

TOWNHOMES
(TITLE 29)

CHARLESTON BLVD/PLAZA CENTRE DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-21-0274-SUMMERLIN 43, LLC:

USE PERMIT for modified development standards.

VARIANCE to allow townhomes in an R-4 (Multiple Family District) Zone in conjunction with a previously approved multi-plex development on 2.6 acres within the Summerlin South Master Planned Community.

Generally located on the south side of Charleston Boulevard and the west side of Plaza Centre Drive within Summerlin South. JJ/jvm/jo (For possible action)

RELATED INFORMATION:

APN:

164-02-112-234

USE PERMIT:

1. a. Allow a minimum lot size of 991 square feet where 7,000 square feet is the minimum allowed (an 86% reduction).
- b. Allow side corner setback from the perimeter to 9 feet where 12 feet was previously approved and 15 feet is the standard per Table 29.15.270 (a 20% reduction).

LAND USE PLAN:

SUMMERLIN SOUTH - MIXED USE (RESIDENTIAL/COMMERCIAL)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.6
- Number of Lots: 43
- Density (du/ac): 16.6
- Minimum/Maximum Lot Size (square feet): 991/1,364
- Project Type: Townhomes
- Number of Stories: 3
- Building Height (feet): 38
- Square Feet: 1,536/1,828

- Open Space Required/Provided: 12,900/23,533
- Parking Required/Provided: 95/122

Site Plans

The plans depict a multi-plex development consisting of 43 residential units under separate ownership and 2 common lots on a 2.6 acre site. The density of the overall site is shown at 16.6 dwelling units per acre. The development is made up of 4, 5, 9, and 11 plex buildings designed around 37 foot wide private streets. The units are designed with garages facing the private streets and the front facing internal courtyards with sidewalks. The development will be served by a single point of ingress/egress to the south from Allerton Park Drive which is located behind an existing access control gate. This private road serves an existing single family residential development to the west. A network of common open spaces is located throughout the development which will include on-site pedestrian paths, recreational areas, and a dog park. The development will be a part of the Allerton Park Development and will have access to the existing swimming pool and park located at the intersection of Surrey Downs Lane and Allerton Park Drive. Parking will consist of garage parking for residents and surface parking for visitors. The visitor parking includes both designated off-street parking spaces and on-street parking. Approximately 23 parking spaces are depicted as parallel parking spaces, and 13 parking spaces are shown as designated parking spaces.

Landscaping

External to the proposed project wall is a landscape element along Charleston Boulevard, Plaza Centre Drive, and Allerton Park Drive which is part of the Summerlin South Master Homeowners Association. This common element lot is generally 16 feet to 28 feet wide and includes landscaping with a detached sidewalk. Internal to the site a network of common open space is located throughout the development which will include on-site pedestrian paths, recreational areas, and future amenities such as a dog park at the north end of the development. The development requires 12,900 square feet of open space where 23,533 square feet of open space is provided.

Elevations

The proposed building type for the project is attached “plex” buildings which includes up to 3 different floor plans each with 1 elevation. All buildings will have unified and consistent architecture with varying flat rooflines. The building materials generally consist of stucco siding and pop-out elements that include vertical and horizontal articulation and additional facade relief on select portions of the horizontal planes. The attached units are all shown at 3 stories and 38 feet high.

Floor Plans

The plans depict a development consisting of 43 units which will be between 1,536 square feet to 1,828 square feet in area. Each unit is 3 stories with the first floor consisting of a 2 car garage. The second floor consists of a kitchen, living room, and a half bath. The third floor consists of bedrooms and bathrooms. Some units will have balconies; however, none of these units face the existing single family residential subdivision to the west.

Applicant's Justification

The applicant states that allowing the townhome development in the R-4 zoning district is appropriate because it is similar in design with other properties in Village 19 and meets the objectives and standards of the Summerlin community. In addition, an increased perimeter side setback is required after a review by the Las Vegas Valley Water District which required an increased roadway section.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-20-0365	Modified development standards and design review for a townhome development	Approved by BCC	October 2020
TM-20-500127	43 townhome units	Approved by BCC	October 2020
TM-0298-07	58 condominium lots and a future commercial lot on this site - expired	Approved by PC	December 2007
VC-1280-07	Reduced parking stall dimensions and a design review for a mixed-use development - expired	Approved by PC	December 2007
UC-1267-04	Modified development standards and outside dining, with a design review for a mixed-use project on this site and the parcel to the south on 4.6 acres	Approved by BCC	September 2004
ZC-0406-03	Reclassified this site to R-4 and C-2 zoning along with other areas of Village 19	Approved by BCC	April 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Major Project - City of Las Vegas	CLV/PC	Single family residential
South	Summerlin South (Residential/Commercial)	R-4 & C-2	Mixed-use complex
East	Summerlin South (Residential/Commercial)	C-2 & R-4	Undeveloped & mixed-use residential condominium complex
West	Summerlin South (Residential)	R-2	Single family residential

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 29.

Analysis

Current Planning

Use Permit & Variance

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 29 and the Comprehensive Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

The proposed modified development standards 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 welfare of the general area. The building locations and overall scale have been given careful consideration to the existing neighborhoods with regard to use of material and layout. The project will provide ample open space throughout the development and also equitably distributes designated visitor parking areas and landscaping throughout the entire project area.

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 Comprehensive Master Plan, Title 29, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Until February 7, 2026 to complete to coincide with the Summerlin Development Agreement.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that 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.

Public Works - Development Review

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: BROCK METZKA

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