



AGENDA MEMO - COMMUNITY DEVELOPMENT

PLANNING COMMISSION MEETING DATE: MARCH 11, 2025
DEPARTMENT: COMMUNITY DEVELOPMENT
ITEM DESCRIPTION: APPLICANT/OWNER: THE HOWARD HUGHES COMPANY, LLC

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
25-0020-TMP1	Staff recommends APPROVAL, subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

NOTICES MAILED N/A

PROTESTS 0

APPROVALS 0

**** CONDITIONS ****

25-0020-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 29 Development Plan (21-0167-MDR1) and Minor Modification (24-0295-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. No walls, signs, lights, parking area, buildings or other structures, or permanent landscaping having a mature height of greater than three feet shall be placed anywhere in any Public Sewer Easement or in the vehicle ingress or egress pathways to such easements.
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.

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9. 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.
10. An update to the previously approved Master Traffic Impact Analysis 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. Traffic Impact Analysis 76120-8 may serve to satisfy this condition.
11. 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 or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways 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.
12. 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.
13. 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.

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Fire & Rescue

14. 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 is a request for review of a Parent Tentative Map for Summerlin Village 29 - Unit III comprised of four developer parcels on 85.83 acres located approximately 1,320 feet south of the intersection of Spring Run Drive and Grand Park Boulevard.

ISSUES

- The Master Developer reviewed and approved the submitted Tentative Map on December 11th, 2024.
- The four developer parcels may be further mapped individually or in groups in the future.

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 December 11, 2024 prior to submittal to the City for review.

On June 16, 2021 the City Council approved the General Development Plan (21-0167-MDR1) for Summerlin Village 29. On May 10, 2022 the Planning Commission approved a Tentative Map (22-0138-TMP1) for a 22-lot parent tentative map for Summerlin West Village 29 at the subject site. A Parcel Map (100391-PMP) recorded on April 8, 2024 included a portion of the subject site, which prevents any further subdividing without an associated Tentative Map. Therefore, this requested Tentative Map would allow the developer parcels designated L, M, N and O to be further mapped individually or in groups in the future.

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. 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.

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FINDINGS (25-0020-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 29 Development Plan 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.
	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.
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.
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.
02/24/22	A Final Map (100203-FMP) was submitted for a five-lot pod (Village 29 - Unit 1) on 90.21 acres on the west side of Sky Vista Drive, approximately 1,380 feet south of Redpoint Drive. The map was recorded on 09/26/22.
04/18/22	A Final Map (100218-FMP) was submitted for seven subdivision lots (Village 29 - Unit 2) on 137.23 acres on the west side of Sky Vista Drive, approximately 1,380 feet south of Redpoint Drive. The map was recorded on 10/24/22.
05/10/22	The Planning Commission approved a Tentative Map (22-0138-TMP1) for a 22-lot parent tentative map for Summerlin West Village 29 on 324.39 acres on the southwest corner of Sandstone Rise Drive and Sky Vista Drive.

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Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.	
12/07/23	A Parcel Map (100391-PMP) was submitted for a four-lot parcel map on 2591.39 acres west of Skye Hill Drive and Far Hills Avenue. The map was recorded on 04/08/24.
07/22/24	The Department of Community Development - Planning Division approved a Minor Modification (24-0295-MOD1) of the approved Summerlin Village 29 Development Plan (21-0167-MDR1) to amend the acreage of parcels M, N, and O on a portion of 95.43 acres generally located 1,320 feet south of the intersection of Spring Run Drive and Grand Park Drive.
11/19/24	A Final Map (100466-FMP) was processed for Summerlin Village 29 Unit 3. The map has not been recorded.

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

Related Building Permits/Business Licenses	
There are no related building permits/business licenses.	

Pre-Application Meeting	
01/09/25	A pre-application meeting was held with the applicant.

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

Field Check	
01/27/25	The site is undeveloped with desert vegetation.

Details of Application Request	
Site Area	
Gross Acres	85.83

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Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Undeveloped	SF2 (Single Family Detached - 6 Units per Acre)	P-C (Planned Community)
North	Undeveloped	SF2 (Single Family Detached - 6 Units per Acre)	P-C (Planned Community)
South	Undeveloped	SF2 (Single Family Detached - 6 Units per Acre)	P-C (Planned Community)
East	Undeveloped	SF2 (Single Family Detached - 6 Units per Acre)	P-C (Planned Community)
West	Undeveloped	SF2 (Single Family Detached - 6 Units per Acre)	P-C (Planned Community)

Master and Neighborhood Plan Areas	Compliance
Las Vegas 2050 Master Plan Area: Summerlin West	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

DETAILS OF TENTATIVE MAP

Parcels	Land Use Designation	Max Density (unit/acre)	Acres (Gross)	Max. Residential Units
L	SF2	6.00	21.88	131
M	SF2	6.00	23.60	141
N	SF2	6.00	26.76	160
O	SF2	6.00	13.59	81
Totals			85.83	513