

09/07/21 PC AGENDA SHEET

SUMMERLIN VILLAGE 17A
(TITLES 28 & 29)

TROPICANA AVE/TOWN CENTER DR

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-21-500114-HUGHES HOWARD PROPERTIES INC:

TENTATIVE MAP consisting of 561 residential lots and common lots on 216.4 acres in an R-2 (Medium Density Residential) P-C (Planned Community Overlay) Zone within Summerlin Village 17A.

Generally located on the west side of Town Center Drive and the north and south sides of Tropicana Avenue (alignment) within Summerlin South. JJ/jor/jd (For possible action)

RELATED INFORMATION:

APN:

164-24-401-006; 164-26-501-002

LAND USE PLAN:

SUMMERLIN SOUTH - SINGLE FAMILY RESIDENTIAL

BACKGROUND:

Project Description

General Summary

- Site Acreage: 216.4
- Number of Lots: 561
- Density (du/ac): 2.6
- Minimum/Maximum Lot Size (square feet): 6,427/21,374
- Project Type: Single family residences

The tentative map depicts a single family residential development on 216.4 acres within Summerlin Village 17A with a density of 2.6 dwelling units per acre. The site is located west of Town Center Drive along the foothills of Tropicana Avenue. This tentative map proposes 561 single family residential lots. Access to the development is located from a private street that runs east to west along the southern portion of the development.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-21-500073	6 residential large lots and 35 common elements (Village 17A)	Approved by BCC	July 2021

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-21-0257	Established the development plan and reclassified 216.4 acres from an R-U and H-1 (P-C) Zone to an R-2 (P-C) Zone; with a use permit to establish modified development standards for a proposed single family residential development for Summerlin Village 17A	Approved by BCC	July 2021
ZC-0952-14	Reclassified 554.9 acres from R-U to R-2 (P-C) and C-2 (P-C) zoning to establish a development plan, use permits for a sales office, 18 hole golf course, all associated uses, and modified development standards for Summerlin Village 17	Approved by BCC	January 2015
ZC-0620-05	Reclassified 974 acres from R-U, R-E, and P-F to R-U and R-2 zoning for a mixed-use Master Planned community (Summerlin South)	Approved by BCC	July 2005
DA-0639-05	Summerlin Development Agreement - Until February 7, 2026	Approved by BCC	June 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, & East	Summerlin South	R-2	Single family residential
West	Summerlin South & Public Facilities	P-F	Undeveloped

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Titles 28 & 29.

Analysis

Current Planning

This request meets the tentative map requirements as outlined in Titles 28 & 29.

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 Comprehensive Master Plan, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Applicant is advised that 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 a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

Public Works - Development Review

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

Current Planning Division - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided;
- Private streets shall have approved street names and suffixes.

Building Department - Fire Prevention

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions; and that fire/emergency access must comply with the Fire Code.

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 #0050-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: HOWARD HUGHES PROPERTIES, INC.

CONTACT: JENNIFER VERAS, GCW ENGINEERING, 1555 S. RAINBOW BOULEVARD, LAS VEGAS, NV 89146