PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-0655-17 – HOWARD HUGHES PROPERTIES INC:

USE PERMIT for a revision to previously approved modified residential development standards.

WAIVERS OF CONDITIONS for the following: 1) a use permit (UC-0621-05) requiring: height limitations as shown on plans (UC-0621-05); and 2) a zone change (ZC-1020-07) requiring: compliance with the building heights per UC-0621-05, building height must be measured from the highest finished grade of each development parcel.

DESIGN REVIEW for a proposed multiple family development and clubhouse building on a 9.1 acre portion of 174.8 acres in an R-5 (Apartment Residential District) Zone and a C-2 (General Commercial) Zone within a P-C (Planned Community Overlay District) Zone on a portion of Village 13 East in the Summerlin Master Planned Community.

Generally located on the northeast corner of Sahara Avenue and Pavilion Center Drive within Summerlin South. SB/md/ml (For possible action)

RELATED INFORMATION:

APN:
164-01-312-002 ptn

USE PERMIT:
Permit modified residential development standards to increase the height of buildings and structures to 52 feet where 50 feet is the maximum allowed (a 4% increase).

LAND USE PLAN:
SUMMERLIN SOUTH – RESIDENTIAL COMMERCIAL

BACKGROUND:
Project Description
General Summary

- Site Address: N/A
- Site Acreage: 9.1 acre portion of 174.8 acres
- Number of Lots/Units: 267
- Density (du/ac): 29.5
- Project Type: Multiple family development
- Number of Stories: Up to 4
- Building Height: Up to 52 feet
- Parking Required/Provided: 454/454
Site Plan & Request
The subject parcel is located at the northeast corner of Pavilion Center Drive and Sahara Avenue within Summerlin South Village 13 East. The zoning on the property is a mix of R-5 and C-2, which allows for both vertically and horizontally mixed use projects. The site consists of 3 multiple family buildings (A, B, and C) and a clubhouse building (E). Buildings A, B, and C are located on the western portion of the site, along Pavilion Center Drive while Building E is located on the eastern portion of the site, adjacent to Spruce Goose Street. Buildings B and C are set back a minimum of 8 feet from Pavilion Center Drive. Building C is set back nearly 100 feet from Sahara Avenue. Building A is set back a minimum of 8 feet from Pavilion Center Drive and a minimum of 10 feet from La Madre Mountain Drive. Building E is set back a minimum of 10 feet from Spruce Goose Street. A resident park and a dog park are centrally located within the proposed development. The pool area is attached to the clubhouse building and includes lounge and social areas. Access to the site is granted by gated entrances along La Madre Mountain Drive and Spruce Goose Street. The proposed multiple family development requires 454 spaces, and 454 spaces are provided. Included within the parking calculations are 22 tuck under garages and 243 covered carport parking spaces. The applicant is requesting to modify the residential standards, specifically building height, as previously approved by action of UC-0621-05.

Landscaping
Extensive landscape areas are depicted along Pavilion Center Drive, Sahara Avenue, La Madre Mountain Drive, and Spruce Goose Street. Existing 23 foot wide landscape areas are located along Pavilion Center Drive and Sahara Avenue. An existing 8 foot wide detached sidewalk is located along Pavilion Center Drive and Sahara Avenue. A proposed 5 foot wide detached sidewalk is located along La Madre Mountain Drive and along Spruce Goose Street. A 14 foot wide landscape area is located behind the detached sidewalk along La Madre Mountain Drive. A 27 foot wide landscape area is located behind the detached sidewalk along Spruce Goose Street. A 6 foot high decorative screen wall is proposed along Sahara Avenue. The proposed screen wall is set back between 3.5 feet and 16.5 feet from the proposed 6 foot high retaining wall along Sahara Avenue. A multitude of medium and large trees are distributed throughout the interior of the parking lot.

Elevations
The plans for the multiple family buildings consist of varying architectural articulation, balconies, and accent frames to break-up the mass of the building. Stone and fiber cement product emulating natural wood highlight prominent areas of the building. The clubhouse features the same finishes and color palette as the apartment buildings. The height of the multiple family building varies from 39 feet to a maximum of 52 feet. The height of the clubhouse building ranges from 14 feet to 21.5 feet. The proposed carports are 8.5 feet tall and consist of a galvanized sheet metal roof. Gazebos with an overall height of 8.5 feet are distributed within the various recreational areas throughout the site.

Floor Plans
The submitted floor plans depict 1 and 2 bedroom units ranging in size from 667 square feet to 1,358 square feet. The smallest unit contains 1 bedroom and 1 bathroom, and the largest unit contains 2 bedrooms and 2 bathrooms. The clubhouse building depicts an open floor plan with an area of 6,749 square feet. Restrooms and a lounge area are included within the clubhouse building.
Signage
Signage is not a part of this application.

Applicant’s Justification
The applicant states that the requested height of 51.5 feet is consistent with the similar building types and designs in the area. The building setback is a significant distance from Sahara Avenue to minimize the impact of the slight height in excess of the standard. The height limitations specified within the applicable Notice of Final Actions must be waived; therefore, the same justification for a height increase applies to these waivers.

Prior Land Use Requests

<table>
<thead>
<tr>
<th>Application Number</th>
<th>Request</th>
<th>Action</th>
<th>Date</th>
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<tbody>
<tr>
<td>ZC-1020-07</td>
<td>Reclassified 221.0 acres from R-5 P-C (Planned Community Overlay District) zone to R-5 and C-2 (Planned Community Overlay District) zone for a mixed use development in the Summerlin Master Planned Community on a portion of Village 13 West; use permits for modified development standards; variances to permit on street loading/unloading and reduce parking stall size; and waivers for modified street improvement standards, street trees within parking lanes, and on street parking</td>
<td>Approved by BCC</td>
<td>December 2007</td>
</tr>
<tr>
<td>UC-0621-05</td>
<td>Revision to previously approved modified development standards to increase the height of permitted buildings</td>
<td>Approved by PC</td>
<td>June 2005</td>
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Surrounding Land Use

<table>
<thead>
<tr>
<th></th>
<th>Planned Land Use Category</th>
<th>Zoning District</th>
<th>Existing Land Use</th>
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<tr>
<td>North</td>
<td>Summerlin South (Up to Residential/Commercial)</td>
<td>R-5/C-2</td>
<td>Undeveloped</td>
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<tr>
<td>South</td>
<td>Summerlin South (Up to Single Family) &amp; Public Facilities</td>
<td>R-2 &amp; P-F</td>
<td>Single family residential development &amp; Clark County Fire Station</td>
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<tr>
<td>East</td>
<td>Summerlin South (Up to Residential/Commercial, Single Family, &amp; Public Facilities)</td>
<td>R-5/C-2, P-F, &amp; R-3</td>
<td>Undeveloped, Clark County Fire Station, &amp; Single family residential development</td>
</tr>
<tr>
<td>West</td>
<td>Summerlin South (Up to Commercial)</td>
<td>R-5/C-2</td>
<td>Shops at Summerlin</td>
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STANDARDS FOR APPROVAL:
The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 29.
Analysis

Current Planning

Use Permit

The request to increase the maximum allowable height of the proposed multi-family buildings is minor in nature. Urban Specific Policy 19 of the Comprehensive Master Plan encourages scale-relationships between buildings and adjacent developments. Staff finds the proposed height of the buildings are comparable and proportional to the height of the previously approved multiple family development at the southwest corner of Town Center Drive and Griffith Peak Drive. The proposed increase in height is minimal, and will not have any adverse impacts on the surrounding area. Therefore, staff can support the request.

Waivers of Conditions #1 & #2

Staff has no objection to the request to waive the applicable conditions regarding compliance with the previously approved building heights and height limitations. Staff finds that the proposed height of the buildings is consistent with the previously approved height of the multiple family development at the southwest corner of Town Center Drive and Griffith Peak Drive. Therefore, staff can support this request. Staff recommends the portion of the second condition “building height must be measured from the highest finished grade of each development parcel” remain as this was included as part of the requested modified development standards for ZC-1020-07.

Design Review

Multiple Family Residential Policy 53 of the Comprehensive Master Plan encourages multiple family developments that are compatible with adjoining land uses and densities through site planning and building design. Staff finds the proposed development is compatible with the density of the previously approved multi-family development (30 dwelling units per acre) at the southwest corner of Town Center Drive and Griffith Peak Drive. The proposed multiple family development consists of architecture with a contemporary design that blends with the concept of an urban village with the Summerlin Master Planned Community. Therefore, staff can support the request.

Staff Recommendation

Approval.

Approval of the waivers of conditions request constitutes a finding by the Commission/Board that the conditions will no longer fulfill its intended purpose.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Master Plan, Title 29, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Building height must be measured from the highest finished grade of each development parcel;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
• Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works – Development Review
• Drainage study and compliance;
• Full off-site improvements;
• Have a queuing analysis approved by Public Works - Development Review Division prior to Tentative Map approval.

Building/Fire Prevention
• Applicant is advised that fire/emergency access must comply with the Fire Code as amended; to show on-site fire lane, turning radius, and turnarounds; to show fire hydrant locations both on-site and within 750 feet; that fire protection may be required for this facility and to contact Fire Prevention for further information; and that automatic fire sprinkler will be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

TAB/CAC: 
APPROVALS: 
PROTESTS: 

APPLICANT:  David Kautz
CONTACT:  David Kautz, 10801 W. Charleston Boulevard, 3rd Floor, Las Vegas, NV  89135