

## 10/07/25 PC AGENDA SHEET

### PUBLIC HEARING

#### APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

#### **DR-25-0579-SUMMERLIN COUNCIL:**

**DESIGN REVIEW** for a proposed office building on a portion of 20.35 acres in a P-F (Public Facility) Zone within a P-C (Planned Community) Overlay District in Village 13 in the Summerlin South Master Planned Community.

Generally located north of Marketwalk Place and east of Town Center Drive within Summerlin South. JJ/mh/kh (For possible action)

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#### RELATED INFORMATION:

##### **APN:**

164-01-710-001 ptn

##### **LAND USE PLAN:**

SUMMERLIN SOUTH – PARK/OPEN SPACE

##### **BACKGROUND:**

##### **Project Description**

###### General Summary

- Site Address: 10588 Marketwalk Place
- Site Acreage: 20.35 (portion)
- Project Type: Office building
- Number of Stories: 1
- Building Height (feet): 18
- Square Feet: 6,402
- Parking Required/Provided: 22/166 (total)

##### Site Plans

The plans depict a proposed office building located in the southwest corner of the site, accessed via Marketwalk Place to the south. The existing office building will be demolished, and the proposed office building will be constructed in its place. The proposed building is set back 32 feet, 4 inches from the south property line and 17 feet, 8 inches from the west property line. Twenty-one existing parking spaces are located in the parking court in front of the office building to the east which culminates in a cul-de-sac turnaround to the north. An adjacent parking lot, which also a part of the overall site, provides an additional 145 parking spaces for a total of 166 spaces. There are existing driveways along Marketwalk Place, which provide access to these parking areas. Existing walkways connect the office building to the parking areas, as well as the detached sidewalk along Marketwalk Place. The trash enclosure is located north of the parking area closest to the building and bicycle racks are provided along the west side of the building. The rest of the

site features an existing park, communication tower north of the proposed office building, shade structures, restrooms, and parking areas, which are not a part of this application.

### Landscaping

The plans depict existing street landscaping along Town Center Drive and Marketwalk Place, consisting of detached sidewalks, large trees, shrubs, and groundcover. New trees are proposed for the parking area adjacent to the proposed building, which will feature medium and large trees in the existing landscape islands. Additional landscaping exists around the building, which will remain with the exception of any dead or dying landscape materials, which will be replaced as needed.

### Elevations

The plans depict an 18 foot high building with a sloped roof that flattens into a parapet at the peak. The building features storefront doors and windows, stone veneer pillars, and a painted stucco façade. The roof features a combination of metal fascia panels and painted stucco and overhangs the building façade on all sides. The building colors include dark bronze and beige.

### Floor Plans

The plans depict an office building featuring a reception area, conference rooms, storage rooms, file rooms, restrooms, office rooms, a breakroom, and a cubicle area.

### Applicant's Justification

The applicant states the office building will be for an HOA office that reviews plans and completes clerical work. The building will replace the existing office building, which will be demolished. There is adequate parking and landscaping provided on-site, and the building design will harmoniously blend with the existing developments in the surrounding area.

### **Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-21-0467	Use permit and design review for a communication tower and increased height	Approved by PC	October 2021
ZC-1893-98	Reclassified from R-U (P-C) to mixed-use development, commercial, R-2, R-3, P-F (P-C) zoning, and a park	Approved by BCC	February 1999

### **Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North	Summerlin South Residential/Commercial	R-3 (P-C)	Single-family residential
South	Summerlin South Single Family	R-3 (P-C)	Single-family residential
East	Summerlin South Single Family	R-2 (P-C)	Single-family residential
West	Summerlin South Residential/Commercial	C-2 & R-5 (P-C)	Parking lots & undeveloped

## **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**

##### 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.

The design of the proposed office building is similar to the existing office building that will be demolished and is compatible with the surrounding development within Village 13 of Summerlin South. The elevations and aesthetic features are not unsightly or undesirable in appearance. The building design features a modern architectural style and is suitable for the park in which it will be located. Staff does not anticipate any adverse effects resulting from the construction of the proposed office building. Therefore, staff can support this request.

#### **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**

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 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**

- No comment.

#### **Fire Prevention Bureau**

- No comment.

#### **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 #0107-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** COURT MORRIS

**CONTACT:** SCA DESIGN, 2140 E. PEBBLE ROAD #140, LAS VEGAS, NV 89123