

08/07/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-24-0247-HUGHES HOWARD COMPANY, LLC:

HOLDOVER ZONE CHANGE to reclassify 231.39 acres from an R-U (Rural Open Land) P-C (Planned Community Overlay District) Zone to an R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone for Summerlin Village 17C.

Generally located on the south side of Rolling Foothills Drive (alignment), 5,100 feet west of Town Center Drive within Summerlin South (description on file). JJ/jor (For possible action)

RELATED INFORMATION:

APN:

164-26-301-004

LAND USE PLAN:

SUMMERLIN SOUTH – SINGLE-FAMILY RESIDENTIAL (UP TO 10 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 231.39
- Existing Land Use: Undeveloped

Applicant's Justification

Per the applicant, the proposed Village 17C will feature 412 single-family residential lots within a guard-gated community south of Rolling Foothills Drive which connects to South Town Center Drive to the east. The zone change is necessary since the parcel is currently zoned R-U, and the proposed R-2 zoning district matches the surrounding single-family residential subdivisions. Parks, paseos, and common areas are provided throughout the project. Common areas could include but are not limited to pickle ball courts, tennis courts, swimming pools, pool house, restrooms, gazebos, and a recreation center. The community will be served by private streets, with the primary entrance with guard house located on Rolling Foothills Drive.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0952-14	Reclassified Village 17 to R-2 zoning and mix layer commercial/residential zoning for the clubhouse, including a development plan, and modified residential development standards for Village 17	Approved by BCC	January 2015

Prior Land Use Requests

Application Number	Request	Action	Date
MP-0758-14	Updated to Village 17 Land Use and Development Guide	Approved by BCC	November 2014

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Summerlin South – Single-Family Residential (up to 10 du/ac)	R-2	Single-family residential & golf course
South	Summerlin South – Single-Family Residential (up to 10 du/ac)	R-U	Undeveloped
East	Public Use	P-F	Undeveloped
West	Public Use	R-U	Undeveloped - federal land

Related Applications

Application Number	Request
UC-24-0248	A use permit to establish the Village 17C Development Plan with modified development standards, with a waiver of development standards for a modified ADA ramp, and a design review for a proposed single-family residential development is a companion item on this agenda.
TM-24-500055	A tentative map for 412 single-family residential lots is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. This request conforms to the Summerlin South Land Use Plan and Development Guide. The project site is located within a master planned community which has primarily been built-out with single-family residential uses. Therefore, staff can support this request since the zoning is compatible with other uses within the community.

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:

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0403-2020 to obtain your POC exhibit; and that wastewater flow rates that exceed CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

COUNTY COMMISSION ACTION: July 17, 2024 – HELD – To 08/07/24 – per the applicant.

APPLICANT: JENNIFER VERAS

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