

07/21/21 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL
(TITLE 29)

TOWN CENTER DR/TROPICANA AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-21-0257-HUGHES HOWARD PROPERTIES, INC:

ZONE CHANGE to establish the development plan and reclassify 216.4 acres from an R-U (Rural Open Land) and an H-1 (Limited Resort and Apartment) P-C (Planned Community Overlay District) Zone to an R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone for a proposed single family residential development for Summerlin Village 17A.

USE PERMIT to establish modified development standards within the Summerlin South Village 17A.

Generally located on the west side of Town Center Drive and on the north and south sides of Tropicana Avenue (alignment) within Summerlin South (description on file). JJ/jor/jd (For possible action)

RELATED INFORMATION:

APN:

164-24-401-006; 164-26-501-002

LAND USE PLAN:

SUMMERLIN SOUTH - SINGLE FAMILY RESIDENTIAL

SUMMERLIN SOUTH - CASINO

BACKGROUND:

Project Description

General Summary

- Site Acreage: 216.4
- Project Type: Zone change, development plan, and modified standards for Village 17A

This application is to address the development plan requirements for Summerlin's Village 17A, generally located west of Town Center Drive along the foothills of the Tropicana Avenue alignment. The village is comprised of approximately 216.4 acres. The proposed development for Village 17A includes single family residential product types similar to existing development to the north, south, and east. 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).

Through the P-C Overlay District, modifications of the development standards of the approved zoning district may be approved through the issuance of a conditional use permit. The applicant is requesting modifications to on-site residential development standards, wall standards, common element standards, and off-site street standards.

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. Some examples include: requesting 1,400 foot long block lengths where normally 1,000 feet is allowed; allowing 16 foot tall wall sections where normally 9 feet is allowed; and establishing setback and height criteria in the R-2 zoning district and for common lots.

The Major Project application process in association with the P-C Overlay designation provides an opportunity for the use of creative design concepts to address community needs and provides an opportunity for public review and input. 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.

Applicant's Justification

The applicant states that approval of the development plan and modified standards will ensure that Village 17A is developed within the character and high standards of all Summerlin South developments. Parks, paseos, and common lots are provided throughout the project, in addition, a club house with associated uses and a guard house at the entrance will make this a complete residential development.

Prior Land Use Requests

Application Number	Request	Action	Date
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	Existing Land Use
North, South, & East	Summerlin South	R-2	Single family residential

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
West	Summerlin South & Public Facilities	P-F	Undeveloped

Related Applications

Application Number	Request
TM-21-500073	A tentative map for a single family residential development is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis**Current Planning**Zone Change & Development Plan

This request conforms to the Summerlin South Land Use Plan and Development Guide with the exception of the portion that is planned for a resort/hotel being zoned for a residential use. The Casino site was 1 of 3 originally approved within Summerlin South, Red Rock Resort and Casino is the second site, and the third site is located near Town Center Drive and Flamingo Road. The Development Plan provided by the applicant identifies proposed mitigation measures for services, including but not limited to schools, fire stations, police, and parks. The applicant and the numerous service providers have had and will continue to have ongoing discussions to identify service needs with suitable facility locations. Staff supports this request since the proposed zoning is compatible with adjoining land uses and developed properties. For example, Village 17 to the north and west of Village 17A, is developed with single family homes and a golf course, as is Village 15 to the east. Village 16 to the south is developed entirely as single family homes.

Use Permit

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.

Staff finds the request to modify residential development standards (on-site) are in substantial compliance with previously approved standards for similar major projects and within other Villages in Summerlin South. Therefore, staff finds that the proposed modified development standards will allow the creation of a development that will provide an opportunity for the use of creative design concepts that will address community needs and will not jeopardize the health, safety, or welfare of the general public.

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;
- Design review as a public hearing for proposed residential designs.
- 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.

Clark County Water Reclamation District (CCWRD)

- Applicant is required to submit to the CCWRD, a master plan study to determine sewer improvements, and depending on the Point of Connection (POC), proper easements will need to be obtained; that a POC request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0234-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: HOWARD HUGHES PROPERTIES, INC

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