



AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: AUGUST 12, 2014
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: WOODSIDE HOMES OF NEVADA, LLC -
OWNER: HOWARD HUGHES COMPANY, LLC

**** STAFF RECOMMENDATION(S) ****

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
TMP-54802	Staff recommends APPROVAL.	

**** CONDITIONS ****

TMP-54802 CONDITIONS

Planning

1. Approval of the Tentative Map shall be for no more than four (4) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map with four (4) years of the approval of the Tentative Map, this action is void.
2. In conjunction with creation, declaration and recordation of the subject common-interest community, and prior to recordation of the Covenants, Codes and Restrictions (“CC&R”), or conveyance of any unit within the community, the Developer is required to record a Declaration of Private Maintenance Requirements (“DPMR”) as a covenant on all associated properties, and on behalf of all current and future property owners. The DPMR is to include a listing of all privately owned and/or maintained infrastructure improvements, along with assignment of maintenance responsibility for each to the common interest community or the respective individual property owners, and is to provide a brief description of the required level of maintenance for privately maintained components. The DPMR must be reviewed and approved by the City of Las Vegas Department of Field Operations prior to recordation, and must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. Also, the CC&R are to include a statement of obligation of compliance with the DPMR. Following recordation, the Developer is to submit copies of the recorded DPMR and CC&R documents to the City of Las Vegas Department of Field Operations.

YK

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3. All development shall conform to the Conditions of Approval of Rezoning (Z-0119-96), the Summerlin West Development Agreement and the Summerlin Development Standards.
4. Street names must be provided in accordance with the City's Street Naming Regulations.
5. 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.
6. All development is subject to the conditions of City Departments and State Subdivision Statues.

Public Works

7. Unless already constructed or guaranteed by the adjacent developer to the north (Parcel BB), construct the full width of the private entry street adjacent to this site concurrent with development of this site. If this site develops prior to the site to the north (Parcel BB), appropriate easements outside the bounds of this Tentative Map for full construction of the entry street and for complete access from the entry street shall be granted by separate document prior to the approval of construction drawings for this site or the recordation of a map, whichever may occur first. Extend all required underground infrastructure past the limits of the fully constructed entry if this site develops before the site to the south. If the Final Map for this site records prior to the final map for the adjacent subdivision to the north (Parcel BB) it must grant an access easement through the shared entry on the final map for this site.
8. Private streets must be granted and labeled on the Final Map for this site as Public Utility Easements (P.U.E.), Public Sewer Easements, and Public Drainage Easements with private maintenance by the Homeowner's Association.
9. Appropriate public easements (Sewer, Drainage, Emergency Access, etc.) over adjacent Common Lot 9 and Common Lot 13 of the Summerlin Village 23B Unit No. 2 Final Map (book 145 page 83) shall be granted to the City of Las Vegas by separate document as determined by the Department of Public Works prior to the recordation of a Final Map for this site requiring these easements. These easements are outside the boundary of this Tentative Map and are to be privately maintained.
10. The Common Element between lots 23 and 24 shall be a Public Sewer and Public Drainage Easement to be privately maintained by the Homeowner's Association. No structures, and no trees or vegetation taller than three feet, shall be allowed within the Public Sewer Easement. Additionally, the easement shall provide paved, drivable access to all manholes.

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11. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for this Site Plan Prior to submittal of construction drawings for this site.
12. All landscaping 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.
13. Prior to the release of a Final Map for recordation on this site, the property owner must contact the Special Improvement District Section of the Department of Public Works (229-2136) and sign a notarized affidavit acknowledging and agreeing to a per lot assessment of all lots that will be created through a Final Map for this site. The City shall prepare an apportionment report following recordation of the Final Map and this apportionment report must be signed by the property owner prior to the release of any building permits for this site.
14. A Drainage Plan and Technical Drainage Study 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.
15. Site development to comply with all applicable conditions of approval for Summerlin Village 23B, SV-0018-01, Z-0119-96 and all other applicable site-related actions.
16. The approval of all Public Works related improvements shown on this Tentative Map 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 prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is proposing a 135-lot single-family residential subdivision on a 28.58-acre undeveloped site within Summerlin Village 23B, specifically located on the northwest corner of northwest corner of Desert Foothills Drive and Antelope Ridge Drive. The map has been reviewed and tentatively approved by the Summerlin Design Review Committee and conforms to the Summerlin Development Standards, applicable NRS statutes and Title 19 requirements; therefore, staff recommends approval with conditions. If denied, a final map subdividing the subject property cannot be accepted or approved.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
01/27/97	The City Council approved a Rezoning (Z-0119-96) from N-U (Non-Urban) to P-C (Planned Community) on 8,318 acres along the west side of Clark County 215, between Charleston Boulevard and Lake Mead Boulevard. The Planning Commission and staff recommended approval.
	The City Council approved a Development Agreement (DA-0001-96) for the area known as Summerlin West, which includes the subject site. The Planning Commission and staff recommended approval.
01/16/02	The City Council approved a Master Development Plan Review (SV-0018-01) establishing land use designations within Summerlin Villages 23A and 23B (The Paseos). The Planning Commission and staff recommended approval.
07/16/12	Department of Planning staff approved a Minor Modification (MOD-45960) to the Master Development Plan Review (SV-0018-01) for Village 23A and 23B.
09/11/12	The Planning Commission approved a Tentative Map (TMP-46270) for a 20-lot subdivision on 440 acres at the northwest corner of Alta Drive and Desert Foothills Drive. Staff recommended approval.
03/12/13	A Parcel Map (PMP-47903) for a three-lot subdivision on 5,920 acres at the southwest corner of Lake Mead Boulevard and Clark County 215 was recorded.
03/26/13	An application was approved for a Final Map (FMP-48545) for a five-pod single family residential subdivision with one Community Open Space parcel, one private open space parcel and one school parcel on 289.58 acres at the northwest corner of Desert Foothills Drive and Alta Drive. This map defines the boundaries of the subject Parcel. The Final Map was recorded 08/28/13.

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<i>Most Recent Change of Ownership</i>	
12/18/97	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
No related permits on file.	

<i>Pre-Application Meeting</i>	
06/11/14	Staff met with the applicant and reviewed the requirements for a Tentative Map application for Summerlin.

<i>Neighborhood Meeting</i>	
A neighborhood meeting was not required, nor was one held.	

<i>Field Check</i>	
07/03/14	Staff visited the site and found raw desert in its natural state.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	28.58

<i>Surrounding Property</i>	<i>Existing Land Use Per Title 19.12</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property	Undeveloped	SF3 (Single Family Detached)	P-C (Planned Community)
North	Undeveloped	SF3 (Single Family Detached)	P-C (Planned Community)
South	Single-Family, Detached	SF3 (Single Family Detached)	P-C (Planned Community)
East	Single-Family, Detached	SF3 (Single Family Detached)	P-C (Planned Community)
West	Undeveloped	SF3 (Single Family Detached)	P-C (Planned Community)

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<i>Master Plan Areas</i>	<i>Compliance</i>
Summerlin	Y
<i>Special Purpose and Overlay Districts</i>	<i>Compliance</i>
P-C (Planned Community) District	Y
<i>Other Plans or Special Requirements</i>	<i>Compliance</i>
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to the Summerlin Development Standards, the following standards apply:

<i>Existing Zoning</i>	<i>Permitted Density</i>	<i>Units Allowed</i>
P-C [SF3]	10 du/ac	286

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Setbacks:			
• Front (garage)	18 Feet	23 Feet	Y
• Side Load (garage)	18 Feet	18 Feet	Y
• Side	5 Feet	5 Feet	Y
• Corner	15 Feet	15 Feet	Y
• Rear	15 Feet	20 Feet	Y

<i>Street Name</i>	<i>Functional Classification of Street(s)</i>	<i>Governing Document</i>	<i>Actual Street Width (Feet)</i>	<i>Compliance with Street Section</i>
Desert Foothills Drive	N/A	N/A	100	N/A
Antelope Ridge Drive	N/A	N/A	44	N/A

<i>19.04.040 Connectivity</i>		
<i>Transportation Network Element</i>	<i># Links</i>	<i># Nodes</i>
Internal Street	11	
Intersection – Internal		7

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19.04.040 Connectivity		
Transportation Network Element	# Links	# Nodes
Cul-de-sac Terminus		1
Intersection – External Street or Stub Terminus		
Intersection – Stub Terminus w/ Temporary Turn Around Easements	.5	
Non-Vehicular Path - Unrestricted		.5
Total	11.5	8.5
	Required	Provided
Connectivity Ratio (Links / Nodes):	N/A	1.4

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required		Provided		Compliance	
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular		Handi-capped
Single Family, Detached	135 du	2 spaces per du	270				
TOTAL SPACES REQUIRED			270		270	Y	
Regular and Handicap Spaces Required			270	0	270	0	Y

ANALYSIS

The subject property is part of Summerlin West, which is governed by a Development Agreement between the Master Developer and the City of Las Vegas, as well as the Summerlin Development Standards. The proposed Tentative Map was reviewed and approved by the Summerlin Design Review Committee on 07/17/14, prior to submittal to the City for review.

The Summerlin Development Standards designate the subject property as SF3 (Single Family, Detached), which allows up to 10 residential units per gross acre. The proposed density of 4.73 dwelling units per gross acre falls well within the maximum allowed. As this site is part of a master plan with its own improvement standards, it is not subject to Title 19.04 street section requirements. Although it is not subject to connectivity requirements, the design of the subdivision has a Connectivity Score of 1.4, which exceeds the preferred ratio of 1.30.

The proposed lots range in size from 6,050 square feet to 17,032 square feet. Site access is proposed from the west end of the site from Antelope Ridge Drive. This street will have access to Alta Drive. Interior circulation is provided by 37-foot wide private streets with sidewalks on one side with the use of L-type curbs. No required trails are adjacent to the site. No neighborhood parks are proposed.

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The maximum retaining wall on the revised plans is four feet. The Summerlin wall standards allow a maximum 10 feet of exposure therefore, they are within standards. The plans are showing a maximum 2.5-foot retaining wall on the north property line with no retaining on the south property line. They also are showing a maximum 4-foot retaining wall on the east property line and no retaining wall on the west property line. All walls are within allowable limits.

The Clark County School District projects that approximately 73 primary and secondary school students will be generated by the proposed development on this site. Of the three schools serving the area (Givens Elementary School, Rogich Middle School and Palo Verde High School), the District notes that only Palo Verde was not over capacity for the 2013-14 school year, and no new schools are planned in this area at this time.

FINDINGS (TMP-54802)

The proposed Tentative Map conforms to Nevada Revised Statutes, Title 19 and the Summerlin Development Standards, and has been approved by the Summerlin Design Review Committee. Therefore, staff recommends approval with conditions.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 17

NOTICES MAILED N/A