street sections included in the Summerlin Village 13 West Amended Development Plan. The Applicant submitted a traffic study to Clark County Public Works in May of 2024, titled “Downtown Summerlin Traffic Study Update for Parcel 13.2” which is currently under review. The Applicant ensures these modified standards are appropriate and will produce a living environment and design quality superior to that produced by existing standards. The proposed modified standards will serve to both meet traffic demands and promote a pedestrian-friendly walking environment.

The applicant requests a use permit to allow 23 of its total 457 parking spaces to be compact parking spaces. These compact spaces are measured at 17 feet deep, where standard parking spaces under Title 29 are 19 feet deep. Furthermore, the Summerlin Village 13 West Development Plan allows 18 foot deep parking spaces. The 23 compact parking spaces total roughly 5.1% of the 457 parking spaces. Furthermore, the applicant requests for reduced curb return radii of 12 feet where 15 feet is required per Uniform Standard Drawing 222.1. Lastly, the applicant requests a reduction of the common lot requirement in Exhibit 3.1.3 of the Summerlin Village 13 West Amended Development Plan. The common lot requirement is met around the perimeter of the site; however, it slightly narrows in 2 places. Specifically, the common lot is 5 feet, 11 inches at the south end of Spruce Goose Street and 6 inches at the angled parking along Spruce Goose Street. However, where the common lot is less than 12 feet deep at the front yard setback along Spruce Goose, the building will provide at least a 12 foot building setback to meet the intent of the Development Plan.

Prior Land Use Requests

Application Number	Request	Action	Date
AG-24-900187	2 year review of the Summerlin South Development Agreement	Received by BCC	July 2024
ZC-22-0237	Reclassified 289.8 acres in a C-2 and R-5 within a P-C to a C-2 and R-5 zoning, with use permits for modified development standards; and allow outside commercial activities, variance to allow single family attached (townhomes) in an R-5 zoning district and a waiver for modified street improvement standards	Approved by BCC	June 2022
ORD-22-900026	Fifth amendment to the Development Agreement	Approved by BCC	March 2022
UC-19-0410	Temporary events	Approved by BCC	September 2019
UC-18-0830	Hotel with variances for a reduced front yard setback, reduced parking, and a design review for a hotel with accessory uses	Approved by BCC	December 2018

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0886-17	Recreational facility (multiple use AAA ballpark) including all related ancillary uses, variances for reduced parking, alternative landscaping along streets, and permit a variety of outdoor commercial events not within a permanent enclosed building	Approved by BCC	November 2017
UC-0542-16	Recreational facility (NHL Training Facility) including all related ancillary uses, variance to reduced parking, with a design review for a recreational building, and an off-site shared parking lot	Approved by BCC	September 2016
ZC-1020-07	Reclassified 221 acres to R-5 and C-2 zoning in the P-C Overlay for a mixed-use development on a portion of Village 13 East, use permits for modified development standards, variances to permit on street loading/unloading, and reduced parking stall size, and waivers for modified street improvement standards, street trees within parking lanes, and on street parking	Approved by BCC	December 2007
UC-0621-05	Established modified development standards to increase the height of buildings throughout Village 13 East	Approved by PC	June 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Summerlin South – Mixed-Use (Residential/Commercial)	C-2 & R-5	Las Vegas Ball Park parking lot
South	Summerlin South – Mixed-Use (Residential/Commercial)	C-2	Shopping center
East	Summerlin South – Single-Family & Park/Open Space	R-3 & P-F	Single-family residential, & community park
West	Summerlin South – Mixed-Use (Residential/Commercial)	C-2 & R-5	Office buildings, Downtown Summerlin, & undeveloped

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 29.

Analysis

Comprehensive Planning

Use Permit

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

Use Permit #1 & Design Review

The request to modify the development standards is consistent with the mixed-use concept. Staff does not have a practical issue with this request since the purpose of the modified development standards for a PC Overlay District is to provide the master developer the flexibility to plan and design the community that is appropriate for this site as it is in keeping with, and is an extension of, the modified development standards already in place within Summerlin South. Currently, there are other mixed-use projects planned within the Summerlin South planning area and this request can be another example of a viable and practical mixed-use development that accomplishes the essence of a mixed-use project. The project incorporates a balanced level of horizontal and vertical integration that appears safe and convenient. The project components and proportions are designed to increase the level of convenience to patrons and the future residents given the land use context of the immediate area which is Downtown Summerlin.

Public Works - Development Review

Use Permit #2

Staff has no objection to the modified street sections of the Summerlin Village 13. The modification are needed to allow the overall downtown Summerlin Village area to be more pedestrian friendly, and has been approved thought out this area.

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 29, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Until November 16, 2033 to commence to coincide with the Summerlin Development Agreement;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements.

Fire Prevention Bureau

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0184-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: HUGHES HOWARD PROPERTIES INC

CONTACT: MARISSA FEHRMAN, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, 650, LAS VEGAS, NV 89135