



AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: SEPTEMBER 11, 2018

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT/OWNER: HOWARD HUGHES COMPANY, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
TMP-74044	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 12

NOTICES MAILED 637

PROTESTS 0

APPROVALS 0

**** CONDITIONS ****

TMP-74044 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. Conformance to the conditions of approval of the Summerlin West General Development Plan (MDR-72841) and a Minor Modification (MOD-74043) of the Summerlin Village 24A Development Plan.
3. Development shall conform to the Summerlin West Development Agreement (DA-0001-96) and 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. 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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7. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

8. Dedicate appropriate public street rights-of-way and construct public and private streets in accordance with Summerlin Development Improvement Standards. The entry road shall be a private street unless it serves public street subdivision or is otherwise allowed by the City Engineer.
9. Grant minimum 20-foot wide public sewer easements for all proposed public sewers not located within a public street. All public sewer easements must have paved drivable access to all public sewer manholes. No trees or vegetation over three feet tall shall be allowed within the portions of unpaved public sewer easements.
10. Bonds for monuments associated with this map may be required prior to the recordation of a Final Map for this site.
11. Prior to the release of a Final Map, the property owner must contact the Special Improvement District Section of the Department of Public Works (229-2136). The City shall prepare an apportionment report for the per lot assessment of all lots following recordation of the Final Map.
12. As each parcel develops, provide easements for all required public infrastructure (sewer, drainage, traffic, etc.) that are located outside of the public rights-of-way. The City Traffic Engineer reserves the right to require sidewalk ramps and associated easements throughout this site to improve walkability.
13. A master 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 or the submittal of any construction drawings, whichever may occur first. Comply with the recommendations of the approved update to the Traffic Impact Analysis prior to occupancy of the 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.

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14. A revised Village 24A Wastewater Master Plan shall be approved by the Sanitary Sewer Planning Section of the Department of Public Works. The plan shall include detailed analysis of the peak flows for sewer mains adjacent to Village 24. The Plan shall be approved prior to the approval of any sewer plans or Final Maps within Village 24A.
15. Prior to development of this site, a grading plan and technical drainage study shall be approved by the Flood Control Section of the Department of Public Works
16. Site development to comply with all applicable conditions of approval for MDR-72833 and all applicable Summerlin Standards.
17. 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. Roadway locations and parcel entries are schematic and final studies and engineering improvements designs. Geometric design of Parcel entry points must be approved through the development review of each parcel.
18. Approval of this Tentative Map does not constitute approval of any waivers.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is requesting a Parent Tentative Map for Summerlin Village 24A, a master-planned, multi-parcel subdivision generally located at the northwest corner of Alta Drive and Sky Vista Drive. The subdivision is an extension of Village 24 to the south and consists of two drainage facility parcels and two developer parcels that may be further subdivided in the future.

ISSUES

- A Minor Modification (MOD-74043) of the Summerlin Village 24A Development Plan (MDR-72833) must be approved prior to public notice of this Tentative Map. MOD-74043 was approved 08/20/18.
- No deviations from Summerlin Improvement Standards are requested with this Tentative Map.

ANALYSIS

The subject property consists of a portion of Summerlin West, which is subject to an existing 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 06/21/18 prior to submittal to the City for review.

The designation of this site as Summerlin Village 24A was established by the General Development Plan (MDR-72841) for the undeveloped portions of Summerlin West on 05/16/18. A Final Map has been recorded designating the boundary of Village 24A. The Village 24A Development Plan (MDR-72833) was also approved 05/16/18.

The proposed parent tentative map is based on the Development Plan for Village 24A (MDR-72833) approved on 05/16/18 and amended by a Minor Modification (MOD-74043). Two development parcels are planned for single family residential uses, one parcel contains an existing detention basin and one parcel contains open space reserved for a drainage channel. The maximum number of units based on the approved land uses is 519 for an overall density of 5.06 dwelling units per acre. The actual density at full buildout is anticipated to be less than this figure. Alta Drive and Sky Vista

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Drive define the southern and eastern boundaries; a 44-foot wide street provides access to the interior (Parcels N and O). Individual entry points to the pod subdivisions are not indicated on this map but will be further detailed by future mapping actions. Sky Vista Drive will be mapped as part of this village northward to an intersection with Far Hills Drive.

As this site is part of a master plan with its own improvement standards, it is not subject to Title 19.04 street section and connectivity requirements. The site slopes down from west to east approximately 5% and from north to south approximately 3.5%. Successive maps within the boundaries of this subdivision will indicate slope of the land and perimeter conditions including wall heights. Perimeter village walls and fences will be constructed according to the specifications of the Master Developer's Residential Design Criteria. Retaining and screening walls at the perimeter are not proposed to exceed six feet; however, such walls may not exceed a combined height of 10 feet as required by the Summerlin Development Standards. Sections are provided for the perimeter and interior access streets, which meet the specifications of the Master Developer.

A Development Notice and Impact Assessment (DINA) is not required, as "projects of significant impact" that are located on property subject to a Development Agreement effective prior June 8, 1999 (such as Summerlin West) are exempt from the requirements of LVMC 19.16.010(E), which otherwise requires the DINA for such projects.

FINDINGS (TMP-74044)

The proposed Tentative Map conforms to Nevada Revised Statutes, Title 19 and the Summerlin Development Standards, and has been approved by the Master Developer. Therefore, staff recommends approval with conditions. The map will be subject to conformance with the Summerlin Village 24A Development Plan as amended on 08/20/18.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, 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. This document included the General Development Plan for Summerlin West.
	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.
09/15/04	The City Council approved a revised Summerlin Development Standards document (DIR-3934), which is still in effect.
05/01/18	A four-lot Parcel Map (PMP-72289) on 5,053.24 acres generally located at the southwest corner of Lake Mead Boulevard and Clark County 215 was recorded.
05/16/18	The City Council approved a proposed revision (MDR-72841) to the General Development Plan for the undeveloped portions of Summerlin West on 5,054.53 acres at the northwest corner of Far Hills Avenue and Clark County 215. The Planning Commission and staff recommended approval.
	The City Council approved a Development Plan Review (MDR-72778) for Summerlin Village 21 on 321.00 acres at the northwest corner of Far Hills Avenue and Clark County 215. The Planning Commission and staff recommended approval.
	The City Council approved a Development Plan Review (MDR-72833) for Summerlin Village 24A on 102.56 acres at the northwest corner of Alta Drive and Sky Vista Drive. The Planning Commission and staff recommended approval.
07/18/18	The City Council approved a required two-year review (DIR-73621) of the Development Agreement for Summerlin West.

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

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Related Building Permits/Business Licenses	
There are no building permits or business licenses related to this site.	

Pre-Application Meeting	
07/11/18	A pre-application meeting was held to discuss submittal requirements for a Minor Modification of the Village 24A Development Plan and a future Tentative Map on the subject site. Staff informed the applicant that the Modification must be approved prior to advertising the Tentative Map to the public.

Neighborhood Meeting	
A neighborhood meeting was not required, nor was one held.	

Field Check	
08/02/18	The site is undeveloped, except for a water detention basin constructed at the western boundary of the site.

Details of Application Request	
Site Area	
Gross Acres	102.56

Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Undeveloped	SF3 (Single Family Detached)	P-C (Planned Community)
	Detention Basin	COS (Community Open Space)	
	Undeveloped	DC (Drainage Channel)	
North	Undeveloped	VC (Village Center)	P-C (Planned Community)
		SF1 (Single Family Detached)	
		SFZL (Single Family Zero Lot Line)	

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<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>
South	Undeveloped	SF3 (Single Family Detached)	P-C (Planned Community)
East	Single Family, Detached	SF3 (Single Family Detached)	P-C (Planned Community)
West	Undeveloped	COS (Community Open Space)	P-C (Planned Community)
		VC (Village Center)	
		SF1 (Single Family Detached)	
		SF2 (Single Family Detached)	

<i>Master and Neighborhood Plan Areas</i>	<i>Compliance</i>
Summerlin West Development Agreement	Y
<i>Special Area 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
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

The Summerlin Development Standards determines setbacks, building heights and general criteria for development of the subject site. Each subsequent subdivision of the subject area will be subject to the requirements of this document according to its land use designation.

Each development is reviewed by the Summerlin Design Review Committee or Residential Design Review Committee (whichever applies) prior to submittal to the City of Las Vegas for review. The Master Developer may require conformance to more restrictive standards for a specific development than required by the Summerlin Development Standards.