



AGENDA MEMO - COMMUNITY DEVELOPMENT

PLANNING COMMISSION MEETING DATE: AUGUST 13, 2024

DEPARTMENT: COMMUNITY DEVELOPMENT

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

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
24-0298-MDR1	Staff recommends APPROVAL, subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 2

NOTICES MAILED 380

PROTESTS N/A

APPROVALS N/A

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**** CONDITIONS ****

24-0298-MDR1 CONDITIONS

Planning

1. Conformance with the Summerlin Village 28A Development Plan Date stamped 07/09/24, except where amended by conditions herein.
2. All development shall be in conformance with Summerlin Development Standards and this Development Plan.
3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Public Works

4. Prior to or concurrent with development of each parcel/village, appropriate right of way dedications, street improvements, drainage plan/study submittals, drainage improvements, sanitary sewer collection system extensions and traffic impact analyses including traffic mitigation plans along with signal participation schedules and pedestrian circulation plans may be required by the Department of Public Works. Provide appropriate easements for all public facilities (sewer, drainage, sidewalk, traffic signal, street lighting, etc.) as required by the Department of Public Works. Comply with such requirements when imposed and/or when compliance is indicated.
5. When submitting civil plans and mapping for parcel lots, each parcel is subjected to the target lot density per the latest approved Summerlin West Wastewater Masterplan. Any changes to the approved Wastewater Master Plan and approved Equivalent Residential Units (ERUs) will warrant a Sewer Master Study Update or technical memorandum. Prior to the submittal of any construction drawings, coordinate the size and location of all proposed sewers with the Sanitary Sewer Section of the Department of Public Works.
6. Development of this site shall substantially conform to Summerlin Improvement Standards. Approval of deviations to the Summerlin Improvement Standards may be approved through the approval of a Master Tentative Map. Street lighting shall be per the approved lighting study. Public parking shall meet the approval of the City Traffic Engineer.
7. Bonds for improvements related to this site are required prior to the recordation of each Final Map for this site.

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8. 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.
9. Prior to the release of a Final Map for recordation on this site, the property owner must contact the Special Improvement District Section of the Department of Public Works (702-229 2136) and sign a notarized affidavit acknowledging and agreeing to a per lot assessment of all lots that will be created through a Final Map for this site. The City shall prepare an apportionment report following recordation of the Final Map and this apportionment report must be signed by the property owner prior to the release of any building permits for this site.
10. 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.
11. A Village Master Traffic Impact Analysis must be 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 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.
12. A Village 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, or the recordation of Final Maps, whichever may occur first. Provide and improve all drainage ways recommended in the approved drainage study update. All Public Drainage Easements shown on the approved Master Drainage Study must be granted on the Final Map(s) for this site. Any inconsistencies with construction drawings or Parcel related Tentative Maps may require an update the approved Master Drainage Study.

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13. The approval of all Public Works related improvements shown on this Master Development Review 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 Summerlin and/or 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. We reserve the right to impose additional conditions of approval for each individual development site when such plans are known. We anticipate the need for additional conditions concurrent with approval of the Master Tentative Map(s) and/or Village Map(s) for this site.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

As required by the Summerlin Development Standards, a Development Plan Review (24-0298-MDR1) is proposed to establish land uses and densities related to a large parcel of land within Summerlin West (Summerlin Village 28A), generally located on the northwest and southwest corner of Alta Drive and Crossbridge Drive.

ISSUES

- Summerlin Development Standards Section V requires City Council approval of a plan for development of each village identifying the location and size of interior development parcels, uses and density ranges, community facilities and other amenities that will direct future development of the village.
- The Master Developer reviewed and approved the submitted Development Plan on June 06, 2024.

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	30.32	181
B	SF2	6.00	36.57	219
C	SF2	6.00	27.64	165
D	VC	-	13.24	-
E	NF/SF3	10.00	9.62	96
F	SF3	10.00	20.54	205
G	SF3	10.00	17.09	170
H	SFSD	18.00	12.99	233
I	NF\SF3	10.00	25.91	259
J	SF2	6.00	20.48	122
K	SF3	10.00	12.99	129
L	SF3	10.00	15.47	154
M	SF2	6.00	28.95	173
N	SF2	6.00	26.85	161
O	SF2	6.00	23.44	140
P	SF2	6.00	29.12	174
COS-1	COS	-	6.49	-
COS-2	COS	-	2.06	-

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Development Parcel	Land Use Designation	Max. Density (unit/acre)	Gross Area (acres)	Max. Residential Units*
COS-3	COS	-	14.52	-
COS-4	COS	-	4.30	-
COS-5	COS	-	2.81	-
COS-6	COS	-	1.39	-
COS-7	COS	-	1.31	-
COS-8	COS	-	3.47	-
COS-9	COS	-	2.47	-
COS-10	COS	-	7.50	-
COS-11	COS	-	5.16	-
COS-12	COS	-	2.13	-
COS-13	COS	-	3.14	-
NP-1	COS	-	6.30	-
SUB-TOTALS			414.27	2,581

ANALYSIS

The designation of this site as Village 28 was reestablished by the General Development Plan (MDR-72841) for the undeveloped portions of Summerlin West on 05/16/18. A Parcel Map (100391-PMP) was recorded on 04/08/24 that defines the legal boundary of Village 28A. Village 24A and 24 are located to the east, future Village 28 is located to the south, future Village 32 is located to the west and Village 29 is located to the north of the subject village.

Per Section V of the Summerlin Development Standards, a Development Plan is required for each village which identifies general location and size of development parcels, establishes uses and density ranges for each parcel, locates community facilities, amenities and open space, establishes major pedestrian pathways and classifies roadways in the vehicular circulation system. The development plan includes the following:

1. A narrative that briefly describes the project, restates previous actions on the property, provides information about all planned phases of the village, and provides information regarding amenities, services and open space not indicated on the land use plan; and
2. A land use plan showing all development parcels in the village, along with their respective land uses, densities and acreages; and pedestrian and vehicular circulation systems.

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The Master Developer has submitted the above materials and provided staff with a letter of approval from the Summerlin Design Review Committee. Development standards for this village are determined by the Summerlin Development Standards through the authority of the Summerlin West Development Agreement. Development of streets and other offsite improvements are subject to the Summerlin Improvement Standards. Deviations to such standards may be submitted for review by the city as part of the village parent tentative map, which will establish the individual developer parcels within the village. No deviations are proposed at this time.

Up to 2,581 residential dwelling units are proposed within three main residential dwelling categories: Single Family Detached (SF2 and SF3) and Single Family Special Lot Development (SFSD). One hundred percent of allowable units per the Master Developer's maximum density criteria are classified as single or multi-family. The maximum number of units allowed within Summerlin West per the development agreement is 30,000. About one-third of these units have already been built or proposed.

Of the commercial land use categories described by the Summerlin Development Standards only the Village Commercial (VC) and Neighborhood Focus (NF) is represented within Village 28A. The VC category allows a mix of land uses including multi-family residential uses and commercial, cultural, recreational and meeting facilities that provide most of the daily and weekly support services and activities for a village or combination of villages. A Village Center may include a grocery store, a drugstore and the supporting commercial uses (retail, service and convenience) residents require on a regular basis. Village Centers may also include recreational facilities and business and professional offices. The NF category allows commercial facilities designed for use primarily by neighborhood residents such as convenience retail stores and offices, and can include day care centers, elementary schools, houses of worship, playgrounds, playing fields and other recreational facilities such as clubhouses.

The development plan is appropriately notated for the type of residential units planned for each parcel. Village 28A is centrally located within the planned Summerlin West area; as such, it is intended to provide primarily additional single family residential uses for the larger community. A trail system, sidewalks and bike lanes will link the residential neighborhoods throughout the village to adjacent villages.

The village will contain a network of major streets connecting the parcels within the village to the surrounding villages. The primary east-west vehicular connector to Village 29 is Alta Drive, which continues on a westward alignment that shifts the northwest and connects to future Village 32. The primary north-south vehicular connector to Village 29 is Grand Park Boulevard and Park Drift Trail, which connects to Village 29 to the north. The development plan indicates an unnamed road, "A and D" located west of Grand Park Boulevard on the Alta Drive alignment that will connect to future Village 28B to the south.

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All of the major connector streets feature a sidewalks or multi-modal trails with bike lanes throughout Village 28A. Public Works will evaluate the street sections and placement of major streets during review of the tentative map, which will be submitted at a later date. Some street types may require deviations from the Summerlin Improvement Standards in order to satisfy the needs of the Master Developer to accommodate the residents of the village.

A Development Notice and Impact Assessment (DINA) is not required to accompany this request, 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 would require a DINA for such projects.

FINDINGS – DEVELOPMENT PLAN REVIEW (24-0298-MDR1)

The proposed Development Plan meets the criteria required by the Summerlin Development Standards and has been approved by the Master Developer. The concentration of residential densities will be harmonious and provide continuity with the surrounding villages. A traffic study will be required to assess the impact of vehicular traffic in this area. Staff therefore recommends approval, subject to conditions.

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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.
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.

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<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
	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.
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 Suncrest 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.

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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>	
06/04/24	A pre-application meeting was held with the applicant to discuss submittal requirements for a Summerlin Development Plan Review. No major issues were discussed.

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

<i>Field Check</i>	
06/27/24	During a routine site inspection staff observed an undeveloped site with natural desert vegetation.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	414.27

<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 or N
<i>Special Area and Overlay Districts</i>	<i>Compliance</i>
P-C (Planned Community) District	Y or N
<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 Summerlin Development Standards the following standards apply:

<i>(SF2) Single Family Detached</i>	<i>Required/Allowed</i>
Min. Lot Size	N/A
Min. Lot Width	N/A
Max. Density	6 du/gross acre
Min. Setbacks <ul style="list-style-type: none"> • Front • Side • Corner • Rear 	18 Feet* 5 Feet N/A 15 Feet
Max. Lot Coverage	N/A
Max. Building Height	38 Feet

*The front yard building setback, exclusive of the garage, may be 10 feet, and may be reduced to 6 feet from the back of sidewalk if the sidewalk is detached from the curb by at least 4 feet. Side entry garages may have a 10-foot front yard setback, and may be reduced to 6 feet from the back of sidewalk if the sidewalk is detached from the curb by at least 4 feet.

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<i>(SF3) Single Family Detached</i>	<i>Required/Allowed</i>
Min. Lot Size	N/A
Min. Lot Width	N/A
Max. Density	10 du/gross acre
Min. Setbacks <ul style="list-style-type: none"> • Front • Side • Corner • Rear 	18 Feet* 5 Feet 15 Feet 15 Feet
Max. Lot Coverage	N/A
Max. Building Height	45 Feet

*The front yard building setback, exclusive of the garage, may be 10 feet, and may be reduced to 6 feet from the back of sidewalk if the sidewalk is detached from the curb by at least 4 feet. Side entry garages may have a 10-foot front yard setback, and may be reduced to 6 feet from the back of sidewalk if the sidewalk is detached from the curb by at least 4 feet.

<i>(SFSD) Single Family Special Lot Development</i>	<i>Required/Allowed</i>
Min. Lot Size	N/A
Min. Lot Width	N/A
Max. Density	18 du/gross acre
Min. Setbacks	Refer to Special Lot Development Standards
Max. Lot Coverage	N/A
Max. Building Height	45 Feet