

SHOPPING CENTER  
(TITLE 29)

TOWN CENTER DR/SAHARA AVE

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-23-0143-HOWARD HUGHES PROPERTIES, INC:**

**USE PERMITS** for the following: **1)** increase wall height; **2)** allow a modified driveway design; and **3)** reduce driveway distances from an intersection.

**DESIGN REVIEW** for a proposed shopping center on a 7.3 acre portion of a 13.5 acre site in a C-2 (General Commercial) Zone within a P-C (Planned Community) Overlay District in the Summerlin Master Planned Community.

Generally located on the west side of Town Center Drive and the north side of Sahara Avenue within Summerlin. JJ/rk/syp (For possible action)

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**RELATED INFORMATION:**

**APN:**

164-01-417-002 ptn

**USE PERMITS:**

1. Increase retaining/screen wall height to 13 feet where a maximum of 9 feet is permitted per the Summerlin Modified Development Standards (a 44% increase).
2.
  - a. Reduce throat depth for the driveway along Town Center Drive to 25 feet where 75 feet is the standard per Uniform Standard Drawing 222.1 (a 66% reduction).
  - b. Reduce the commercial driveway radius to 8 feet where 15 feet is the standard per Uniform Standard Drawing 222.1 (a 47% reduction).
3. Reduce the approach distance from a driveway to a street intersection per Uniform Standard Drawing 222.1 to 43 feet along Sahara Avenue where 150 feet is the minimum per Chapter 30.52 (a 71% reduction).

**LAND USE PLAN:**

SUMMERLIN SOUTH - MAJOR PROJECT (RESIDENTIAL/COMMERCIAL)

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 7.3 (portion)/13.5 (overall site)
- Project Type: Shopping center with 1 future retail pad site
- Number of Stories: 1
- Building Height (feet): Up to 44

- Square Feet: 48,000 (Building 1)/18,000 (Building 2)/4,200 (future building)/70,200 (total)
- Parking Required/Provided: 281/340

### Site Plans

The plans submitted with this request depict a proposed shopping center consisting of an in-line retail building with an anchor tenant space, and 1 future retail pad site building with drive-thru. The pad site building is located near the northern portion of the site and the in-line retail building with an anchor tenant space is located near the western portion of the site which faces east towards Town Center Drive. A vast majority of the parking spaces are shown in front of the buildings in the middle of the site. The site has access to both Town Center Drive and Sahara Avenue. This request also includes use permits to increase retaining wall height along portions of the western side of the site, reduce driveway throat depth along both street frontages, and reduce driveway approach and departure distances from the intersection.

### Landscaping

The plans depict an extensive landscape area with an existing detached sidewalk along the public street frontage. The landscape area is in excess of 20 feet in width and has trees with shrubs and groundcover. Additional landscaping is provided throughout the site and in the parking areas.

### Elevations

The proposed in-line retail building with an anchor tenant space is 1 story, and will range in height from 24 feet to 44 feet and will be similar in design. The exterior building materials consist of EIFS smooth finish walls with faux metal wood accents, vertical and horizontal reveals, decorative metal canopies, and aluminum window treatments. The flat roofline of the building is angled at various heights.

### Floor Plan

The in-line retail building will have 5 potential suites with an area of 18,000 square feet, and the anchor tenant space will have an area of 48,000 square feet. The plans indicate the buildings will be constructed with an open floor plan with areas that will be modified to meet the needs of the future tenants.

### Signage

Signage is not a part of this request.

### Applicant's Justification

The applicant indicates the proposed project will enhance the surrounding neighborhood by providing services for the residents in the area and will be an architecturally pleasing development. Furthermore, the proposed request will not result in any additional impacts on the surrounding infrastructure already in place.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ZC-22-0237	Established the R-5 and C-2 zoning on the subject site and included a use permit for modified development standards which included, but are not limited to, amended setbacks and street sections	Approved by BCC	June 2022
ZC-1020-07	Originally established the R-5 and C-2 zoning on the subject site and included a use permit for modified development standards which included, but are not limited to, amended setbacks and street sections - expunged	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**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Summerlin South - Mixed-Use (Residential/Commercial)	R-5 & C-2	Undeveloped
East & South	Summerlin South - Single Family	R-3	Single family residential
West	Summerlin South - Mixed-Use (Residential/Commercial)	P-F & R-5	Fire station & multiple family residential

**STANDARDS FOR APPROVAL:**

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 29.

**Analysis**

**Comprehensive Planning**

Use Permit #1

Staff finds the request is in compliance with previously approved standards for similar major projects and existing modified standards for other areas for Summerlin South. The site is confined on the east and west sides by existing improvements, which creates a situation that requires an increase in the wall height to match the existing improvements. Therefore, staff can support this request.

Design Review

Staff finds the architectural design of the proposed buildings has incorporated creative design concepts and should add to the visual quality of adjoining residential and commercial uses in Downtown Summerlin. The project components and proportions are designed to further increase the level of convenience to the future users, given the land use context of the immediate area. Staff finds the project meets the purpose and intent of uses in Downtown Summerlin and is in conformance with Title 29 and the Summerlin Land Use Plan; therefore, staff can support this request.

## **Public Works - Development Review**

### Use Permit #2a

Staff can support the request to reduce the throat depth for the driveway on Town Center Drive. The applicant has reduced the potential conflicts by providing extra landscape planters on the drive aisles to provide drivers more distance before they encounter any conflicting parking spaces.

### Use Permit #2b

Staff has no objection to the request to reduce the back of curb radius on the westside of the westernmost driveway on Sahara Avenue. The driveway is an ingress only driveway, and the reduction in the radius is to ensure vehicles do not use the driveway for egress.

### Use Permit #3

Staff can support the reduction on the approach distance for the westernmost driveway on Sahara Avenue. The driveway is ingress only eliminating the normal conflicts caused by reduced approach distance.

## **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**

- Applicant is advised that a separate submittal is required for Building 3; the installation and use of cooling systems that consumptively use water will be prohibited; 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; and that this application must commence within 2 years of approval date or it will expire.

### **Public Works - Development Review**

- Drainage study and compliance;
- Traffic study and compliance.

### **Fire Prevention Bureau**

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** HOWARD HUGHES PROPERTIES, INC.

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