

07/03/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-24-0219-HUGHES HOWARD PROPERTIES INC:

USE PERMIT for modified development standards.

DESIGN REVIEW for a multi-family residential (condominiums) development on 7.21 acres in an R-4 (Multiple Family Residential – High Density) Zone and a C-2 (General Commercial) Zone within a P-C (Planned Community) Overlay District in the Summerlin South Master Planned Community.

Generally located on the south side of Charleston Boulevard and the east side of Plaza Centre Drive within Summerlin. JJ/md/ng (For possible action)

RELATED INFORMATION:

APN:

164-02-510-007

LAND USE PLAN:

SUMMERLIN SOUTH - MIXED-USE (RESIDENTIAL/COMMERCIAL)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 7.21
- Project Type: Multi-family (condominium) development
- Number of Units: 102
- Density (du/ac): 14.14
- Number of Stories: 1 & 2
- Building Height (feet): 15.5 (single story)/26.5 (2 story)/16.5 (bath/pool house)
- Square Feet: 800 to 1,097
- Open Space Required/Provided: 30,600/157,768
- Parking Required/Provided: 164/164

History and Request

The Board of County Commissioners (BCC) approved ZC-0580-15 in October 2015 reclassifying the project site to R-4 and C-2 (formerly the entire site was C-2) zoning districts for future residential and commercial development. The applicant is proposing to develop this site utilizing the R-4 zoning district for a multi-family (condominium) development consisting of 102 dwelling units. The applicant is requesting a special use permit to establish modified development standards for the site in conjunction with a design review for the proposed multi-family development, as described in further detail within the sections below.

Site Plans

The plans depict a proposed multi-family (condominium) development consisting of 102 dwelling units on 7.21 acres with a density of 14.14 dwelling units per acre. The development consists of individual, for sale ownership of detached, single-family dwelling units with mapped airspace. The plans also depict 102 limited common elements consisting of enclosed garages. Access to the development is granted via gated entryways connecting to Plaza Center Drive, a public right-of-way, and Charleston Boulevard. The gated entryways are set back 55 feet and 100 feet from Plaza Center Drive and Charleston Boulevard, respectively. Circulation throughout the interior of the development is provided through a system of east/west private vehicle drive aisles measuring 25 feet in width with 4 foot wide sidewalks on both sides of the drive aisle. The north/south drive aisles measure 25 feet in width with a 4 foot wide sidewalk on 1 side of the drive aisle. The proposed development requires 164 parking spaces where 164 parking spaces are provided. More specifically, the development consists of 102 garage parking spaces (a minimum of 1 space owned by each unit) and 62 surface parking spaces. The development is enclosed by a 5.5 foot to 6 foot high decorative stucco perimeter wall.

Modified Development Standards

This is a request to consider the modified development standards for this site within Village 19 of the Summerlin Master Planned Community. The modified development standards contain alternative standards and design guidelines such as setbacks, separations, height, open space, parking, wall standards, and street sections that propose certain modifications to Title 29 in conjunction with the creation of a Planned Community (P-C) Overlay District.

The modified development standards specific to this site contain alternative standards such as, but not limited to, principal structure setbacks, building separation, and open space configuration. Below is a table reflecting the proposed modified development standards associate with this request:

Modifications to Locked in Title 28/29 Table 29.15-1		
Property Development Standard	Title 28/29	Modified Standard
Yards		
Front – Principal Structure	20	10
Side Corner – Principal Structure	15	10
Rear – Principal Structure	20	10
Building Separation	10	8.5
Minimum Open Area (29.15.190.5)	30 foot wide minimum	10 foot wide minimum

Landscaping

External to the proposed multi-family development perimeter wall are landscape elements which are part of the Summerlin South Master Homeowners Association. These areas include landscaping with detached sidewalks along Plaza Center Drive and Charleston Boulevard. Internal to the site there are multiple open space areas consisting of an open court yard (“CE-C”) and a pool area located at the east portion of the development. Perimeter landscaping consisting of trees, shrubs, and groundcover is located along the north, south, east, and west boundaries of the development. Internal pedestrian walkways measuring 4 feet in width are located between

the individual dwelling units providing connectivity throughout the site. The proposed development requires 30,600 square feet of open space where 157,768 square feet of open space is provided. All other common areas are dispersed throughout the site and will be active and passive recreation areas with landscaping.

Elevations

The plans depict single-story and 2 story models measuring up to 15.5 feet and 26.5 feet, respectively. The exterior of the units consist of horizontal stucco siding with vertical, decorative corrugated metal panels. All residential units will be painted with neutral, earth tone colors. The pool house measures up to 16.5 feet in height and consists of a CMU block exterior with a pitched, concrete tile roof.

Floor Plans

The plans depict 73 one-bedroom units and 29 two-bedroom units. The dwelling units measure between 800 square feet to 1,097 square feet in area. The proposed development features 5 distinct dwelling unit types. The first unit, Plan 1, will offer 800 square feet in a stand-alone 1 story building with 1 bedroom. The second unit type, Plan 2, will be a flat/carriage house building that will feature 3 single car garages on the ground floor and a 1 bedroom unit on the second floor. The square footage of this unit will be 947 square feet. The third unit type, Plan 3, will have an identical footprint to Plan 1 but will offer a second floor taking the unit bedroom count up to an optional 2 bedrooms and square footage up to 1,097 square feet. Some of the models will feature rooftop decks. The bath/pool house measures 434 square feet in area and includes restroom facilities and a storage room.

Applicant's Justification

The applicant states the first 2 modifications are to reduce the front and rear setbacks from the perimeter of the development from 20 feet to 10 feet. This condition occurs along Charleston Boulevard and the project's southern boundary adjacent to the existing condominium development. At these locations the community will have the condominium units rear or side façade oriented toward the boundary. Based upon this and the existing 28 foot wide common element buffering the site from the Charleston Boulevard roadway section, the reduced setback will not create an adverse condition. The applicant indicates the third modification is for a reduction in the side corner setback from 15 feet to 10 feet. This condition occurs along Plaza Center Drive where the rear of the units will be oriented to the existing 24 foot wide landscape common element adjacent to Plaza Centre Drive. The fourth modification is for a reduction in the building to building separation from 10 feet to 8.5 feet. Based upon the articulation being proposed for the development which has off-set planes to provide for a varied façade there will be several locations where the building to building separation will be reduced to 8.5 feet. This condition is interior to the site and will not create an adverse condition. The applicant states the fifth and final modification is to the courtyard green space standard. This request is to reduce the courtyard green space minimum width from 30 feet to 10 feet and to allow units to not front on courtyard green space. This condition is a result of the unique nature of the development. The Code contemplated large multi-unit condominium buildings rather than the small standalone units proposed with this application. The development will function more like a single-family residential development than a typical multi-family community. The requested 10 feet is in scale with the size of the proposed structures and will not result in an adverse condition. To

compensate for this reduced width a programmed common open space area has been designed into the east end of the development. Finally, 62 of the 102 units are located facing the projects central courtyard green belt, perimeter greenbelt, or other common areas with a minimum width of 10 feet. The remaining 40 units are oriented to face the project internal roadways. This configuration helps to define the community’s unique street scape which presents like a single-family home development. The applicant indicates that the subject plan has been reviewed and approved by the Summerlin Design Review Committee.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0580-15	Reclassified the project site to R-4 and C-2 zoning for future residential and commercial development	Approved by BCC	October 2015
UC-0669-03	Modified development standards for Village 19 within the Summerlin community including alternative standards and guidelines such as setbacks, separations, height, open space, parking, wall standards, and street sections	Approved by PC	May 2003
UC-0933-99	Modified development standards for the overall Summerlin community including alternative standards and design guidelines such as setbacks, separations, height, open space, parking, wall standards, and street sections	Approved by PC	September 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	City of Las Vegas	P-C	Single-family residential
South & East	Summerlin South (Residential/Commercial)	R-4 (P-C)	Multi-family residential (condominium)
West	Summerlin South (Residential/Commercial)	R-4 (P-C)	Townhomes

Related Applications

Application Number	Request
TM-24-500050	A tentative map for 102 condominium units 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 Titles 27, 28, & 29.

Analysis

Comprehensive Planning

Use Permit

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 29 and the Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

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 and Design Review

The proposed modified development standards will allow the creation of a development that will provide an opportunity for the use of creative design concepts to address community needs, and will not jeopardize the health, safety, or welfare of the general public. Staff finds the proposed multi-family residential development complies with several goals and policies within the Master Plan. Policy 6.2.1 encourages the design and intensity of new development to be compatible with established neighborhoods and uses in terms of its height, scale, and overall mix of uses. The proposed multi-family building setbacks should provide an appropriate buffer between the existing multi-family (condominiums) development to the east and south. The proposed development is consistent and compatible with the multi-family development to the east and south, and the townhouse development to the west across Plaza Center Drive. The project will provide ample open space throughout the development consisting of interconnecting landscaped pathways between units, a pool area, and additional landscaped areas within the site. Visitor parking areas and landscaping is equitably distributed throughout the project site. Staff finds the proposed development is consistent and compatible with the planned and existing uses within the immediate area; therefore, recommends approval.

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, Titles 27, 28 & 29 and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- 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;
- Traffic study and compliance.
- Applicant is advised that off-site improvement permits may be required.

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 #0445-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: AMY RENEE GRAYBILL

CONTACT: AMY GRAYBILL, RCI ENGINEERING, 500 SOUTH RANCHO DRIVE
SUITE 17, LAS VEGAS, NV 89106