



## AGENDA MEMO

**CITY COUNCIL MEETING DATE: AUGUST 16, 2006**  
**DEPARTMENT: PLANNING AND DEVELOPMENT**  
**ITEM DESCRIPTION: SDR-14047 - APPLICANT: PULTE HOMES - OWNER:**  
**HOWARD HUGHES CORPORATION**

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### **\*\* CONDITIONS \*\***

The Planning Commission (6-0 vote) and staff recommend APPROVAL, subject to:

#### *Planning and Development*

1. Approval of and conformance to the Conditions of Approval for a Major Modification (MOD-12395), City Referral Group (CRG-13659), Waiver (WVR-14007), Waiver (WVR-14008), and Waiver (WVR-14009) shall be required.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in substantial conformance with the site plan/street width exhibit submitted at Planning Commission date stamped 07/13/06, except as amended by conditions herein. Approval shall be for a total of 1,536 lots.
4. At the time of submission of a Tentative Map the applicant will be required to demonstrate compliance with the Summerlin Development Standards for height in the SF3 and MF2 products.
5. At the time of submission of a Tentative Map the applicant will be required to submit a parking study that demonstrates compliance the Summerlin Development Standards. The Tentative Map shall also provide for parking on both sides of the street or provide guest parking at one space per six units for alley-loaded lots that do not have street frontage. Guest parking shall be provided at one space per six units and must be located within 300 feet of each unit.
6. At the time of submission of the Tentative Map the applicant will be required to demonstrate compliance with Development Agreement (DA-0002-93) for Open Space.
7. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time as Final Map submittal. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.
8. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.



9. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
10. Air conditioning units shall not be mounted on rooftops.
11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
13. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

**Public Works**

14. The proposed access roadway connecting this site to Cheyenne Road to the north shall be designed and constructed to an appropriate width to permit vehicular U-turns at the southern edge of the public roadway portion, coinciding with the northern property line of this site, and appropriate signage indicating that the roadway is private with no public thru-access shall be posted at the boundary line. Final width and geometric design of the u-turn termination of the public portion of this roadway shall meet the approval of the City Engineer. If the existing BLM grant (N-74538) requires amendment to support the required width or alignment, the applicant shall provide all documentation and supporting material needed to process the amendment.
15. If not already provided by the Master Developer prior to the final inspection for the first residential unit, dedicate or obtain dedication for 100-feet of rightofway for the full width of Lake Mead Boulevard adjacent to this site and any necessary rightsofway for dedicated right-turn lanes and/or bus turnouts in accordance with Standard Drawings 201.1 and 234. Prior to the submittal of a Final Map for this site for any units adjacent to Lake Mead Boulevard or any construction drawings abutting Lake Mead Boulevard, provide documentation to the City of Las Vegas RightofWay Section from Clark County Public Works indicating that no part of this site is within the anticipated footprint of the planned interchange of I-215 and Lake Mead Boulevard.
16. If not already constructed by the Master Developer prior to the final inspection of any unit within the Danbury and Petaluma subdivisions or the final inspection for the 750th unit in the overall site, whichever may occur first, construct full width street improvements on Lake Mead Boulevard adjacent to this site to tie into the planned interchange with the I-215 beltway. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete), and install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with

development of this site. If the I-215/Lake Mead Boulevard interchange is not in place, prior to the final inspection of any unit within the Danbury and Petaluma subdivisions or the final inspection for the 750th unit in the overall site, whichever may occur first, the developer shall obtain dedication or roadway easement rights for a secondary access roadway, along a logical route acceptable to the Traffic Engineer, from this site southward to tie into the intersection of I-215/Summerlin Parkway; and the developer shall construct a minimum of 4 lanes of asphalt, with appropriate shoulders, along this alignment.

17. A Master Sewer Study must be submitted to and approved by the Department of Public Works prior to the issuance of any permits for any subdivision pods within Summerlin Village 26. Comply with the recommendations of the approved sewer study prior to occupancy of any units within this site. Coordinate with the Collection System Planning Section of the Department of Public Works to determine the size, location, and depth of the appropriate sewer connection points acceptable to the City Engineer prior to the issuance of any building or grading permits. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits.
18. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to residential occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights of way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated in accordance with Condition No. 15 above. If additional rights of way are not required and Traffic Control devices are or may be proposed at this site outside of the public right of way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
19. A Master Drainage Plan must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or

grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

20. A Traffic Circulation Analysis for the proposed subdivision shall be submitted to and approved by the City Traffic Engineer prior to the approval of a Tentative Map for this site. The analysis shall address potential intersection conflicts between the proposed private drives/alleys and private streets, and shall suggest possible mitigation in the event conflicts are identified. In addition, the applicant shall submit applications for Deviations of Standards for all proposed deviations of existing private street Standards. Final approval of the Traffic Circulation Analysis is contingent upon the applicant obtaining approval of the requested street section Deviations.
21. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
22. Coordinate with the Clark County Department of Public Works to establish appropriate wall heights immediately adjacent to the Beltway in order to comply with noise mitigation requirements as set forth in the Beltway Noise Mitigation Study. Provide documentation from Clark County to the City of Las Vegas Land Development Section that this condition has been satisfied prior to the submittal of any construction drawings.
23. A Homeowners Association shall be established to maintain all private roadways, landscaping and common areas created with this development. All private improvements and landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
24. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved in compliance with all related master technical studies and improvement designs prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Site Development Plan Review does not constitute approval of any deviations. If such approval cannot be obtained, a revised Site Development Plan Review must be submitted showing elimination of such deviations. We note several deviations are being proposed within this subdivision.

**\*\* STAFF REPORT \*\***

**APPLICATION REQUEST**

This is a request for a Site Development Plan Review for a 1,282 lot single family residential subdivision and a 254 unit single family attached residential subdivision on 314 acres at the northwest corner of Lake Mead Boulevard and I-215.

**EXECUTIVE SUMMARY**

Per the Summerlin Development Agreement the applicant is only required to submit a Tentative Map for review by the Planning Commission. The applicant has agreed to submit for a Site Development Plan Review as the project is dependant upon the approval of the related three Waivers of Title 18. The site plan conforms to the Summerlin Development Standards. Conditions of approval have been added to address height, open space and parking with the submission of a Tentative Map. Staff is recommending approval with the list of if approved conditions for the site plan.

**BACKGROUND INFORMATION**

***A) Related Actions***

- 02/16/94      The City Council approved a Development Agreement (DA-0002-93) for Summerlin Villages 10, 11, 12 and 26. This Development Agreement contains provisions regarding the reservation of water, the location of temporary batch plants, park sites, future annexations and amendments to the Summerlin Development Standards. The Planning Commission recommended approval on 01/13/94.
- 02/16/94      The City Council approved Rezoning request (Z-0135-93), which rezoned lands west of Hualapai Way, between Charleston Boulevard and Cheyenne Avenue, from NU (Non-Urban) to PC (Planned Community). The Planning Commission recommended approval on 01/13/94.
- 09/15/04      The City Council approved a Directors Business item (DIR-3934) in which revised development standards for Summerlin were adopted. The Planning Commission recommended approval on 04/22/94.

- 11/09/05 The Summerlin City Referral Group approved a request for a Summerlin Site Development Plan Review (CRG-9964) for a proposed Aggregate Processing Batch Plant south of Cheyenne Avenue, west of the 215 Beltway, on a portion of the subject parcel.
- 06/07/06 The Summerlin City Referral Group approved a request for a Major Modification (MOD-12395) to the Summerlin Master Plan to amend the existing land use designation from ER (Estate Residential) to SF-3 (Single Family Detached), MF-2 (Medium Density Multi-Family), COS (Community Open Space) and COS-1 (Drainage Channel) on the subject property under (CRG-13659).
- 06/07/06 The City Council approved a request for a Major Modification (MOD-12395) to the Summerlin Master Plan to amend the existing land use designation from ER (Estate Residential) to SF-3 (Single Family Detached), MF-2 (Medium Density Multi-Family), COS (Community Open Space) and COS-1 (Drainage Channel) on the subject property. The Planning Commission recommended approval.
- 06/08/06 The Summerlin City Referral Group approved a request for a Review of Condition (ROC-14019) of Summerlin Site Development Plan Review (CRG-9964) for a proposed aggregate processing batch plant south of Cheyenne Avenue, west of the 215 Beltway to allow extend hours of operation of 6:00 a.m. to 6:00 p.m. Monday through Friday and 7:00 a.m. to 3:00 p.m. on Saturday.
- 07/13/06 The Planning Commission recommended approval of companion items WVR-14007, WVR-14008 and WVR-14009 concurrently with this application.
- 07/13/06 The Planning Commission voted 6-0 to recommend APPROVAL (PC Agenda Item #63/dr).

***B) Pre-Application Meeting***

- 06/02/06 A pre-application meeting was held where the applicant agreed to submit a Site Development Plan Review prior to the submission the Tentative Map. At this meeting Public Works indicated that multiple Waivers and Deviations would also been needed prior to submission of the Tentative Map. Staff requested a revised open space plan be submit as part of the Site Development Plan Review.

***C) Neighborhood Meetings***

- 04/03/06 The applicant sponsored a neighborhood meeting at 6 p.m. at the Desert Vista Community Center, 10360 Sun City Boulevard. There were four applicants representatives and a city representative in attendance. The applicant made a presentation that focused on the following points regarding the application:
- \* Major Modification of Summerlin West Master plan
  - \* 1,700 units planned on approximately 314 acres (now down to 1,539)
  - \* Single family attached and detached product

Seventeen members of the public attended, and had the following questions/comments:

- \* **We dont want the Lake Mead Interchange.**
- \* **What types of product will there be?** There will be five types of product, one of which will be attached townhomes. The height will be limited to two stories.
- \* **Will there be any blasting?** If there will be any blasting it will be limited to along the westernmost perimeter of the development.
- \* **How will flooding be controlled?** There is a drainage channel along the eastern perimeter, between the development and 215.
- \* **How high will the Lake Mead interchange be?** Since the freeway is depressed the bridge will be at grade.
- \* **When will the development be finished?** Completion will be between 2010 and 2012.
- \* **What will the new density be?** The overall density will be a little more than 5 dwelling units per acre.
- \* **What about dust?** The standard methods for dust suppression will be followed.

## DETAILS OF APPLICATION REQUEST

### A) *Site Area*

Gross Acres: 314 Acres

### B) *Existing Land Use*

Subject Property: Vacant

North: Vacant

South: Vacant

East: Public Right of Way (215), Sun City Summerlin

West: Vacant

### C) *Planned Land Use*

Subject Property: SF3 (Single Family Detached), MF2 (Medium Density Multi-Family),  
COS (Community Open Space) and COS-1 (Drainage Channel)

North: Clark County

South: SF3 (Single Family Detached), MF2 (Medium Density Multi-Family), VC  
(Village Commercial)

East: Public Right of Way (215), Sun City Summerlin

West: Clark County

**D) Existing Zoning**

Subject Property: P-C (Planned Community Development)

North: County

South: P-C (Planned Community Development)

East: P-C (Planned Community Development)

West: P-C (Planned Community Development)

**E) General Plan Compliance**

The subject site is located in the Southwest Sector of the General Plan as part of the Summerlin Development Agreement Area. The site has a land use designation of SF3 (Single Family Detached), MF2 (Medium Density Multi-Family), COS (Community Open Space) and COS-1 (Drainage Channel) which was modified by the approval of a Major Modification (MOD-12395). The subject site is in compliance with the General Plan and the Summerlin Development Agreement.

<b>SPECIAL DISTRICTS/ZONES</b>	<b>Yes</b>	<b>No</b>
<b>Special Area Plan</b>	X	
Summerlin	X	
<b>Special Overlay District</b>		X
<b>Trails</b>	X	
<b>Rural Preservation Neighborhood</b>		X
<b>Development Impact Notification Assessment</b>	X	
<b>Project of Regional Significance</b>	X	

**Trails**

The Beltway Trail is located along the eastern boundary of the subject site. This trail is part of the Beltway and will be developed by the City of Las Vegas and Clark County.

**PROJECT DESCRIPTION**

The conceptual site plan of Village 26 in Summerlin, contains 1,282 lots of single family residential and 254 units of single family attached residential on 314 acres. Access to the site is proposed from Lake Meade Boulevard to the south and Cheyenne to North by means of gated private drives.

**ANALYSIS**

**A) Zoning Code Compliance**

A1) Development Standards

Pursuant to Summerlin Development Standards, the following Development Standards apply to the subject proposal:

SF3 Products (Club, Gallery, Talavera and Ventana)

<b>Standards</b>	<b>Required</b>	<b>Provided</b>	<b>Compliance</b>
Min. Setbacks			
• Front	14 Feet	14 Feet	Y
• Side	5 Feet	5 Feet	Y
• Corner	15 Feet	15 Feet	Y
• Rear	15 Feet	15 Feet	Y
Max. Building Height	38 Feet	Not indicated	N/A

MF2 Products (Petaluma and Danbury)

<b>Standards</b>	<b>Required</b>	<b>Provided</b>	<b>Compliance</b>
Min. Setbacks			
• Exterior property lines of the development	20 Feet	30 Feet	Y
• Between Buildings	10 Feet	20 Feet	Y
Max. Building Height	60 Feet	Not indicated	N/A

The proposed project meets all Summerlin Development Standards for SF3 and MF2 products. At the time of submission of the Tentative Map the applicant will be required to demonstrate compliance with the Summerlin Development Standards for height in the SF3 and MF2 products.

A2) Residential Adjacency Standards

Pursuant to Title 19.08, the Residential Adjacency Standards do not apply to the subject proposal.

A3) Parking and Traffic Standards

Pursuant to Title 19.10, the following Parking Standards apply to the subject proposal:

Uses		Required			Provided	
		Ratio	Parking		Parking	
			Regular	Handicap	Regular	Handicap
Single Family Detached	2 spaces per unit	1,282	2,564	N/A	Not Indicated	N/A
Single Family Attached	2 spaces per unit	254	508		Not Indicated	
	one space per every 6 units of guest parking		85			
Total			3,157		Not Indicated	

At the time of submission of the Tentative Map the applicant will be required to submit a parking study that demonstrates compliance with Title 19.10 and the Summerlin Development Standards.

A4) Landscape and Open Space Standards

At the time of submission of the Tentative Map the applicant will be required to demonstrate compliance with Development Agreement (DA-0002-93) for Open Space.

**B) General Analysis and Discussion**

•Zoning

The proposed project is in conformance with land use designations of SF3 (Single Family Detached), MF2 (Medium Density Multi-Family), COS (Community Open Space) and COS-1 (Drainage Channel) and the Summerlin Development Standards.

•Site Plan

The proposed site plan is dependant upon approval of three Waivers of Title 18; Waiver (WVR-14007), Waiver (WVR-14008), and Waiver (WVR-14009). The site plan, with the approval of the Waivers and the if approval conditions, is in conformance with the Summerlin Development Standards.

- Waivers

There are no Waivers requested as part of the site plan. The applicant has submitted requests for Waivers of Title 18 as separate applications.

- Landscape Plan

There is no landscape plan required for this review. A condition of approval has been added that will require the applicant to demonstrate compliance with Development Agreement (DA-0002-93) for Open Space.

- Elevation

There are no elevations submitted for this review. A condition of approval has been added that will require the applicant to demonstrate compliance with the Summerlin Development Standards for height in the SF3 and MF2 products.

- Floor Plan

There are no floor plans submitted for this review. A condition of approval has been added that will require the applicant to demonstrate compliance with the Summerlin Development Standards for height in the SF3 and MF2 products.

## **FINDINGS**

In order to approve a Site Development Plan application, per Title 19.18.050 the Planning Commission and/or City Council must affirm the following:

- 1. The proposed development is compatible with adjacent development and development in the area;**

The proposed development is compatible with the adjacent Summerlin Villages in the area.

- 2. The proposed development is consistent with the General Plan, Title 19, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted City Plans, policies and Standards;**

The proposed development is consistent with the General Plan, Development Agreement (DA-0002-93) and the Summerlin Development Standards.

**3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

With the condition of approval as written, the site access and circulation from Cheyenne Avenue and Lake Mead Boulevard will not negatively impact adjacent roadways.

**4. Building and landscape materials are appropriate for the areas and for the City;**

Building and landscape materials will be governed by Development Agreement (DA-0002-93) and the Summerlin Development Standards and are appropriate for the area.

**5. Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;**

Building elevations will be governed by Development Agreement (DA-0002-93) and the Summerlin Development Standards and are harmonious and compatible with development in the area.

**6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.**

The site will be subject to inspections and will not pose a threat to the public health, safety and general welfare.

**PLANNING COMMISSION ACTION**

Multiple conditions were changed by the Planning Commission and agreed upon by the applicant.

**NEIGHBORHOOD ASSOCIATIONS NOTIFIED** 3

**ASSEMBLY DISTRICT** 13

**SENATE DISTRICT** 9

**NOTICES MAILED** 438 by Planning Department

**APPROVALS** 0

**PROTESTS** 1