

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-24-0263-PHTB SUMMERLIN, LLC:

DESIGN REVIEW for modifications to a previously approved clubhouse in conjunction with an approved single-family residential subdivision on 5.12 acres in an R-2 (Medium Density Residential) P-C (Planned Community Overlay) Zone within Summerlin.

Generally located 300 feet west of Town Center Drive, the north and south sides of Tropicana Avenue (alignment), and north of the Southwest Ridge Trail within Summerlin South. JJ/bb/syp (For possible action)

RELATED INFORMATION:

APN:

164-24-415-010

LAND USE PLAN:

SUMMERLIN SOUTH – SINGLE-FAMILY RESIDENTIAL (MAJOR PROJECT)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5.12
- Project Type: Clubhouse
- Number of Stories: 2
- Building Height (feet): 40
- Square Feet: 11,800
- Parking Required/Provided: 48/89

Site Plan

The plan depicts a revision to the previously approved clubhouse located on a 5.12 acre common element lot that is centrally located in Summerlin Village 17A. A guard house approved with DR-23-0295 was constructed. The revised plan shows an 11,800 square foot clubhouse where 8,450 square feet was previously approved. The clubhouse will be located on the north side of Desert Heights Avenue at the “T” intersection with Rockline Parkway. The site includes 4 pickleball courts and an 89 space parking lot where 61 spaces were previously approved. There are 67 parking spaces required for the proposed clubhouse and 18 of the proposed parking spaces will be used for golf carts. Two swimming pools are located on the south and east sides of the clubhouse. The property includes a 6 foot sidewalk around the perimeter with pedestrian access to the development at the northeast corner of the site. The entrance to the clubhouse is on the

west side of the building. Increased wall heights were included in the use permit (ZC-21-0257) approval for modified development standards. The access driveway is split by a median at the entrance and circles a parking lot area on the north side of the property.

Landscaping

The plan depicts trees and shrubs along all property lines and within the parking area and adjacent to the building and pool spaces. There are over a dozen palm trees for ornamental design located on the property. The applicant has agreed to using plant material listed on the Southern Nevada Regional Planning Coalition approved planting list. Parking lot landscaping also includes additional trees and landscape islands. The landscape plan remains substantially similar to the previously approved plan.

Elevations

The plan depicts a 40 foot high 2 story clubhouse where a 1 story 30 foot high building was previously approved by UC-23-0295. The façade includes aluminum door and window systems, moveable glass wall, metal clad fin accents on glass windows, decorative stone accents and veneers that reach the second floor, decorative metal fascia panels, and a batten seam metal roof. While the roof is generally flat, there is a 12:2 pitch at the north and south ends of the building, along with a chimney that breaks-up the plane of the roof. The clubhouse has 4 sided architecture with similar design features on all 4 sides. The primary change in elevation is related to the overall height of the building.

Floor Plans

The clubhouse first floor plan depicts a fitness area, social and movement room, terrace with seating on the north and east sides of the building, restrooms, pantry, and reception area. A large terrace area is located on the north and east sides of the second floor. A great room, pantry, and golf simulator are also located on the second floor.

Applicant's Justification

The applicant is proposing to locate the clubhouse on a common element lot on 5.1 acres in Summerlin Village 17A. The property is generally located northwest of the intersection of Tropicana Avenue and Town Center Drive. In 2021, the Board of County Commissioners approved modified development standards for Summerlin Village 17A that included common element standards and increased wall heights on the common element property. A 30 foot high clubhouse with 8,450 square feet, was previously approved by UC-23-0295. This new plan proposes a 40 foot maximum height that meets the Summerlin Village 17A standards and has 11,800 square feet. The building will continue to have honed concrete masonry, painted steel accents, trellises, and both flat and pitched roofs. The parking was designed at a higher standard to ensure adequate spaces for the clubhouse, golf carts, accessible spaces, and pickleball courts. The previously approved guard house was constructed and is not part of this request. The clubhouse will have extensive landscaping and pedestrian access along detached sidewalks and trails.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-23-0295	Clubhouse and guard house development	Approved by BCC	July 2023
ZC-21-0257	Established a development plan and reclassified 216 acres (Established Summerlin South Village 17A modified development standards)	Approved by BCC	July 2021
ZC-0952-14	Reclassified 554.9 acres from R-U to R-2 (P-C) and C-2 (P-C) zoning to establish a development plan, use permits for a sales office, 18 hole golf course, all associated uses, and modified development standards for Summerlin Village 17	Approved by BCC	January 2015
ZC-0620-05	Reclassified 974 acres from R-U, R-E, and P-F to R-U and R-2 zoning for a mixed-use Comprehensive Master Planned community (Summerlin South)	Approved by BCC	July 2005
DA-0639-05	Summerlin Development Agreement - Until February 7, 2026	Approved by BCC	June 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & West	Summerlin South – Single-Family	R-2 (P-C)	Undeveloped
South	Summerlin South – Single-Family & Summerlin South – Casino	R-2 (P-C)	Undeveloped
East	Summerlin South – Casino	R-2 (P-C)	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 proposed clubhouse meets the 2021 modified development standards, which includes a 40 foot maximum building height, required parking, and landscaping. Staff finds the request to develop the Summerlin Village 17A clubhouse on a mapped common element lot, with a design

that meets the modified development standards, will address community needs and will not jeopardize the health, safety, or welfare of the public. Therefore, staff recommends approval of these requests.

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.

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 #0343-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: PHTB SUMMERLIN, LLC

CONTACT: HAILEY SHINTON, GCW, INC, 1555 S. RAINBOW BLVD, LAS VEGAS, NV 89146