



AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JUNE 13, 2017

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT: GREYSTONE NEVADA, LLC - OWNER:
HOWARD HUGHES COMPANY, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
TMP-70262	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 13

NOTICES MAILED N/A

PROTESTS 0

APPROVALS 0

**** CONDITIONS ****

TMP-70262 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 within four (4) years of the approval of the Tentative Map, this action is void.
2. All development shall conform to the Conditions of Approval of Rezoning (Z-0119-96), the Summerlin West Development Agreement and the Summerlin Development Standards.
3. Street names must be provided in accordance with the City's Street Naming Regulations.
4. 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.
5. 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.

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6. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

7. 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.
8. A revision to the Summerlin Village 24 Wastewater Collection System Master Plan reflecting the proposed increase in residential units shall be submitted and approved prior to the submittal of any civil improvements drawings.
9. Grant a minimum 20-foot wide Public Sewer Easement on Common Element "N". Pavement across this easement will be required concurrent with development of this site. No structures, and no trees or vegetation taller than three feet, shall be allowed within Public Sewer Easements.
10. 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.
11. 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 (702-229-2136) 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.
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. 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.

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14. Site development to comply with all applicable conditions of approval for Summerlin Village 24B and all other applicable site-related actions.
15. 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. A deviation from Standard Drawing #211 is hereby approved. No other 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. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a 155-lot single-family residential subdivision on 23.62 acres within Summerlin Village 24.

ISSUES

- This is a 155-lot single-family residential development to be built to SF3 (Single Family Detached) standards in accordance with the Summerlin Development Standards. Staff recommends approval of this tentative map request.

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 04/25/17, 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 6.56 dwelling units per net 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 1.29, which is slightly below the preferred ratio of 1.30.

The proposed lots range in size from 3,600 square feet to 13,079 square feet. Site access is proposed from Crossbridge Drive, a public right-of-way. Interior circulation is provided by 37-foot wide private streets with four-foot sidewalks on one side of the street. Curb and gutter are provided on both sides of the street. No required trails are adjacent to the site. No neighborhood parks are proposed. The Public Works Department commented that, "A new master sewer study update will be required by condition since the TMP is requesting more units than the master sewer study originally allowed. No building permits can be issued until the new master sewer study is completed."

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The Summerlin Development Standards allow perimeter village walls to be built up to 10 feet high (as measured from the side of the wall with the maximum vertical exposure) without a major deviation. The submitted east/west and north/south cross sections depict a maximum natural grade greater than 2% across this site. Per the detail sheet, no single wall heights have an exposure higher than 10 feet.

There is a primary and secondary charter school on the property adjacent to the north of the subject site. The Clark County School District projects that approximately 67 additional primary and secondary school students will be generated by the proposed development on this site. All three levels of schools serving the area (Givens Elementary School, Rogich Middle School and Palo Verde High School) are near or over capacity for the 2016-2017 school year. In particular, Palo Verde High School and Rogich Middle School are at approximately 107 percent capacity while Givens Elementary School is at approximately 133 percent capacity.

FINDINGS (TMP-70262)

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.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
01/27/97	The City Council approved a Development Agreement (DA-0001-96) for the development of the Summerlin Planned Community west of the 215 Beltway between Charleston Boulevard and Cheyenne Avenue. The Planning Commission and staff recommended approval. The agreement was adopted as Ordinance 4069 on 02/24/97 and was recorded 11/21/97.
02/28/97	The City Council approved a Rezoning (Z-0119-96) from N-U (Non-Urban) to P-C (Planned Community) on 8,318 acres west of the 215 Beltway between Charleston Boulevard and Cheyenne Avenue. The Planning Commission and staff recommended approval.
05/05/04	The City Council approved a Master Development Plan Review (MDR-3867) for a proposed village plan for Summerlin Village 24 on 502.20 acres at the northwest corner of Charleston Boulevard and Sky Vista Drive. The Planning Commission and staff recommended approval.

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<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
05/13/04	The Planning Commission approved a Tentative Map (TMP-4175) for a proposed 20-pod multiple use subdivision on 502.20 acres at the northwest corner of Charleston Boulevard and Sky Vista Drive. Staff recommended approval. The approval expired 05/10/08.
01/13/05	The Planning Commission approved a Tentative Map (TMP-5712) for a proposed 105-lot single family residential subdivision on 35.80 acres corresponding with Parcel B of TMP-4175. Staff recommended approval. The approval expired 01/13/07.
05/10/06	A Final Map (FMP-4905) for a two-lot parent subdivision (Summerlin Village 24 Unit No. 1) on 87.07 acres adjacent to the west side of Sky Vista Drive between Charleston Boulevard and Alta Drive, was recorded. This extended the approval of TMP-4175 one year until 05/10/07.
07/13/06	The Planning Commission approved a Tentative Map (TMP-13892) for a proposed 246-lot single family residential subdivision (Summerlin Village 24 Parcel A Silver Creek) on 40.10 acres at the northwest corner of Charleston Boulevard and Sky Vista Drive. Staff recommended approval.
02/08/07	A Final Map (FMP-14224) for a 237-lot single family residential subdivision (Summerlin Village 24 Parcel A Silver Creek) on 42.99 acres at the northwest corner of Charleston Boulevard and Sky Vista Drive was recorded.
04/11/07	Department of Planning staff approved the applicant's request for a one-year extension of time on the approval for TMP-4175, until 05/10/08.
09/07/11	The City Council approved a Petition to Vacate (VAC-42246) all public street rights-of-way within Parcel A. The Planning Commission and staff recommended approval. An Order of Vacation was not recorded and the approval expired 09/07/12.
10/31/11	A Final Map (FMP-42158) for reversion to acreage of a 237-lot single family residential subdivision (Summerlin Village 24 Parcel A Silver Creek) was accepted for final mylar review. However, this reversionary map was not recorded and was withdrawn 02/05/13 by the applicant.
06/19/14	Department of Planning staff approved a request for a Minor Modification (MOD-54315) of the approved Summerlin Village 24 Master Development Plan (MDR-3867) for a proposed 20-pod Planned Community Development on 501.10 acres at the northwest corner of Charleston Boulevard and Sky Vista Drive.

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<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
07/08/14	The Planning Commission approved a Tentative Map (TMP-54314) for a 19-parcel master planned village on 455.90 acres at the southwest corner of Alta Drive and Sky Vista Drive. Staff recommended approval.
01/07/15	Department of Planning staff approved a request for a Minor Modification (MOD-57324) of the approved Summerlin Village 24 Master Development Plan (MDR-3867) for a proposed 16-pod Planned Community Development with seven common open space parcels on 502.10 acres at the northwest corner of Charleston Boulevard and Sky Vista Drive.
02/10/15	The Planning Commission approved a Tentative Map (TMP-57325) for a 22-parcel Master Plan Village on the parcels located at the southwest corner of Alta Drive and Sky Vista Drive. Staff recommended approval.
08/26/16	The Final Map (FMP-62680) technical review for seven parent residential parcels and six common open space parcel was recorded.

<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>	
There are no related building permits or business licenses on file.	

<i>Pre-Application Meeting</i>	
04/18/17	Staff conducted a pre-application meeting with the applicant where the submittal requirements and deadlines were reviewed.

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

<i>Field Check</i>	
05/04/17	Staff conducted a routine field check and found an undeveloped site consisting of desert vegetation.

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Details of Application Request	
Site Area	
Gross Acres	23.62

Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Undeveloped	SF-3 (Single Family Detached)	P-C (Planned Community)
North	Public or Private School, Primary and Secondary	MF-2 (Medium Density Multi-Family)	P-C (Planned Community)
South	Undeveloped	SF-3 (Single Family Detached)	P-C (Planned Community)
East	Single Family, Detached	SF-3 (Single Family Detached)	P-C (Planned Community)
West	Undeveloped	SF-3 (Single Family Detached)	P-C (Planned Community)

Master Plan Areas	Compliance
Summerlin	Y
Special Purpose and Overlay Districts	Compliance
P-C (Planned Community) District	Y
Other Plans or Special Requirements	Compliance
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

Street Name	Functional Classification of Street(s)	Governing Document	Actual Street Width (Feet)	Compliance with Street Section
Crossbridge Drive	N/A	N/A	120	N/A

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Existing Zoning	Permitted Density	Units Allowed
P-C [SF3]	10 du/ac	241

19.04.040 Connectivity		
Transportation Network Element	# Links	# Nodes
Internal Street	17	
Intersection – Internal		12
Cul-de-sac Terminus		2
Intersection – External Street or Stub Terminus		
Intersection – Stub Terminus w/ Temporary Turn Around Easements		
Non-Vehicular Path - Unrestricted	2	
Total	18	14
	Required	Provided
Connectivity Ratio (Links / Nodes):	N/A	1.29