



AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: SEPTEMBER 11, 2018

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT: KB HOME NEVADA INC. - OWNER: HOWARD HUGHES COMPANY, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
VAC-74072	Staff recommends APPROVAL, subject to conditions:	N/A
TMP-74073	Staff recommends APPROVAL, subject to conditions:	VAC-74072

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

11 - TMP-74073

6 - VAC-74072

NOTICES MAILED

185 - TMP-74073

5 - VAC-74072

PROTESTS

0 - TMP-74073

0 - VAC-74072

APPROVALS

0 - TMP-74073

0 - VAC-74072

**** CONDITIONS ****

VAC-74072 CONDITIONS

1. The limits of this Petition of Vacation shall be the existing public sewer easement granted per the Final Map of Summerlin Village 24 - Unit 4, recorded in Book 154 Page 83 of Plats. No portion of the adjacent public drainage easement shall be vacated with this action.
2. Prior to recordation of the Order of Vacation, any sewer lines constructed within the easement shall be abandoned.
3. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.
4. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.
5. All development shall be in conformance with code requirements and design standards of all City Departments.
6. If the Order of Vacation is not recorded within one (1) year after approval by the City of Las Vegas or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.

TMP-74073 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. Approval of Vacation (VAC-74072) shall be required, if approved.
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.
6. All development is subject to the conditions of City Departments and State Subdivision Statutes.

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Public Works

7. Demonstrate that the existing 40-wide private access easement across Common Lot "C" per Book 154 Page 83 of Subdivision Plats is sufficient to accommodate the entry. Obtain additional easement over Common Lot "C", if needed, prior to recordation of a 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. The proposed 35-foot wide Public Sewer and Drainage Easement on Common Element "E" shall not have any trees or landscaping over 3-feet in height. The meandering path shown on the approved Site Plan is required for sewer maintenance purposes.
10. Provide a Public Sewer Easement across Common Lot "K" of Book 154 Page 83 of Subdivision Plats where it is adjacent to Common Element "E". This easement must be granted prior to or concurrent with the recordation of a Final Map for this site.
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. 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.
13. 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.
14. A queuing analysis must be submitted and approved by the City Traffic Engineer prior to submittal of construction drawings for this site.

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15. 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 drainage ways 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.
16. Site development to comply with all applicable conditions of approval for the Summerlin Village 24 – Unit 4 Final Map (FMP-70540), the Summerlin Village 24B Tentative Map (TMP-54314) and all other applicable site-related actions.
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

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is proposing a 243-lot single family residential subdivision on 37.56 acres within Parcels L and M of Summerlin Village 24 located on the southeast corner of Alta Drive and Crossbridge Drive.

ISSUES

- This is a request for a 243-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.
- A Petition to Vacate (VAC-74072) has been requested to vacate a 20-foot wide public sewer easement. The proposed sewer line has been relocated and no longer needed; therefore, staff recommends approval.

ANALYSIS

The proposed Tentative Map is for a 243-lot single family residential subdivision located on Village 24, Parcel L and M in Summerlin West. The proposed development is subject to the terms of a Development Agreement between the Master Developer and the City of Las Vegas and also to the requirements of the Summerlin Development Standards. The proposed Tentative Map and specific residential product to be constructed on the site were reviewed and approved by the Summerlin Design Review Committee on 07/24/18, prior to submittal to the City for review.

The subject property is designated as SF3 (Single Family Detached) Summerlin Special Land Use Designation, which allows for a maximum of 10 units per gross acre. The proposed development has a density of 6.47 units per acre, which falls well within the maximum allowed density. As this site is part of a Master Plan Development with its own improvement standards, it is not subject to Title 19 requirements.

The proposed lot range in size from 3,647 square feet to 9,944 square feet. Site access is from Crossbridge Drive by way of a 92-foot right-of-way. Interior circulation is provided by a 43-foot wide private street with a roll curb and gutter, and sidewalk on one side of the street.

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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 cross section depicts a maximum natural grade greater than 2% across this site. Per the submitted cross-section, there are several instances of wall exposure interior to the site exceeding 10-feet. The retaining walls on the west and east side do not exceed the limit of 10 feet. However, two lots have a three-tiered wall system to compensate for the grade. The submitted north/south cross section depicts a maximum natural grade less than 2% across this site. Per the detail sheets, no retaining wall is shown on the southern boundary and the maximum perimeter retaining wall is approximately five feet on the north side.

Department of Public Works has indicated the Average Daily Traffic (ADT), that this project will add approximately 2,294 trips per day on Crossbridge Drive, Alta Drive, Sky Vista Drive and Charleston Boulevard. Currently, Sky Vista Drive is at about nine percent of capacity and Charleston Boulevard is at about 42 percent of capacity. With this residential subdivision development, Sky Vista Drive is expected to be at about 15 percent of capacity and Charleston Boulevard is expected to be about 52 percent of capacity. Counts are not available for Crossbridge Drive and Alta Drive in vicinity. Based on the Peak Hour use, this development will add into the area 241 additional cars or four cars every minute.

A Petition to Vacate (VAC-74072) has been requested to vacate a public sewer easement granted per the Final Map of Summerlin Village 24, Unit 4; recorded in Book 154, Page 83. The reason for the vacation is to relocate a sewer line to a different alignment; this easement is no longer needed. Since there are no right-of-way is proposed to be vacated, and no franchise rights are involved; it is not necessary to send the Vacation request to the utility companies and franchise holders, nor wait for their responses; therefore, staff recommends approval of the request.

FINDINGS (VAC-74072)

The applicant has proposed to vacate a public sewer easement granted per the Final Map of Summerlin Village 24, Unit 4; recorded in Plat Book 154, Page 83. The reason for the Vacation is that a proposed sewer line has been relocated to a different alignment and is no longer need; therefore, staff recommends approval.

FINDINGS (TMP-74073)

The proposed Tentative Map conforms to the Summerlin Development Standards, the Village 24 Master Development Plan and Title 19 requirements for Tentative Maps; therefore, staff recommends approval.

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.
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.
06/19/14	Department of Planning staff approved a request for a Minor Modification (MOD-54315) of the approved Summerlin Village 24 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.
01/07/15	Department of Planning staff approved a request for a Minor Modification (MOD-57324) of the approved Summerlin Village 24 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.
05/20/15	A Final Map (FMP-57918) for one parent residential parcel and one common open space parcel (Stonebridge – Unit 1) on 34.59 acres on the south side of Crossbridge Drive, approximately 1,300 feet west of Sky Vista Drive, was recorded.
05/20/15	A Final Map (FMP-57545) for one parent residential parcel and 12 common parcels (Stonebridge – Unit 2) on 27.28 acres generally located at the southwest corner of Alta Drive and Sky Vista Drive was recorded.

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Related Relevant City Actions by Planning, Fire, Bldg., etc.	
08/26/16	A Final Map (FMP-62680) for seven parent residential parcels and six common open space parcels (Stonebridge – Unit 3) on 326.48 acres generally located at the southwest corner of Sun Creek Drive and Sky Vista Drive was recorded.
11/07/17	A Final Map (FMP-70540) for three parent residential parcels and 11 common parcels (Summerlin Village 24 – Unit 4) on 77.25 acres generally located at the southwest corner of Alta Drive and Sky Vista Drive was recorded.
05/16/18	The City Council approved a Development Plan Review (MDR-72778) 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.
08/21/18	The Department of Planning administratively approved a request for a Minor Modification (MOD-74067) of the approved Summerlin Village 24 Development Plan (MDR-3867) to change the Parcel “L” land use designation from: MF2 (Medium Density Multi-Family) to: SF3 (Single Family Detached – 10 Units per Acre) and to reconfigure other development parcel at the northwest corner of Charleston Boulevard and Sky Vista Drive.

Most Recent Change of Ownership	
12/18/97	A deed was recorded for a change in ownership for Parcels L and M.

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

Pre-Application Meeting	
07/18/18	A pre-application meeting was held with the applicant to discuss submittal requirements for a Vacation and Tentative Map.

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

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Field Check	
08/02/18	Village 24 is partially developed with primary roads and single family residential lots. Alta Drive adjacent to Parcels K and L is under construction.

Details of Application Request	
Site Area	
Net Acres	37.56

Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Undeveloped	MF-2 (Medium Density Multi-Family) SF3 (Single Family Detached)	P-C (Planned Community)
North	Undeveloped	COS (Community Open Spaces) SF3 (Single Family Detached)	P-C (Planned Community)
South	Undeveloped	SF3 (Single Family Detached)	P-C (Planned Community)
East	Public or Private School, Primary and Secondary	MF-2 (Medium Density Multi-Family)	P-C (Planned Community)
West	Undeveloped	ER/SF/SF1 (Estate Residential/Single Family Residential)	P-C (Planned Community)

Master and Neighborhood Plan Areas	Compliance
Summerlin	Y
Special Area 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
Interlocal Agreement	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:

Standard	Required/Allowed	Provided	Compliance
SF3 (Single Family Detached) Min. Setbacks:			
• Front Loaded garage)	18 Feet	19 Feet	Y
• Side Load (garage)	10 Feet	14 Feet	Y
• Side	5 Feet	6 Feet	Y
• Corner	15 Feet	15 Feet	Y
• Rear	15 Feet	15 Feet	Y

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

Existing Zoning	Permitted Density	Units Allowed
P-C [SF3]	10 du/ac	376