



AGENDA MEMO - COMMUNITY DEVELOPMENT

PLANNING COMMISSION MEETING DATE: APRIL 8, 2025

DEPARTMENT: COMMUNITY DEVELOPMENT

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

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
25-0057-TMP1	Staff recommends APPROVAL, subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

N/A

NOTICES MAILED

N/A

PROTESTS

0

APPROVALS

0

**** CONDITIONS ****

25-0057-TMP1 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 Village 28A Development Plan Review (24-0298-MDR1) and Minor Modification (25-0029-MOD1).
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. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

6. Dedicate appropriate public street rights-of-way and construct public streets in accordance with Summerlin Development Improvement Standards.
7. 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. Grant minimum 20-foot wide Public Sewer Easements to be privately maintained for public sewers within Common Elements. All median Common Elements shall be granted as Public Sewer and Drainage Easements.
8. No walls, signs, lights, parking area, buildings or other structures, or permanent landscaping having a mature height of greater than 3 feet shall be placed anywhere in any Public Sewer Easement or in the vehicle ingress or egress pathways to such easements.

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9. All landscaping and private improvements installed with this project 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. Site Visibility Restriction Zones (SVRZs) must be calculated using American Association of State Highway and Transportation Officials (AASHTO) standards based on the posted speed limit. Landscaping and public on-street parking within calculated SVRZs will be limited by the City Traffic Engineer.
10. Prior to the release of a Final Map, the property owner must contact the Special Improvement District Section of the Department of Public Works (702-229-2136). The City shall prepare an apportionment report for the per lot assessment of all lots following recordation of the Final Map.
11. An update to the previously approved Traffic Impact Analysis (#76240) 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. At the intersection of Road "A" and Road "B", Road "A" shall accommodate separate left and right turn lanes. Additionally, Park Drift Trail shall be widened to accommodate a southbound left turn lane to a future roadway in Village 28B.
12. An update to the previously approved Master Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to submittal of any construction drawings or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage study update.
13. As per Unified Development Code (UDC) 19.16.060.G, all requirements must be complied with or such future compliance must be guaranteed by an approved performance security method in accordance with UDC sections 19.02.130.

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14. 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.

Fire & Rescue

15. 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.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This request is for review of a Parent Tentative Map for Summerlin West Village 28A, a 25-parcel master planned community on 414.47 acres on the northwest and southwest corner of Alta Drive and Crossbridge Drive. The subdivision will be made up of 13 developer pods (Parcels "A to M") that may be further mapped individually or in groups in the future and 12 parcels designated as Community Open Space.

ISSUES

- On September 18, 2024 the City Council approved the Development Plan Review (24-0298-MDR1) for Summerlin West Village 28A.
- On February 24, 2025 the Department of Community Development - Planning Division administratively approved Minor Modification (25-0029-MOD1) for modification of the approved Development Plan (24-0298-MDR1) for Summerlin Village 28A to amend various land use designations and village road configuration.
- Perimeter village walls and fences will be constructed according to the specifications of the Master Developer's Residential Design Criteria and shall conform to the requirements of the Summerlin Development Standards.

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 January 20th, 2025 prior to submittal to the City for review.

The approved Development Plan for Village 28A proposes a maximum of 2,909 units based on density caps for various land use designations as required by the Summerlin Development Standards. Based on 2,909 units, the mapped area would maintain a maximum density of 7.02 dwelling units per acre, including community open space use areas. The actual density at full buildout is anticipated to be less than this figure. The village will contain two major open space corridors on the north and south perimeter of the site that preserves the natural arroyos running west to east across the site.

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The area will be defined by neighborhood arterial and residential collector streets and the perimeter streets of Park Drift Trail and Crossbridge Drive. Individual entry access points to the pod subdivisions are conceptually indicated on this map but will be further detailed through future mapping actions.

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 submitted site cross sections for this site depicts maximum natural grades greater than two percent across this site. Per the Summerlin West Development Standards, individual retaining walls are limited to a maximum of 10 feet with the space between walls being governed by the height of each retaining wall. Per the detail sheet, no retaining walls are shown. 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. Sections are provided for the perimeter and neighborhood arterial streets, which meet the specifications of the Master Developer.

A Development Impact Notice and Assessment (DINA) is not required for this submittal, as a DINA was submitted through the previous Summerlin West General Development Plan Review and is not required for property guided by Development Agreements prior to June 8, 1999.

FINDINGS (25-0057-TMP1)

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. The map will be subject to conformance with the Summerlin Village 28A Development Plan (24-0298-MDR1) and approved Minor Modification (25-0029-MOD1) as approved.

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.

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<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
01/27/97	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.
05/05/04	The City Council approved a request for a Summerlin Development Plan Review (MDR-3867) for Summerlin Village 24 on 502.2 acres adjacent to the west side of Sky Vista Drive, between Alta Drive and Charleston Boulevard
06/19/14	The Department of Community Development - Planning Division administratively approved 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.
01/07/15	The Department of Community Development - Planning Division administratively approved 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.
09/15/04	The City Council approved a revised Summerlin Development Standards document (DIR-3934), which is still in effect.
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 two-year review (DIR-73621) of the Development Agreement for Summerlin West. Staff recommended approval of the request.

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<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
08/21/19	The City Council approved a request for a Major Modification (MOD-76535) of the approved Summerlin Village 24 Master Development Plan to change the Summerlin land use designation from SF2 (Single Family Detached - 6 Units per Acre) to SFSD (Single Family Special Lot Development - 18 Units per Acre) on 103.82 acres on the south side of Crossbridge Drive, approximately 2,700 feet south of Suncreek Drive. The Planning Commission and staff recommended approval.
03/05/20	A Parcel Map (PMP-78534) was submitted for a four-lot parcel map (Villages 27, 29, 30A) on 3,642 acres west of Sky Vista Drive and Far Hills Avenue. The map was recorded on 06/25/20.
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.
03/17/21	The City Council approved a request for a Major Modification (20-0378-MOD1) of the approved Summerlin Development Standards to modify the general residential setback standards. The Planning Commission and staff recommended approval.
06/16/21	The City Council approved a request for a Development Plan Review (21-0167-MDR1) for Summerlin West Village 29 on 324.39 acres on the southwest corner of Sandstone Rise Drive and Sky Vista Drive. The Planning Commission and staff recommended approval.
12/07/23	The Department of Community Development - Planning Division processed a request for a Parcel Map Technical Review (100391-PMP) for a four-lot parcel map on 2591.39 acres west of Skye Hills Drive and Far Hills Avenue. The map was recorded on 04/08/24 (Book 130, Page 050).
12/20/23	The City Council approved a request for Director's Business (23-0481-DIR1) for the possible action on a Required Review of a 24-month development report as required by Section 11.01 of the Summerlin West Development Agreement, generally located west of the I-215 Beltway and north of Charleston Boulevard.
09/18/24	The City Council approved a request for a Development Plan Review (24-0298-MDR1) for Summerlin West Village 28A on 414.27 acres on the northwest and southwest corner of Alta Drive and Crossbridge Drive. The Planning Commission and staff recommended approval.
02/24/25	The Department of Community Development - Planning Division approved a request for a Minor Modification (25-0029-MOD1) for modification of the approved Development Plan (24-0298-MDR1) for Summerlin Village 28A to amend various land use designations and village road configuration on 414.89 acres at the northwest and southwest corner of Alta Drive and Crossbridge Drive.

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<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 Building Permits or Business Licenses associated with the subject site.

<i>Pre-Application Meeting</i>
02/03/25 A pre-application meeting was held to discuss submittal requirements for a Tentative Map application.

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

<i>Field Check</i>
02/20/25 The site is undeveloped with desert vegetation.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	414.47

<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>
Subject Property	Undeveloped	Multiple	P-C (Planned Community)
North	Undeveloped	Multiple	P-C (Planned Community)
South	Undeveloped	Multiple	P-C (Planned Community)
East	Undeveloped	Multiple	P-C (Planned Community)
West	Undeveloped	Multiple	P-C (Planned Community)

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<i>Master and Neighborhood Plan Areas</i>	<i>Compliance</i>
Las Vegas 2050 Master Plan Area: Summerlin West	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

DETAILS OF DEVELOPMENT PLAN:

Summerlin West Village 28A - Development Plan				
Development Parcel	Land Use Designation	Max. Density (unit/acre)	Gross Area (acres)	Max. Residential Units*
A	SF2	6.00	34.35	206
B	SF3	10.00	38.22	382
C	SF2	6.00	40.42	242
D	SF2	6.00	26.04	156
E	SFSD	18.00	13.96	251
F	SF3	10.00	23.64	236
G	SF3	10.00	31.22	312
H	SF3	10.00	18.08	180
I	SF3	10.00	20.70	207
J	SF3	10.00	23.65	236
K	SF2	6.00	30.06	180
L	SF2	6.00	28.24	169
M	SF2	6.00	25.31	151
COS-1	COS	-	6.49	-
COS-2	COS	-	2.02	-
COS-3	COS	-	14.51	-
COS-4	COS	-	4.30	-
COS-5	COS	-	3.20	-
COS-6	COS	-	1.70	-
COS-7	COS	-	3.47	-
COS-8	COS	-	2.49	-
COS-9	COS	-	7.56	-
COS-10	COS	-	2.10	-
COS-11	COS	-	5.09	-
NP-1	COS	-	7.65	-
SUB-TOTALS			414.47	2,909