

05/07/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-24-0097-SOUTHERN HIGHLANDS INVEST PTNRS:

DESIGN REVIEW for a single family residential development on 47.6 acres in an R-2 (Medium Density Residential) Zone within a P-C (Planned Community) Overlay District in the Southern Highlands Master Planned Community.

Generally located on the south side of Olympia Canyon Way and the west side of Augusta National Drive within Enterprise. JJ/bb/ng (For possible action)

RELATED INFORMATION:

APN:

191-06-301-010; 191-06-314-028; 191-06-315-014; 191-06-315-015; 191-06-315-019; 191-06-318-003; 191-06-318-006; 191-06-319-003; 191-06-319-004; 191-06-401-006

LAND USE PLAN:

ENTERPRISE - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 47.6
- Project Type: Single family residential
- Number of Lots/Units: 37 (total)/32 (single family residential)
- Density (du/ac): 0.7
- Minimum/Maximum Lot Size (square feet): 20,112/653,238

Site Plan

The plan depicts 32 single family residential lots with 24 lots located adjacent to Olympia Summit Drive, 5 lots adjacent to Augusta National Drive, and 3 lots at the southern edge of the property. All streets are private roads within this area of the Southern Highlands Master Planned Community. Lot 11 has additional frontage on Oakmont Hills Lane. Approximately 2.1 acres of private streets and easement areas are included on the plan in 5 common element lots.

Landscaping

An approximately 800 foot long by 10 foot wide landscape strip with 17 trees and 50% shrub coverage is located on the south side of Olympia Summit Drive.

Elevations

No elevations are included with this application. All lots are custom built single family residential homes.

Floor Plans

No plans are included with this application. All lots are custom built single family residential homes.

Applicant's Justification

The applicant is requesting design review of the Augusta Canyon Phase 10 and 11 at Southern Highlands Master Planned Community. The application includes 32 custom residential lots and 5 common element lots on approximately 47.6 acres. The lots are located along private streets with Olympia Summit Drive being extended and ending in a cul-de-sac turnaround just west of Augusta National Drive. This application will not change the existing R-2 zoning designations that are currently in place. Required parking will take place in driveways and garages built for each home site. The proposed lots will be custom homes with no floor plans or elevations provided for this design review. A new 10 foot wide landscape strip with trees and shrubs will be provided along approximately 800 feet of Olympia Summit Drive, west of the cul-de-sac. An overall grading plan is not provided due to the varying nature of custom lot grading on steep terrain. Individual grading plans will be provided for each custom lot prior to construction. General cross sections are provided to show the elevation differences on the property.

Prior Land Use Requests

Application Number	Request	Action	Date
WT-0740-07 (ET-0205-09)	Second extension of time for early grading	Approved by PC	September 2009
VC-0761-07 (ET-0204-09)	Second extension of time for separations between walls and principal structures	Approved by PC	September 2009
WT-0740-07 (ET-0213-08)	First extension of time for early grading	Approved by PC	September 2008
VC-0761-07 (ET-0212-08)	First extension of time for separations between walls and principal structures	Approved by PC	September 2008
UC-0075-07 (ET-0035-08)	First extension of time for modified development standards	Approved by PC	April 2008
UC-0274-08	Modified development standards	Approved by PC	May 2008
VC-0761-07	Variance for separations between walls and principal structures	Approved by PC	August 2007
WT-0740-07	Waiver of title for early grading	Approved by PC	August 2007
UC-0075-07	Modified development standards	Approved by PC	February 2007
VC-1373-05 (ET-0308-06)	First extension of time for block wall heights and reduced setbacks	Approved by PC	November 2006

Prior Land Use Requests

Application Number	Request	Action	Date
SNC-0748-06	Street name change to establish 2 digit street numbering system	Approved by BCC	July 2006
VS-0529-06	Vacated and abandoned easements located between Golf Estates Drive and Roarke Avenue, and between I-15 and unimproved BLM land to the west	Approved by BCC	July 2006
ZC-1604-99 (ET-0261-05)	First extension of time for a zone change to reclassify property on 440 acres for a mixed-use Comprehensive Master Planned Community known as Southern Highlands	Approved by BCC	December 2005
VC-1373-05	Variance for block wall heights and reduced setbacks	Approved by PC	October 2005
MP-1071-05	Major project for a land use plan amendment for a mixed-use Comprehensive Master Planned Community known as Southern Highlands on 2,654 acres	Approved by BCC	October 2005
ZC-0669-01	Reclassified 170.7 acres for a 400 room resort hotel/casino	Approved by BCC	September 2001
UC-0354-00 (ET-0110-01)	First extension of time for a use permit for a gravel pit/extraction facility	Approved by PC	May 2001
ZC-1604-99	Reclassified property on 440 acres for a mixed-use Comprehensive Master Planned Community known as Southern Highlands	Approved by BCC	December 1999
DA-1585-99 (DA-1621-98 & DA-1819-98)	Amendment to prior development agreements adding 435 acres	Approved by BCC	December 1999
WT-1002-99	Waiver to provide modified improvement standards	Approved by PC	August 1999
ZC-0227-99	Reclassified 1,864 acres for a mixed-use Comprehensive Master Planned Community known as Southern Highlands	Approved by BCC	April 1999
TM-0279-99	Southern Highlands Master Planned Community	Approved by PC	December 1999
TM-0137-99	Southern Highlands Master Planned Community	Approved by PC	July 1999
VS-1814-98	Vacated and abandoned all easements and all public rights-of-way located between I-15 and Valley View Boulevard and between Bruner Avenue and Larson Lane	Approved by BCC	December 1998
DA-1819-98	Development agreement for 1,850 acres of Southern Highlands	Approved by BCC	November 1998
DA-1621-98	Development agreement for 2,720 acres of Southern Highlands	Approved by BCC	October 1998

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1817-98	Reclassified 1,864 acres for a mixed-use Comprehensive Master Planned Community known as Southern Highlands	Approved by BCC	November 1998
MP-0462-97	Land use plan for a mixed-use Comprehensive Planned Community on 2,720 acres to establish the framework and guidelines for future land use requests and development	Approved by BCC	February 1998
MP-0461-97	Major project concept plan for a mixed-use Comprehensive Planned Community	Approved by BCC	May 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential & Undeveloped
South	Public Use & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-E	Undeveloped
West	Open Lands	R-E	Undeveloped

Related Applications

Application Number	Request
TM-24-500026	A tentative map for 32 residential lots and 5 common element lots on 47.6 acres 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 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 Southern Highlands Master Planned Community is reviewed under a combination of Titles 27, 28, and 29. The Southern Highlands Development Agreement for the Southern Highlands Master Planned Community was extended by Ordinance 24-900030 and recorded on March 4, 2024, as the fourth extension with a new expiration date of March 2, 2039. Staff has no objection

to the design review request, including the additional 32 single family residential lots and 5 common element lots, which will allow the Southern Highlands area to continue developing in accordance with previously approved applications. 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 4 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

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

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 #0006-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTESTS:

APPLICANT: SOUTHERN HIGHLANDS INVEST PTNRS

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