



**AGENDA MEMO - PLANNING**

**CITY COUNCIL MEETING DATE: JULY 20, 2022**

**DEPARTMENT: PLANNING**

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

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

<i><b>CASE NUMBER</b></i>	<i><b>RECOMMENDATION</b></i>	<i><b>REQUIRED FOR APPROVAL</b></i>
<b>22-0268-MOD1</b>	Staff recommends APPROVAL, subject to conditions:	

**\*\* NOTIFICATION \*\***

**NEIGHBORHOOD ASSOCIATIONS NOTIFIED** N/A

**NOTICES MAILED** N/A

**PROTESTS** 0

**APPROVALS** 0

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

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**22-0268-MOD1 CONDITIONS**

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**Planning**

1. Conformance to the conditions of approval for Summerlin Development Standards document (DIR-3934), Major Modification (MOD-76935), Major Modification (MOD-78461) and Major Modification (20-0378-MOD1), except as amended herein.

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

**PROJECT DESCRIPTION**

The applicant is requesting a Major Modification (22-0268-MOD1) to modify the Summerlin Development Standards to change the development standards pertaining to Single Family Special Development (SFSD) Standards outlined in the approved Summerlin Development Standards Manual.

**ISSUES**

- A Major Modification (22-0268-MOD1) has been requested to amend the SFSD general development standards and add exhibits “2.12 – Rear Loaded Detached Paseo Lots with Attached Garages” and “2.13 – Rear Loaded Attached Paseo Lots with Attached Garages” to the development standards. Staff supports this request.
- The Summerlin Design Review Committee (SDRC) has reviewed the request and submitted an approval letter dated May 17<sup>th</sup>, 2022.

**ANALYSIS**

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 Major Modification (22-0268-MOD1) to amend the Summerlin SFSD (Single Family Special Lot Development - 18 Units per Acre) development standards to include an attached and detached product type along paseo lots including exhibits “2.12 – Rear Loaded Detached Paseo Lots with Attached Garages” and “2.13 – Rear Loaded Attached Paseo Lots with Attached Garages”.

In addition, the applicant has proposed to amend the overall development standards for SFSD outlined on page 2-28 to include the following language:

**Development Standards**

- a) Development Standards for each SFSD type are shown in Figures 2.2 through 2.13.
- b) For purposes of all SFSD product type exhibits, the following applies:
  - I. A Residential Street means any private or public street that provides primary access to an abutting property or lot. The term does not include an alley or drive aisle.

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- II. An alley or drive aisle means a private or public way that affords only a secondary means of access to abutting property/lot and is not intended for general travel or primary subdivision circulation.

**Parking**

- Two spaces are required for each dwelling unit in an SFSD development.
- All SFSD projects shall also provide guest parking spaces as follows:
  - One guest space for every 6 dwelling units including accessible parking per Title 19 of the Las Vegas Municipal Code.
  - On-street parking is acceptable for guest parking. When off-street guest parking areas are provided in lieu of on-street parking, such parking areas shall be distributed as evenly as possible throughout the entire project.

The proposed land use modification was reviewed and conditionally approved by the Summerlin Non-Residential Design Review Committee on May 17<sup>th</sup>, 2022, prior to submittal to the City for review. Staff has determined that the proposed amendments to the Summerlin Development Standards pertaining to SFSD (Single Family Special Lot Development) will not increase residential density within the area and are consistent with the existing pattern of residential development in the Summerlin Master Plan Area; therefore, staff recommend approval of the proposed Major Modification request.

**FINDINGS (22-0268-MOD1)**

The proposed development standards modification to amend the Summerlin SFSD (Single Family Special Lot Development) development standards to include a rear loaded attached and detached product type that fronts paseo lots is consistent with the overall intent of the Summerlin Development Standards Manual; therefore, staff recommends approval of the request.

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**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.
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.

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<b><i>Related Relevant City Actions by Planning, Fire, Bldg., etc.</i></b>	
09/18/19	The City Council approved a request for a Major Modification (MOD-76935) of the approved Summerlin Master Development Plan to change the Summerlin SFSD (Single Family Special Lot Development - 18 Units per Acre) development standards to include an attached product type including exhibits 2.10 and 2.11. The Planning Commission and staff recommended approval of the request.
	The City Council approved a request for a Major Modification (MOD-76936) of the approved Summerlin Village 21 Master Development Plan to change the Summerlin land use designation on three parcels (J,K,M) from: SFA (Single Family Attached) and five parcels (N,O,P,Q,R) from: [VC (Village Commercial) and SFA (Single Family Attached)] to: SFSD (Single Family Special Lot Development) and one parcel (I) from: SFA (Single Family Attached) to: MF1 (Low Density Multi-Family) on 328.17 acres at the northwest corner of Far Hills Drive 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 has not recorded.
05/20/20	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.
	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.
12/15/20	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.
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 recommended approval of the request.
06/21/22	The Planning Commission (6-0 vote) recommends APPROVAL on a Land Use Entitlement project request for a Major Modification of the approved Summerlin Development Standards TO MODIFY SFSD (SINGLE FAMILY SPECIAL LOT DEVELOPMENT STANDARDS (APNs Multiple), P-C (Planned Community) Zone, Ward 2 (Seaman) and Ward 4 (Anthony)

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<b><i>Related Building Permits/Business Licenses</i></b>
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There are no Building Permits or Business Licenses associated with the subject site.
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<b><i>Pre-Application Meeting</i></b>
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05/04/22 and 05/16/22	A pre-application meeting was conducted via telephone with the applicant to go over the application materials and submittal requirements for a Major Modification of the Summerlin development standards.
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<b><i>Neighborhood Meeting</i></b>
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A neighborhood meeting was not required, nor was one held.
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<b><i>Master and Neighborhood Plan Areas</i></b>	<b><i>Compliance</i></b>
Summerlin Development Agreement	Y
<b><i>Special Area and Overlay Districts</i></b>	<b><i>Compliance</i></b>
P-C (Planned Community) District	Y
<b><i>Other Plans or Special Requirements</i></b>	<b><i>Compliance</i></b>
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

## DEVELOPMENT STANDARDS

***Proposed addition to Summerlin Development Standards, the following standards apply:***

<b>Rear Loaded Detached Paseo Lots with Attached Garages – (Exhibit 2.12) - Development Standards</b>	
<b>1. Building Setbacks:</b>	
a. From Paseo Easement	12.5' to living from property lot line 7.5' to porch, courtyard wall, portico, balcony, or other similar elements from property lot line
b. From Common Lot	2' to living 0' to porch, courtyard wall, portico, balcony, or other similar elements. <i>Note: When adjacent to a common lot that borders a Village Street a minimum 20-foot common lot width is required from back of curb including streetscape and residential common lots.</i>
c. From Interior Residential Street	2' to finished exterior wall surface 5' or less or 18' minimum to garage door face. <i>Note: 6' or less is allowed on a curved street</i>
d. From Interior Property Line	3' (measured to finished exterior wall surface)
e. From Corner	8' to living 3' to porch, courtyard wall, portico, balcony, or other similar elements
<b>2. Building Separation</b>	
a. From Side	6' (measured to finished exterior wall surface)
<b>3. Private Yard Space</b>	100 sf min. (with min. 6' dimension)
<b>4. Use Easement Criteria</b>	Dedicated 3' width from one lot to adjacent lot, where applicable

***Proposed addition to Summerlin Development Standards, the following standards apply:***



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<b>Rear Loaded Attached Paseo Lots with Attached Garages – (Exhibit 2.13) - Development Standards</b>	
<b>1. Building Setbacks:</b>	
a. From Paseo Easement	12.5' to living from property lot line
	7.5' to porch, courtyard wall, portico, balcony, or other similar elements from property lot line
b. From Common Lot	2' to living
	0' to porch, courtyard wall, portico, balcony, or other similar elements.
	<i>Note: When adjacent to a common lot that borders a Village Street a minimum 20-foot common lot width is required from back of curb including streetscape and residential common lots.</i>
c. From Interior Residential Street	2' to finished exterior wall surface
	5' or less or 18' minimum to garage door face.
	<i>Note: 6' or less is allowed on a curved street</i>
d. From Interior Property Line	3' (measured to finished exterior wall surface)
e. From Corner	8' to living
	3' to porch, courtyard wall, portico, balcony, or other similar elements
<b>2. Building Separation</b>	
a. From Side	6' (measured to finished exterior wall surface)
<b>3. Private Yard Space</b>	100 sf min. (with min. 6' dimension)
<b>4. Use Easement Criteria</b>	Dedicated 3' width from one lot to adjacent lot, where applicable