

07/15/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0423-MULLIGAN HOLDINGS, LLC:

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

WAIVER to reduce the street width.

DESIGN REVIEWS for the following: **1)** a new single-family detached subdivision; and **2)** a new clubhouse and other accessory buildings on 201.80 acres in an R-1a (Single Family Residential) Zone, an R-D (Suburban Estates Residential) Zone, and an R-2 (Medium Density Residential) Zone within the P-C (Planned Community) in Village 18 of Summerlin Master Plan Community.

Generally located west of Flamingo Road and north of Granite Ridge Drive within Summerlin South. JJ/rg/cv (For possible action)

RELATED INFORMATION:

APN:

164-14-214-001; 164-14-413-003; 164-14-718-010; 164-23-112-002; 164-23-512-004

USE PERMITS:

1.
 - a. Reduce the front setback-living to 4 feet from back of sidewalk (3 foot wide sidewalk) where a 10 foot setback from back of sidewalk (minimum 4 foot wide sidewalk) was previously approved with modified development standards under UC-0110-02 (a 50% reduction).
 - b. Reduce the front setback-side loaded garage to 4 feet from back of sidewalk where 10 feet setback from back of sidewalk was previously approved with UC-0110-02 (a 60% reduction).
 - c. Eliminate the interior side setback where 5 feet was previously approved with UC-0110-02.
 - d. Increase the height of the clubhouse to 45 feet high where 40 feet was previously approved with UC-0933-99 (a 13% increase).
2. Increase the retaining wall height 9 feet where 3 feet is the maximum allowed per Title 29 (a 200% increase).

WAIVER:

Reduce the private street width to 25 feet where 40 feet is required per Title 28.24.050 (d) (a 38% reduction).

LAND USE PLAN:

SUMMERLIN SOUTH - OPEN SPACE

BACKGROUND:

Project Description

General Summary

- Site Address: 11111 W Flamingo Road
- Site Acreage: 201.8 overall
- Project Type: A new single-family residential development, clubhouse, and other accessory buildings including temporary clubhouse, maintenance building, guard house, and comfort stations
- Number of Lots: 15 (9 lots-north subdivision and 6 lots-south subdivision)
- Density (du/ac): 1.62 (north subdivision)/1.17 (south subdivision)
- Minimum/Maximum Lot Size (square feet): 11,315/16,948 (north subdivision)/12,070/24,247 (south subdivision)
- Number of Stories: 2 Clubhouse/1 Temporary Clubhouse/1 Comfort Stations/1 Maintenance Building/1 Guard House/ 1 & 2 Single-Family Dwellings
- Building Height (feet): 45 Clubhouse/16 Temporary Clubhouse/14 Comfort Stations/16 Maintenance Building/16 Guard House/ up to 35 Single-Family Dwelling
- Square Feet: 58,000 Clubhouse/5,900 Temporary Clubhouse/510 Comfort Stations/4,000 Maintenance Building/230 Guard House/4,350 to 6,080 Single-Family dwellings
- Parking Required/Provided: 48/193 (120 basement - 73 surface parking) for Clubhouse

History, Site Plan & Request

The project is the redevelopment of a portion of the Bears Best golf course and golf club complex which was originally developed as part of the “The Ridges” within Summerlin Village 18. ZC-0920-99 and WT-0922-99 originally approved the community consisting of 876 acres for the residential and golf course component. Subsequent applications, UC-0933-99 and UC-0110-02, established further modifications to residential standards.

The subject golf course and clubhouse complex within the Ridges is zoned R-1a, R-D, and R-2 and was originally approved as a public golf course. The new ownership is proposing a private golf course as well as redevelopment of a portion of the golf course and the clubhouse complex. With this request, the applicant is requesting the following: 1) construct 15 new single-family homes; 2) demolish the existing clubhouse and construct a new clubhouse; 3) construct a temporary clubhouse while the new clubhouse is under construction; 4) establish new comfort stations within the golf course; 5) construct a maintenance building; and 6) construct a guard house. There are a total of 5 parcels involved with this request.

A Minor Subdivision Map (MSM-25-600011) has been submitted for APN 164-14-718-010 to subdivide the 117.7 acres portion of the golf course and clubhouse complex into a 3 parcels: Lot 1 will house the new clubhouse, maintenance building, and guard house with the remainder of it to stay as golf course, where Lots 2 and 3 to the north and south of the clubhouse complex are designated for the proposed 9 lot and 6 lot single-family residential subdivisions, respectively.

The residential subdivisions and clubhouse complex will be accessed from Flamingo Road via a new 48 feet wide private street, with a guard house located within the median. The private road narrows past the guard gated entry area to a minimum of 25 feet to access the north and south residential subdivisions and clubhouse complex. The northern subdivision, which includes 9

residential lots, will be located north of the main private street, and will be accessed through a network of internal streets which end in a stub street with a fire truck turnaround. The southern subdivision, which includes 6 residential lots, will be located south of the main private street, and will be accessed through a network of internal streets which end in stub streets with fire truck turnarounds. There is a 3 foot wide sidewalk along the streets accessing the residential lots. A secondary access to the component for the employees and services will be off Granite Ridge Drive.

Within the same parcel (APN 164-14-718-010), the applicant is proposing to demolish the existing clubhouse building and develop a new clubhouse building that includes a marketplace. The new clubhouse will be located between the 2 residential subdivisions. Parking is depicted to the southeast of the clubhouse with a new maintenance building to the north, replacing the existing maintenance building. Additionally, a temporary clubhouse will be located within a portion of the current parking lot while the new clubhouse is being constructed. In addition, a total of 2 comfort stations (restrooms) are proposed within APNs 164-14-413-003 and 164-14-214-001. Lastly, the applicant is adding gate access for golf carts at various locations within APNs 164-14-718-010, 164-23-512-004, 164-23-112-002, 164-14-413-003, and 164-14-214-001.

The applicant is requesting a use permit to further modify the development standards, compared to the standards that were approved under UC-0110-02, for the proposed single-family residential developments located in the R-1a portion of the site, as following:

	Modified Standards per this request	Modified Standards per UC-0110-02
R-1a Zoning District Setbacks	Front: Living – 4 feet from back of sidewalk	Front: Living – 10 feet from back of sidewalk (minimum 4 feet sidewalk)
	Side loaded garage – 4 feet from back of sidewalk	Side loaded garage – 10 feet from back of sidewalk
	Side interior – 0 feet	Side interior – 5 feet

Additionally, the applicant is requesting to modify the development standards to allow up to 9 foot high retaining walls, where 3 foot was the maximum height allowed under Title 29.

Landscaping

Landscaping is provided throughout the site in the areas surrounding the proposed residential subdivision, streetscapes, parking lot areas and median islands.

Elevations

The plans depict 1 and 2 story residential homes with a maximum height of 35 feet, and a 2 story clubhouse with a maximum height of 45 feet. The elevations for the homes and the clubhouse feature various siding and decorative elements including limestone slat panel, split face limestone veneer, and low glazing system.

The plans also show the following: 1) a single-story guard house with a maximum height of 20 feet featuring various sidings and decorative treatments; 2) single-story comfort stations with a maximum height of 14 feet featuring irregular split face limestone veneer and low energy glazing

system; 3) a single-story maintenance building with a maximum height of 16 feet featuring a pair of motorized roll-up doors incorporated on one side of the building with heavy metal doors on other three sides of the building; and 4) a single-story temporary clubhouse with a maximum height of 16 feet, featuring corrugated metal panel, low energy glazing system, irregular split face limestone veneer and limestone slat panel.

Additionally, the applicant is requesting a use permit to further modify the development standards, compared to the standards that were approved under UC-0933-99, for the proposed clubhouse as following:

	Modified Standards per this request	Modified Standards per UC-0933-99
Community building maximum height	45 feet	40 feet

Floor Plans

The plan depicts a variety of floor plan options for the single-family residences ranging in size from 4,350 square feet to 6,080 square feet. The models include 3 to 4 bedrooms and 4.5 bathrooms. Each home will have 3 to 4 car garages.

The plan also shows a 2 story 58,000 square foot clubhouse with a basement. The basement is consisting of a kitchen, golf simulator rooms, pro shop back of house, pro shop, golf reception, linen room, men and women locker rooms, men and women lounge, men and women terrace, and the pro shop terrace. The basement area of the clubhouse also includes 120 parking spaces (including 12 tandem spaces) for valet. The first floor includes the lobby, restrooms, bar and lounge, restaurant, restaurant terrace, kitchen, private dining and event terrace. The second floor features 2 national golf member suites, gym, yoga studio, banquet room, banquet room terrace, and restrooms. The 2nd floor also includes a motor court and interior accessory restaurant and retail area. A marketplace is located slightly below the level of the lobby of the clubhouse and is accessed by stairs. The marketplace also serves as the primary entrance for the swimming pools to the north and the sports courts to the east. The primary entry to the marketplace will be through the retail area where members can purchase prepared food as well as clubhouse merchandise. The marketplace includes retail and dining areas, restrooms and a kid zone.

Additionally, the plans depict the following: a 230 square foot guard house with a restroom; 510 square foot comfort stations with 2 restrooms inside each; a 4,000 square foot maintenance building with covered work bays on each side, a standard work bay, golf cart work bay, lunch room, office, and restroom; and a 7,384 square foot temporary clubhouse with restaurant, kitchen, back of house lounge, member services lobby, pro shop, golf simulator rooms, and restrooms.

Applicant's Justification

The applicant is requesting to allow for a modification to the previously approved development standards to accommodate the design of the lots and residences. The proposed 2 residential subdivisions and the clubhouse complex are parceled off portions of the existing golf course. The modifications are necessary to allow for flexibility and to ensure the golf course can

maintain the required standards. The changes requested are minimal, will not have an impact on the existing Ridges community and are appropriate and compatible with the development in the area. The temporary clubhouse is necessary to serve the members and guests while the proposed clubhouse is under construction for a period of 2 years or the duration of the clubhouse construction. The reduction in the private street width is like the previous approved waivers to modify off-site standards with the Ridges. The private street will serve 15 residential lots and the private golf course and clubhouse. This redevelopment area is a small portion of the development of the overall Ridges and will not impact other portions of the existing master planned community. The proposed redevelopment of the portion of the existing golf course and clubhouse campus, 2 residential subdivisions and residences are appropriate and compatible with the existing Ridges community. The proposed development will allow additional single family residential units and convert the public golf course to a private golf course limiting access and providing security of the overall development.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-1642-05	Permitted to construct and maintain a communications facility consisting of a 60 foot high monopalm in conjunction with an existing golf course	Approved by PC	December 2005
UC-0110-02	Modified residential development standards in an R-U, R-D, R-1a, R-2, R-3, R-4, C-1, C-2 and H-1 within Villages 15A, 16, 17, 18, and 19 of the Summerlin Master Plan Community	Approved by PC	March 2002
UC-0933-99	A use permit modified residential standards; modified wall standards; and modified common element standards on approximately 5,300 acres	Approved by PC	September 1999
WT-0922-99	A use permit for the 18 hole golf course, driving range, all ancillary uses, outdoor dining, pump houses, live entertainment, established modified development standards, and private recreational facility. A variance for temporary modular golf club house. Waiver to establish modified improvement standards, overlength cul-de-sacs, permit overlength block heights, and early grading of the village and golf course	Approved by BCC	July 1999
ZC-0920-99	Reclassified a portion of 876.0 acres from R-U to R-D, R-1a, R-2, R-3, R-4 and C-2	Approved by BCC	July 1999
ZC-1986-95	Reclassified a portion of 1,158.8 acres from R-U to P-C, R-U, and H-1	Approved by BCC	February 1996

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Summerlin South Single-family	R-D	Single-family residential development

South	Summerlin South Single -family	R-1a	Single-family residential development
East	Summerlin South Single-family; & Summerlin South Multi-Family	R-2, C-2, R-1a, & R-3	Retail, single-family residential development, & multi-family residential development
West	Open Lands, Summerlin South Single-family	RS80, R-D, R-2 & R-1a	Undeveloped, & single-family residential development

Related Applications

Application Number	Request
VS-25-0424	A vacation and abandonment of a drainage facility easement is a companion item on this agenda.
TM-25-500099	A 9 lot single-family residential subdivision is a companion item on this agenda.
TM-25-500100	A 6 lot single-family residential subdivision is a companion item on this agenda.

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 Permits

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.

Use Permits #1a, #1b, & #1c

Staff finds that use permit (UC-0110-02) previously approved front setback of 10 feet from the back of sidewalk, with a minimum of 4 foot wide sidewalk, which made the required setback 14 feet from back of curb. The front setback is now proposed at 4 feet from back of sidewalk, with a 3 foot wide sidewalk, which makes the setback 7 feet from the back of curb. This means a 50% reduction in front setback is proposed. Additionally, according to the plans, this reduction is only needed for a few lots; however, the applicant is asking for the reduction for all the lots as a precaution. Staff finds that the majority of the reduction is proposed only for a portion of the buildings, typically at the corners of the side loaded garages, where the garage doors are set back farther. While staff could support the reduction request for those few lots at the end of a street, the applicant has chosen to request the reduction on all the lots, which is excessive.

Additionally, the intent of building setbacks is to prevent the massing of buildings, provide an adequate buffer between structures, maintain a uniform development pattern, and minimize impacts on neighboring properties and uses. Staff finds the elimination and reduction of the setbacks for the proposed single-family residences is not compatible with the surrounding properties. The request is a self-imposed hardship; therefore, staff recommends denial.

Use Permit #2

Due to the topography of the area and similar requests previously approved for Summerlin, staff can support the request for retaining walls up to 9 foot high.

Design Review #1

The design of the site and dwellings is consistent with the previously approved residences within Village 18. The elevations and aesthetic features are not unsightly or undesirable in appearance. The building design features a modern architectural style and is compatible with the surrounding area. Therefore, staff can support this request.

Use Permit #1d & Design Review #2

The design of the site and structures is consistent with the approved development standards. The proposed buildings design features a modern architectural style and is compatible with the surrounding area. The proposed clubhouse design will enhance the character of the neighborhood. The increased height up to 45 feet is minimal and will not cause any adverse effect on the existing or proposed residences. The accessory structures are compatible with other developments in the area. Therefore, staff can support these requests.

Public Works - Development Review

Waiver of Title

Staff finds that this request should have no negative impact as reduced street widths are not uncommon within the Summerlin South area; therefore, staff has no objection to the reduction in street width for private internal streets.

Staff Recommendations

Approval of use permits #1d and #2, waiver of Title, and design review; denial of use permit #1a, #1b, and #1c.

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

If approved:

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 4 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of

time; 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.

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 the following POC Tracking Numbers: #0219-2025, #0220-2025 and #0222-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: HATCHWELL STUDIOS

CONTACT: LEBENE AIDAM-OHENE, BROWN BROWN & PREMSRIRUT, 520 SOUTH FOURTH STREET, SUITE 200, LAS VEGAS, NV 89101