

10/03/23 PC AGENDA SHEET

TOWNHOME
(TITLE 29)

CHARLESTON BLVD/PLAZA CENTRE DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-23-0504-SUMMERLIN 43, LLC:

USE PERMIT for modified development standards to a previously approved townhome development on 0.03 acres in an R-4 (Multiple Family District) within a P-C (Planned Community) Overlay District in the Summerlin South Master Planned Community.

Generally located on the east side of Blossom Point Street, the west side of Plaza Centre Drive, approximately 160 feet north of Allerton Park Drive within Summerlin South. JJ/nai/syp (For possible action)

RELATED INFORMATION:

APN:

164-02-117-020

USE PERMIT:

Reduce rear setback to 5 feet for Lot 20, where 9 feet was previously approved and 15 feet is the standard (a 25% reduction).

LAND USE PLAN:

SUMMERLIN SOUTH – MIXED USE (RESIDENTIAL/COMMERCIAL)

BACKGROUND:

Project Description

General Summary

- Site Address: 1180 Blossom Point Street
- Site Acreage: .03
- Project Type: Townhome
- Number of Stories: 3
- Building Height (feet): 38
- Square Feet: First floor 777/second floor 769/third floor 769

Site Plan

The site plan depicts Lot 20 through Lot 23 on the east side of the townhome development with setbacks to the east property line ranging from 14.6 feet (Lot 23) to 5.9 feet (Lot 20), the northernmost lot, which is the subject lot. Two previous use permits approved reductions to the setbacks. UC-20-0365 allowed a reduction to 12 feet where 15 feet is the standard, and UC-21-0274 allowed a further reduction to 9 feet. The applicant is now requesting another reduction to

5 feet in order to correct a construction error. The northeast corner of the building extends 16.5 into the setback. The front of the townhouse is facing east towards Plaza Centre Drive. The 2 car garage is facing west towards Blossom Point Street.

Landscaping

Landscaping is not a part of this application.

Elevations

The attached Unit C townhouse is 3 stories and 38 feet tall. The building materials consist of cement plaster siding with black porcelain tile pop-out elements that include horizontal articulation. Colors of the cement plaster include sage green, dark grey, sand, and light grey. Rectangular vertical windows have a tan vinyl frame finish. Small details include a 42 inch concrete screen wall at the front of the property and a 3 inch by .8 inch metal railing with a black painted finish on the third floor. The Unit C townhome has a 2 car garage.

Floor Plans

The first level of Unit C is approximately 777 square feet. The second and third levels are approximately 769 square feet. The plans depict that the first level includes the entrance into the 2 car garage where the first bedroom is located with a separate bathroom. A staircase leads to the second level where the kitchen, living room, laundry room, and the second bedroom are located with a balcony. The staircase also leads to the final third level that has the master bedroom, master bathroom, and a deck.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant previously applied for a use permit to reduce the setback for a townhouse development in Summerlin South. The use permit approved the side corner setback to 9 feet where 12 feet was previously approved (UC-21-0274). The applicant wants to reduce the setback for only 1 parcel, specifically Lot 20, to be 5.95 feet instead of previously approved 9 feet due to an oversight with construction when building the Unit C townhouse. There is a 16.5 square foot encroachment into the setback which includes the entry foyer, a portion of the stairwell on each floor, and the landing area from the stairs.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-21-0274	Modified development standards and design review for a townhome development	Approved by BCC	July 2021
UC-20-0365	Modified development standards and design review for a townhome development	Approved by BCC	October 2020
TM-20-500127	43 townhome units	Approved by BCC	October 2020
TM-0298-07	58 condominium lots and a future commercial lot on this site - expired	Approved by PC	December 2007

Prior Land Use Requests

Application Number	Request	Action	Date
VC-1280-07	Reduced parking stall dimensions and a design review for a mixed-use development - expired	Approved by PC	December 2007
UC-1267-04	Modified development standards and outside dining, with a design review for a mixed-use project on this site and the parcel to the south	Approved by BCC	September 2004
ZC-0406-03	Reclassified this site to R-4 and C-2 zoning along with other areas of Village 19	Approved by BCC	April 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, & West	Summerlin South (Residential/Commercial)	R-4	Townhomes
East	Summerlin South (Residential/Commercial)	C-2	Undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

The requested encroachment is to correct a construction error in the field. Due to an extensive landscape area with a detached sidewalk, the encroachment is setback an appropriate distance from the street and sidewalk and should not have a negative impact to the streetscape.

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 substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that 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.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: SUMMERLIN 43, LLC

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