

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-24-0248-HUGHES HOWARD COMPANY, LLC:

HOLDOVER USE PERMIT for modified development standards.

WAIVER for a modified sidewalk ramp.

DESIGN REVIEWS for the following: **1)** establish a development plan for Village 17C; and **2)** a proposed single-family residential development on 231.39 acres in an R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone within the Summerlin Master Planned Community.

Generally located on the south side of Rolling Foothills Drive (alignment), 5,100 feet west of Town Center Drive within Summerlin South. JJ/jor/ng (For possible action)

RELATED INFORMATION:

APN:

164-26-301-004

LAND USE PLAN:

SUMMERLIN SOUTH – SINGLE-FAMILY RESIDENTIAL (UP TO 10 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 231.39
- Project Type: Single-family residential development for Village 17C, proposed modified standards, and establishment of the Village 17C Development Plan
- Number of Lots: 412
- Density (du/ac): 1.78
- Minimum/Maximum Lot Size (square feet): 6,448 (gross/net) / 26,168 (gross/net)
- Number of Stories: 2 (maximum)
- Building Height (feet): 34 (maximum)
- Square Feet: 4,530 (maximum)

Site Plan and Request

The subject parcel is located south of The Summit expansion (approved via ZC-22-0363) and west of a Clark County owned parcel (164-26-501-001). The proposed single-family residential subdivision is for Village 17C which depicts 412 lots on 231.39 acres with a density of 1.78 dwelling units per acre. Private streets are located throughout the site which provides access to the proposed lots. Rolling Foothills Drive is the main private street which leads to the entrance of

the proposed subdivision. The proposed minimum gross/net lot size is 6,448 square feet and the maximum gross/net lot size is 26,168 square feet.

The applicant is requesting to establish the Summerlin Village 17C Development Plan as well as allow on-site modified development standards which contain alternative standards and design guidelines. These modified standards are related to modified block lengths, increased retaining/screen wall heights, the use of rockery walls, and modified street sections. The request for a waiver is related to a sidewalk ramp in a roll curb without a transition to L-curb. The proposed design review request pertains to the proposed residential home designs within this development.

Lastly, this application also addresses the proposed development plan for Summerlin Village 17C. This submittal is made in accordance with the Summerlin Development Code 29.48.050 (per Ordinance No. 1733), the previously approved Summerlin South Concept Plan, and the Summerlin South Updated Land Use and Development Guide (MP-0758-14). The proposed modifications to the residential development standards will supplement, not replace, the existing standards that were approved by action of UC-0933-99, the originally approved modified standards for Summerlin. Generally, the modified standards are similar to those approved by UC-0933-99 with some modifications and clarifications specific to this development. As with any of the steps in the major project process, the applicant has submitted maps and exhibits for the development plan as required, and these are included in the file to assist with an overall comprehensive review and presentation of the plan.

Landscaping

The proposed landscape plan depicts restored native vegetation throughout the subdivision with a total area of 349,684 square feet. Preserved vegetation throughout this village includes an overall area of 2,845,575 square feet. The applicant chose plants from the Southern Nevada Water Authority (SNWA) plant list, and there is proposed landscaping along the private streets and within the common elements.

Elevations and Floor Plans

The provided plans include options of 1 story and 2 story residences. The maximum height for the residences is 34 feet. Design features include desert earth tones, wood look fiber enter lap siding, stucco finishes, wood or fiber cement board trim, and masonry stone veneer. Floor plans vary in design and include typical areas such as bedroom, bathrooms, kitchen, den, family room, laundry room, and garages. The plans show that the minimum area of the homes within this subdivision area 2,191 square feet to a maximum of 4,530 square feet.

Applicant's Justification

A use permit to establish modified development standards will address issues specific to Village 17C. It is the applicant's intent that upon adoption of this document, the Residential Development Standards approved with UC-0933-99 will be maintained. It is further requested that this Village 17C Development Plan remain in place until November 16, 2033. The waiver for the sidewalk ramp was previously approved for use within Summerlin South but must be re-submitted and re-approved to allow for its use within Village 17C. Parks, paseos, and common areas are provided throughout the project, common areas could include but are not limited to

pickle ball courts, tennis courts, swimming pools, pool house, restrooms, gazebos, and a recreation center. The community will be served by private streets, with the primary entrance with guard house located on Rolling Foothills Drive.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0952-14	Reclassified Village 17 to R-2 zoning and mix layer commercial/residential zoning for the clubhouse, including a development plan, and modified residential development standards for Village 17	Approved by BCC	January 2015
MP-0758-14	Updated to Village 17 Land Use and Development Guide	Approved by BCC	November 2014

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Summerlin South – Single-Family Residential (up to 10 du/ac)	R-2	Single-family residential & golf course
South	Summerlin South – Single-Family Residential (up to 10 du/ac)	R-U	Undeveloped
East	Public Use	P-F	Undeveloped
West	Public Use	R-U	Undeveloped - federal land

Related Applications

Application Number	Request
ZC-24-0247	A zone change to reclassify 231.39 acres from R-U zoning to R-2 zoning is a companion item on this agenda.
TM-24-500055	A tentative map for 412 single family residential lots 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 26, 27, 28 & 29.

Analysis

Comprehensive Planning

Waiver

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the

immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Use Permit & Design Reviews

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

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 believes the request to modify residential developments standards (on-site) are in substantial compliance with previously approved standards for similar major projects and existing modified standards for other areas of Summerlin South. Therefore, staff finds that the proposed modified development standards and the proposed development plan 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. The proposed home designs include architectural features which are typically found within the surrounding subdivisions within Summerlin. The development plan features a design aesthetic that is compatible with previously approved villages within Summerlin South. Staff recommends approval of these requests.

Public Works – Development Review

Waiver

Staff has no objection to the modified sidewalk ramps since it was previously adopted and used in the surrounding areas.

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

- Until November 7, 2033 to commence to coincide with the Summerlin Development Agreement.

- Applicant is advised 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;
- Full off-site improvements.

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 #0403-2020 to obtain your POC exhibit; and that wastewater flow rates that exceed CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

COUNTY COMMISSION ACTION: July 17, 2024 – HELD – To 08/07/24 – per the applicant.

APPLICANT: JENNIFER VERAS

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