



AGENDA MEMO - COMMUNITY DEVELOPMENT

PLANNING COMMISSION MEETING DATE: NOVEMBER 12, 2024
DEPARTMENT: COMMUNITY DEVELOPMENT
ITEM DESCRIPTION: APPLICANT/OWNER: THE HOWARD HUGHES COMPANY, LLC

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
24-0494-SNC1	Staff recommends APPROVAL, subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 1

NOTICES MAILED 27

PROTESTS 0

APPROVALS 0

**** CONDITIONS ****

24-0494-SNC1 CONDITIONS

Planning

1. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Public Works

2. The applicant shall be responsible for all costs related to this Street Name Change including signage and installation.

Staff Report Page One
November 12, 2024 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

A request from the applicant has been made to rename “Amaya Canyon Drive” located within approved Summerlin West Village 27 Parcel M – Phase 1 (Book: 172 and Page: 009) residential subdivision to “Astra Canyon Drive”.

ISSUES

- There are currently three addresses associated with the Amaya Canyon Drive roadway alignment (12419, 12750 and 13750 Amaya Canyon Drive).
- The Summerlin Design Review Committee approved the requested street name change in a letter dated August 14, 2024.

ANALYSIS

The street name “Astra Canyon Drive” has been proposed to replace the existing “Amaya Canyon Drive” road way alignment located within approved residential subdivision, “Summerlin West Village 27 Parcel M – Phase 1 (Book: 172 and Page: 009).” The applicant has indicated in the submitted justification letter, “The proposed name has been approved and reserved by City of Las Vegas Fire & Rescue GIS Division for the Howard Hughes Company’s use. The “Astra Canyon Drive” name change coincides with a revised marketing and branding strategy for the adjacent custom lot community.”

The request meets the criteria for valid street names per the City of Las Vegas Street Naming and Addressing Assignment Regulations, 2009 Edition. This name was submitted to Las Vegas Fire and Rescue - GIS Division for verification and subsequently approved to be utilized in the Summerlin West Master Plan area on June 24, 2024. Therefore, staff recommends approval of the requested street name change.

FINDINGS (24-0494-SNC1)

Staff has no objection to the requested street name change. The right-of-way is currently under construction. There are currently three addresses associated with the existing Amaya Canyon Drive road way alignment. There have been four building permits and one use permit for a storm water inspection in that have been issued for the existing addresses as the residential subdivision is currently under construction. All parcels with the residential

Staff Report Page Two

November 12, 2024 - Planning Commission Meeting

subdivision are under the same ownership, and no homes within the residential subdivision have been constructed. Staff recommends approval of the requested Street Name Change (24-0494-SNC1), subject to conditions.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, 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.
05/20/20	The City Council approved a request for a Major Modification (MOD-78461) of the approved Summerlin Master Development Plan to add the Summerlin AA (Active Adult), setback and wall/fence development standards to the Summerlin Development Standards Manual on the north side of Lake Mead Boulevard, 740 feet west of Reverence Parkway.
	The City Council approved a request for a Development Plan Review (MDR-78464) for Summerlin Village 27 on 571.67 acres on the north side of Lake Mead Boulevard alignment, 740 feet west of Reverence Parkway.
12/09/20	The Department of Community Development administratively approved Minor Modification (20-0319-MOD1) to remove Parcel "N" from the Summerlin West Village 27 Development Plan on 551.17 acres on the north side of Lake Mead Boulevard alignment, 740 feet west of Reverence Parkway.
01/12/21	The Planning Commission approved a request for a Tentative Map (20-0307-TMP1) for a 26-lot Parent Tentative Map for Summerlin West Village 27 on 551.17 acres on the north side of Lake Mead Boulevard alignment, 740 feet west of Reverence Parkway. Staff recommended approval of the request.

Staff Report Page Three

November 12, 2024 - Planning Commission Meeting

<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
10/01/21	The Department of Community Development processed a request for a Final Map Technical Review (100166-FMP) for a one-lot subdivision on 551.17 acres on the north side of Lake Mead Boulevard alignment, 740 feet west of Reverence Parkway. The map was recorded on 12/08/22.
01/29/22	The Department of Community Development - Planning Division approved a request for a Temporary Sign Permit (100032-TSP) for a construction sign for the #4125 Zone North Reservoir located at 13750 Amaya Canyon Drive.
07/20/22	The City Council approved a request for a Major Modification (22-0251-MOD1) for modifications to the Summerlin West Village 27 development plan on 551.17 acres on the north side of Lake Mead Boulevard alignment, 740 feet west of Reverence Parkway.
	The City Council approved a request for a Tentative Map (22-0251-TMP1) for a 25-lot Parent Tentative Map for Summerlin West Village 27 on 551.17 acres on the north side of Lake Mead Boulevard alignment, 740 feet west of Reverence Parkway.
01/10/23	The Planning Commission approved a request for a Tentative Map (22-0560-TMP1) for an 81-lot Single-Family Residential Subdivision on 78.08 acres on the north side of the Lake Mead Boulevard alignment, 740 feet west of Reverence Parkway (Portion of Book 169 Page 038).
05/02/23	The Department of Community Development processed a request for a Final Map Technical Review (100320-FMP) for a Final Map Technical Review request for 44-lot Single-Family Residential Subdivision on 78.08 acres on the north side of the Lake Mead Boulevard alignment, 740 feet west of Reverence Parkway.
06/13/23	The City Council approved a request for a Major Modification (23-0176-MOD1) for modifications to the Summerlin West Village 27 development plan on 564.01 acres on the north side of Lake Mead Boulevard alignment, 740 feet west of Reverence Parkway.
	The City Council approved a request for a Tentative Map (23-0176-TMP1) for a 27-lot Parent Tentative Map for Summerlin West Village 27 on 564.01 acres on the north side of Lake Mead Boulevard alignment, 740 feet west of Reverence Parkway.
06/14/23	The City Referral Group approved a request for a Summerlin Site Development Plan Review (23-0236-CRG1) for a proposed Village 27 Main Guardhouse building on a portion of 9.44 acres on the south side of Twilight Run Drive, approximately 1,900 feet west of the intersection at Park Drift Trail.

Staff Report Page Four

November 12, 2024 - Planning Commission Meeting

<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
10/15/23	The Department of Community Development administratively approved Minor Summerlin Deviation (23-0463-SCD1) to allow a 15-foot tall perimeter rockery retaining wall where 12 feet is the maximum allowed on 76.72 acres for property located on the north side of Twilight Run Drive at the intersection of Amaya Canyon Drive.
12/07/23	The Department of Community Development processed a request for a Parcel Map Technical Review (100166-FMP) for a four-lot parcel map (4125 Reservoir Parcel Map) on 2591.39 acres west of Skye Hills Drive and Far Hills Avenue.
09/10/24	The Planning Commission is scheduled to hear Variances (24-0355-VAR1 to VAR44) to allow Summerlin West Village 27 - Parcel M (Phase I) Custom Addressing on a portion of 78.08 acres on the northwest corner of Twilight Run Drive and Amaya Canyon Drive. The item has been abeyed and will be re-heard by the Planning Commission on October 08, 2024.

<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>	
10/05/21	A building permit (#C21-03716) was issued to install a perimeter wall and to clear, grub, excavate and grade site for the #4125 Zone North Reservoir at 13750 Amaya Canyon Drive. The permit was finalized on 01/19/24.
01/06/22	A use permit (#SWI-21100) was issued for a storm water inspection for the #4125 Zone North Reservoir at 13750 Amaya Canyon Drive. The permit was finalized on 10/11/23.
01/26/23	A building permit (#C23-00297) was processed to install a perimeter wall and fence for the #4125 Zone North Reservoir at 13750 Amaya Canyon Drive. The permit has not been issued.
02/08/23	A building permit (#C20-04678) was issued to install a masonry wall with entry gate for the #4125 Zone North Reservoir at 13750 Amaya Canyon Drive. The permit was finalized on 09/04/24.
06/03/24	A building permit (#C24-01508) was issued for proposed rock walls for Village 27 Parcel "M" at 12750 Amaya Canyon Drive. The permit has not been finalized.

Staff Report Page Five

November 12, 2024 - Planning Commission Meeting

Related Building Permits/Business Licenses	
07/01/24	A building permit (#L24-00376) was issued for Summerlin Village 27 Sewer Improvements for the #4505 Pump Station located in Parcel "M" Phase 2 at 12750 Amaya Canyon Drive. The permit has not been finalized.
07/29/24	A building permit (#C24-02325) was processed for proposed rock walls for Village 27 Parcel "M" at 12750 Amaya Canyon Drive. The permit has not been issued.

Pre-Application Meeting	
09/17/24	A pre-application meeting was held with the applicant to discuss submittal requirements for a street name change.

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

Field Check	
10/03/24	The site is undeveloped and contains desert vegetation.

Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Undeveloped	SF1 (Single Family Detached) Summerlin Special Land Use Designation	P-C (Planned Community)
North	Undeveloped	SF1 (Single Family Detached) Summerlin Special Land Use Designation	P-C (Planned Community)
		DC (Drainage Corridor) Summerlin Special Land Use Designation	P-C (Planned Community)
South	Undeveloped	COS (Community Open Space) Summerlin Special Land Use Designation	P-C (Planned Community)

Staff Report Page Six

November 12, 2024 - Planning Commission Meeting

<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>
East	Undeveloped	AA (Active Adult) Summerlin Special Land Use Designation	P-C (Planned Community)
West	Undeveloped	COS (Community Open Space) Summerlin Special Land Use Designation	P-C (Planned Community)

<i>Master and Neighborhood Plan Areas</i>	<i>Compliance</i>
Las Vegas 2050 Master Plan Area: Summerlin West	Y
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 (per Development Plan)	Y
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 Street Naming and Address Assignment Regulations, 2009 Edition, the following standards are applicable to the proposed street name change:

<i>Code Section</i>	<i>Requirements</i>	<i>Proposed</i>
IV.B.1	A primary street name shall be used only once and shall not be used in any other alignment. The same primary street name cannot be repeated with a different suffix, in the case where the street crosses jurisdictional boundaries.	The proposed street name adheres to this requirement and does not exist in another location.

Staff Report Page Seven

November 12, 2024 - Planning Commission Meeting

<i>Code Section</i>	<i>Requirements</i>	<i>Proposed</i>
IV.B.8	Street names are restricted to a maximum of 20 characters (includes street name, space, affix, and suffix).	The proposed street name adheres to this requirement. (18 characters and spaces have been used)
IV.C.7	When used, "Drive" shall represent a multi-directional curved street.	The proposed street name adheres to this requirement, as the subject street has multi-directional curved orientation.
V.B.1	A newly developed street shall assume the name of the street with which it aligns unless the street does not and cannot in the future connect to an existing street segment along the alignment.	The subject street does not and cannot in the future connect to an existing street segment along the same alignment.