

**AGENDA MEMO - PLANNING**

CITY COUNCIL MEETING DATE: JULY 20, 2022

DEPARTMENT: PLANNING

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

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

<b>CASE NUMBER</b>	<b>RECOMMENDATION</b>	<b>REQUIRED FOR APPROVAL</b>
<b>22-0251-MOD1</b>	Staff recommends APPROVAL, subject to conditions:	
<b>22-0251-TMP1</b>	Staff recommends APPROVAL, subject to conditions:	22-0251-MDR1

**\*\* NOTIFICATION \*\*****NEIGHBORHOOD ASSOCIATIONS NOTIFIED** 5**NOTICES MAILED** 605 (by City Clerk)**PROTESTS** 0**APPROVALS** 0

**\*\* CONDITIONS \*\***

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**22-0251-MOD1 CONDITIONS**

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**Planning**

1. Conformance to the Summerlin Village 27 Development Agreement (DA-0002-93), Development Plan Review (MDR-78464) and Minor Modification (20-0319-MOD1), except where amended herein.
2. Conformance with the Summerlin Village 27 Development Plan, date stamped 05/19/22.
3. All development shall be in conformance with the Summerlin Development Standards and this Development Plan.
4. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

**Public Works**

5. 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 22-0251-TMP1. Street lighting shall be per the approved lighting study. Public parking shall meet the approval of the City Traffic Engineer.
6. On street public parking as shown on the approved Tentative Map is not approved at this time and is subject to the design approval of construction drawings for each individual street. A master parking plan and a master streetlight plan for this Village shall be submitted to and approved by the City Traffic Engineer prior to additional submittals for new roadways within Summerlin Village 27.
7. All landscaping within public rights of way or common areas shall be maintained by the Master Developer or his designee. A License Agreement shall be obtained prior to installation of any private improvements or landscaping within public rights of way. All installed landscaping, whether in public rights-of-way or within common area properties, shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and all adjacent, abutting street intersections.

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## 22-0251-TMP1 CONDITIONS

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### 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. Approval of Major Modification (22-0251-MOD1) shall be required, if approved.
3. Street names must be provided in accordance with the City's Street Naming Regulations.
4. 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.
5. In conjunction with creation, declaration and recordation of the subject common-interest community, and prior to recordation of the Covenants, Codes and Restrictions ("CC&R"), or conveyance of any unit within the community, the Developer is required to record a Declaration of Private Maintenance Requirements ("DPMR") as a covenant on all associated properties, and on behalf of all current and future property owners. The DPMR is to include a listing of all privately owned and/or maintained infrastructure improvements, along with assignment of maintenance responsibility for each to the common interest community or the respective individual property owners, and is to provide a brief description of the required level of maintenance for privately maintained components. The DPMR must be reviewed and approved by the City of Las Vegas Department of Field Operations prior to recordation, and must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. Also, the CC&R are to include a statement of obligation of compliance with the DPMR. Following recordation, the Developer is to submit copies of the recorded DPMR and CC&R documents to the City of Las Vegas Department of Field Operations.
6. All development is subject to the conditions of City Departments and State Subdivision Statutes.

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**Public Works**

7. Dedicate appropriate public street rights-of-way and construct public and private streets in accordance with Summerlin Development Improvement Standards.
8. Grant a Traffic Signal Easement over Private Street "A" where publicly maintained traffic related infrastructure is required for the proposed Traffic Signal at Lake Mead Boulevard and Park Drift Trail.
9. 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.
10. An update to Summerlin West Wastewater Master Plan to address proposed changes in the new routing of sewer running through Parcels M and E to Park Drift Trail must be submitted to and approved by the Sanitary Sewer Planning Section of the Department of Public Works prior to the recordation of a Final Map for this site. Any changes to the approved Wastewater Master Plan and approved Equivalent Residential Units (ERUs) will warrant a Sewer Master Study Update or technical memorandum.
11. Bonds for monuments associated with this map may be required prior to the recordation of a Final Map for this site.
12. 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.
13. 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.
14. 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.

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15. 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.
16. 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.
17. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Cross Sections provided may be used in construction provided that their uses in roadway designs are acceptable to the Department of Public Works. 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. Substandard roadway radii shown on this Tentative Map is approved, however appropriate mitigation will be required as part of civil design review 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. Roadway locations and parcel entries are schematic and final studies and geometric design of Parcel entry points must be approved through the development review of each parcel.

**\*\* STAFF REPORT \*\***

**PROJECT DESCRIPTION**

The applicant is requesting a Major Modification to the approved Master Development Plan for Village 27 in Summerlin West, generally located on the north side of Lake Mead Boulevard alignment, 740 feet west of Reverence Parkway. In addition, the applicant has requested an associated Parent Tentative Map (22-0251-TMP1), a 25-parcel Master Planned Community.

**ISSUES**

- The previously approved Development Plan Review (MDR-78464) for Summerlin Village 27 may be reviewed for land use amendments and parcel reconfiguration through a Major Modification.
- The Master Developer reviewed and approved the submitted Development Plan and Tentative Map on 04/27/22.

**ANALYSIS**

The designation of this site as Village 27 was reestablished by the General Development Plan (MDR-72841) for the undeveloped portions of Summerlin West on 05/16/18. A Parcel Map (PMP-78534) was recorded on 06/24/20 that defines the legal boundary of Village 27. On 05/20/20 the City Council approved a request for a Development Plan Review (MDR-78464) for Summerlin Village 27 on the subject site. Village 22 and 25 are located to the east, future Village 30A is located to the south, and future Village 31 is located to the west of the subject village.

Master Development Plan requirements are determined by the Summerlin Development Standards as authorized by the Summerlin West Development Agreement. The Master Developer is requesting the following modifications to the approved development plan for Summerlin West Village 27:

- Change the land use, acreage and overall shape of parcel "F" so that it is designated SF3 (Single Family Detached) and NF (Neighborhood Focus).
- Create a new public road on the north and west sides of parcel "F."
- Disconnect the Village 30A road way alignment, Mountain Run Drive from Lake Mead Boulevard.
- Identify previously approved common elements "E & G" to parcel "N."
- Adjust the boundaries of parcel "D," "E" and "M" to reflect the current parcel design.

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The applicant has indicated in the submitted justification letter, that parcel “F” is planned to be an elementary school site. The Clark County School District is projecting the need for an elementary school in the area and is agreeable to this location. The addition of the proposed new public road on the north and west sides of the elementary school site will improve the traffic circulation around the school site. Also, Mountain Run Drive is no longer planned to intersect Lake Mead Boulevard, because the connection between these two roads does not provide a benefit to the traffic in the area. Therefore, Mountain Run Drive has been shortened and Lake Mead Boulevard will continue west uninterrupted until the Street Y intersection.

In addition, previously approved common elements “E & G” located on the south of street “A” roadway alignment have been renamed to parcel “N” and assigned the NF (Neighborhood Focus) land use designation. 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 applicant has indicated that the Lake Mead Boulevard roadway alignment will turn into a private street “A,” west of the Park Drift Trail intersection. Parcel “N” will be utilized as a guard gate for the private estates to the west. The parcel will also be used as a sales office and for community related activities. Also, the boundaries of parcel “D,” “E” and “M” have been adjusted during the planning process, adjustments have been made due to drainage design, topography and neighborhood planning.

In addition, the applicant has requested an application for a new 25-lot parent Tentative Map (22-0251-TMP1) for Village 27. The village will be made up of 13 developer pods that may be further mapped individually or in groups in the future and 12 parcels designated as Community Open Space and Drainage Corridors. 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. 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.

The Department of Planning staff has determined that since the basic relationship of land uses remains similar and the goals and objectives of the Summerlin Master Development Plan are maintained, staff recommends approval of the requested Major Modification and Tentative Map with conditions.

**FINDINGS – MAJOR MODIFICATION (22-0251-MOD1)**

The proposed Development Plan meets the criteria required by the Summerlin Development Standards and has been approved by the Master Developer. The concentration of commercial uses and 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.

**FINDINGS (22-0251-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 27 Development Plan as amended by Major Modification (22-0251-MOD1) as approved.



## BACKGROUND INFORMATION

<b><i>Related Relevant City Actions by Planning, Fire, Bldg., etc.</i></b>	
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.
09/15/04	The City Council approved a revised Summerlin Development Standards document (DIR-3934), which is still in effect.
02/06/18	A four-lot Parcel Map (PMP-72276) on 5,055.08 acres generally located at the southwest corner of Lake Mead Boulevard and Clark County 215 was recorded.
05/01/18	A four-lot Parcel Map (PMP-72289) on 5,053.24 acres generally located at the southwest corner of Lake Mead Boulevard and Clark County 215 was recorded. The proposed Village 22 area is shown as Lot 2.
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.
05/16/18	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.
05/16/18	The City Council approved a Development Plan Review (MDR-72778) 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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<b><i>Related Relevant City Actions by Planning, Fire, Bldg., etc.</i></b>	
06/21/22	<p>The Planning Commission (6-0 vote) recommends APPROVAL on the following Land Use Entitlement project requests on 551.17 acres on the north side of Lake Mead Boulevard alignment, 740 feet west of Reverence Parkway (APNs 137-15-401-003, 137-22-101-005 and 137-21-501-001), P-C (Planned Community) Zone, Ward 2 (Seaman)</p> <ul style="list-style-type: none"> <li>• <b>22-0251-MOD1</b> - MAJOR MODIFICATION - FOR MODIFICATIONS TO THE SUMMERLIN WEST VILLAGE 27 DEVELOPMENT PLAN</li> <li>• <b>22-0251-TMP1</b> - TENTATIVE MAP - SUMMERLIN WEST VILLAGE 27 - FOR A 25-LOT PARENT TENTATIVE MAP FOR SUMMERLIN WEST VILLAGE 27</li> </ul>

<b><i>Related Relevant City Actions by Planning, Fire, Bldg., etc.</i></b>	
10/17/18	The City Council approved a request for a Development Plan Review (MDR-73901) for Summerlin Village 22 on 446.69 acres at the southwest corner of Lake Mead Boulevard and Clark County 215. The Planning Commission and staff recommended approval of the request.
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 06/24/20.
05/20/20	<p>The City Council approved a request for a 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. The Planning Commission and Staff recommended approval of the request.</p> <p>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. The Planning Commission and Staff recommended approval of the request.</p>
12/09/20	The Department of Planning approved a request for a 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.

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

<b><i>Related Building Permits/Business Licenses</i></b>
There are no Building Permits or Business Licenses associated with the subject site.

<b><i>Pre-Application Meeting</i></b>	
04/28/22	A pre-application meeting was held with the applicant to discuss submittal requirements for a Summerlin Development Review and Tentative Map. No major issues were discussed.

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

<b><i>Field Check</i></b>	
05/12/22	The site is undeveloped with desert vegetation.

<b><i>Details of Application Request</i></b>	
<b><i>Site Area</i></b>	
Net Acres	551.17

<b><i>Surrounding Property</i></b>	<b><i>Existing Land Use Per Title 19.12</i></b>	<b><i>Planned or Special Land Use Designation</i></b>	<b><i>Existing Zoning District</i></b>
Subject Property	Undeveloped	Multiple	P-C (Planned Community)
North	Undeveloped	N/A – Clark County	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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<b>Master and Neighborhood Plan Areas</b>	<b>Compliance</b>
Summerlin West Development Agreement	Y
<b>Special Area and Overlay Districts</b>	<b>Compliance</b>
P-C (Planned Community) District	Y
<b>Other Plans or Special Requirements</b>	<b>Compliance</b>
Trails - trails proposed along Lake Mead Blvd	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

Parcels	Land Use Designation	Max Density	Acres (Gross)	Allowable Residential Units
Parcel A	SF2	6.00	21.87	133
Parcel B	SF2	6.00	31.71	191
Parcel C	SF1	3.50	32.47	113
Parcel D	ER	2.00	42.97	85
Parcel E	ER	2.00	47.67	95
Parcel F	NF/SF3	10.00	17.55	175
Parcel G	SF3	10.00	25.09	250
Parcel H	SFSD	18.00	13.71	246
Parcel I	SFSD	18.00	14.97	269
Parcel K	VC	-	14.33	-
Parcel L	AA	5.00	93.65	468
Parcel M	ER	2.0	78.08	156
Parcel N	NF	-	15.02	-
COS-1	COS	-	26.99	-
COS-2	COS	-	6.28	-
COS-3	COS	-	18.72	-
COS-4	COS	-	8.64	-
COS-5	COS	-	4.39	-
COS-6	COS	-	3.25	-
COS-7	COS	-	10.04	-
COS-8	COS	-	11.30	-
COS-10	COS	-	2.92	-
COS-11	COS	-	2.09	-
DC-1	DC	-	11.13	-
DC-2	DC	-	10.65	-
<b>Totals</b>			<b>551.17</b>	<b>2,181</b>