07/03/24 BCC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-24-500050-HUGHES HOWARD PROPERTIES INC:

TENTATIVE MAP consisting of 102 condominium units, limited common elements, and common lots on 7.21 acres in an R-4 (Multiple Family Residential – High Density) Zone and a C-2 (General Commercial) Zone within a P-C (Planned Community) Overlay District in the Summerlin South Master Planned Community.

Generally located on the south side of Charleston Boulevard and the east side of Plaza Center Drive within Summerlin. JJ/md/ng (For possible action)

RELATED INFORMATION:

APN:
164-02-510-007

LAND USE PLAN:
SUMMERLIN SOUTH - MIXED-USE

BACKGROUND:
Project Description
General Summary
- Site Address: N/A
- Site Acreage: 7.21
- Project Type: Multi-family (condominium) development
- Number of Units: 102
- Density (du/ac): 14.14

The plans depict a proposed multi-family (condominium) development consisting of 102 dwelling units on 7.21 acres with a density of 14.14 dwelling units per acre. The development consists of individual, for sale ownership of detached, single-family dwelling units with mapped airspace. The plans also depict 102 limited common elements consisting of enclosed garages. Access to the development is granted via gated entryways connecting to Plaza Center Drive, a public right-of-way, and Charleston Boulevard. The gated entryways are set back 55 feet and 100 feet from Plaza Center Drive and Charleston Boulevard, respectively. Circulation throughout the interior of the development is provided through a system of east/west private vehicle drive aisles measuring 25 feet in width with 4 foot wide sidewalks on both sides of the drive aisle. The north/south drive aisles measure 25 feet in width with a 4 foot wide sidewalk on 1 side of the drive aisle. The proposed development requires 164 parking spaces where 164 parking spaces are provided. More specifically, the development consists of 102 garage parking spaces (a minimum of 1 space owned by each unit) and 62 surface parking spaces. The development is enclosed by a 5.5 foot to 6 foot high decorative stucco perimeter wall.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0580-15	Reclassified the project site to R-4 and C-2 zoning for future residential and commercial development	Approved by BCC	October 2015
UC-0669-03	Modified development standards for Village 19 within the Summerlin community including alternative standards and guidelines such as setbacks, separations, height, open space, parking, wall standards, and street sections	Approved by PC	May 2003
UC-0933-99	Modified development standards for the overall Summerlin community including alternative standards and design guidelines such as setbacks, separations, height, open space, parking, wall standards, and street sections	Approved by PC	September 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	City of Las Vegas	P-C	Single-family residential
South & East	Summerlin South (Residential/Commercial)	R-4 (P-C)	Multi-family residential (condominium)
West	Summerlin South (Residential/Commercial)	R-4 (P-C)	Townhomes

Related Applications

Application Number	Request
UC-24-0219	A use permit for modified development standards and a design review for a multi-family (condominium) development 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 27, 28 & 29.

Analysis
Comprehensive Planning
This request meets the tentative map requirements and standards for approval as outlined in Titles 27, 28 & 29.

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, Titles 27, 28, & 29, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Applicant is advised within 4 years from the approval date a final map for all, or a portion, of the property included in this application must be recorded or it will expire; an application for an extension of time may only be submitted if a portion of the property included under this application has been recorded; 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 there has been no substantial work towards completion; 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.
- Applicant is advised that off-site improvement permits may be required.

Building Department - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided;
- All streets shall have approved street names and suffixes.

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 #0445-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: AMY RENEE GRAYBILL
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