

05/07/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-24-0090-HOWARD HUGHES PROPERTIES, INC.:

DESIGN REVIEW for a proposed retail building pad site in conjunction with a developing 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/sd/ng (For possible action)

RELATED INFORMATION:

APN:

164-01-417-002

LAND USE PLAN:

SUMMERLIN SOUTH - RESIDENTIAL/COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Acreage: 7.3 (portion)/13.5 (overall site)
- Project Type: Commercial pad site with drive-thru
- Number of Stories: 1
- Building Height (feet): 25
- Square Feet: 3,200
- Parking Required/Provided: 281/339 (overall site)

Site Plan & History

The plans depict a new building (Building 3) on the north central portion of the 7.3 acre site that will consist of 3,200 square feet of building area and a 630 square foot outdoor patio. A portion of the site was previously approved for a retail shopping center. A grocery store is within Building 1, which is 48,000 square feet and located in the southwest corner of the site. Building 2 is 18,000 square feet and is located immediately north of the grocery store. Both Buildings 1 and 2 are under construction.

The parking for the commercial shopping center is met with 339 parking spaces. There are also 9 accessible parking spaces where 8 are required, 12 EV parking spaces and bike/e-bike parking. 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.

Building 3 is shown as a proposed restaurant with a drive-thru and outdoor patio. The drive-thru window will be located on the north side of the building, with an approximately 150 foot long queue.

Landscaping

No changes are proposed to the approved landscape plan under UC-23-0143. 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 maximum height of Building 3 is 25 feet. The building is a modern design with neutral tones and a flat roofline with parapet walls and a sloped/angled roof element. The exterior building material consist of EIFS smooth finish walls with faux metal wood accents, vertical and horizontal revels, decorative metal canopies, and aluminum window treatments.

Floor Plans

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.

Applicant’s Justification

The applicant states the proposed project will consist of a 3,200 square foot building and 630 square feet of outdoor space. The drive-thru is designed to allow ample queuing area away from the higher traffic portions of the site.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-23-0143	Increased wall height, modified driveway design, reduced driveway distance, and design review for a proposed shopping center	Approved by PC	May 2023
ZC-22-0237	Reclassified R-5 and C-2 zoning on the subject site and included a use permit for modified development standards which included amended setbacks and street sections	Approved by BCC	June 2022
ZC-1020-07	Originally established R-5 and C-2 zoning on the subject site and included a use permit for modified development standards which included amended setbacks and street sections - expunged	Approved by BCC	December 2007
UC-0621-05	Modified development standards to increase the height of buildings throughout Village 13 East	Approved by PC	June 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
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 is consistent with the Master Plan and is in compliance with Title 30.

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.

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.

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 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.

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 #0117-2024 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.

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