



AGENDA MEMO - COMMUNITY DEVELOPMENT

CITY COUNCIL MEETING DATE: JULY 19, 2023

DEPARTMENT: COMMUNITY DEVELOPMENT

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

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
23-0176-MOD1	Staff recommends APPROVAL, subject to conditions:	
23-0176-TMP1	Staff recommends APPROVAL, subject to conditions:	23-0176-MOD1

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 5

NOTICES MAILED 578 (by City Clerk)

PROTESTS 0

APPROVALS 0

**** CONDITIONS ****

23-0176-MOD1 CONDITIONS

Planning

1. Conformance to the Summerlin Village West 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.

23-0176-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. Approval of Major Modification (23-0176-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.

Conditions Page Two
July 19, 2023 - City Council Meeting

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.

Public Works

7. Dedicate appropriate public street rights-of-way and construct public and private streets in accordance with Summerlin Development Improvement Standards.
8. Prior to the recordation of a Final Map for this site, grant a Traffic Signal Easement over Twilight Run Drive 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. Development must comply with the Summerlin West Wastewater Master Plan. Any changes to the approved Wastewater Master Plan and approved Equivalent Residential Units (ERUs) will warrant a Sewer Master Study Update or technical memorandum.
10. Bonds for monuments associated with this map may be required prior to the recordation of a Final Map for this site.

Conditions Page Three
July 19, 2023 - City Council Meeting

11. 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. Landscaping and public on-street parking within calculated SVRZs will be limited by the City Traffic Engineer.
12. 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.
13. 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.
14. An update to the previously approved Master Traffic Impact Analysis or other information acceptable to the City Traffic Engineer 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.
15. 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.
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.

Conditions Page Four
July 19, 2023 - City Council Meeting

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 Page One
July 19, 2023 - City Council Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is requesting a Major Modification (23-0176-MOD1) 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 (23-0176-TMP1), for a 22-lot Master Planned Community.

ISSUES

- The previously approved Development Plan Review (MDR-78464) and Major Modification (22-0251-MOD1) 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 April 19, 2023.

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.

On October 01, 2021 the Department of Community Development processed a request for a Final Map Technical Review (100166-FMP) for a one-lot subdivision on 551.17 acres on the north side of Lake Mead Boulevard alignment, 740 feet west of Reverence Parkway. The map was recorded on December 08, 2022. On July 20, 2022 the City Council approved a request for a Major Modification (22-0251-MOD1) for modifications to the Summerlin West Village 27 development plan and an associated Parent Tentative Map (22-0251-TMP1) for a 25-lot Summerlin West Village 27. The Major Modification made the following changes to the development:

Staff Report Page Two
July 19, 2023 - City Council Meeting

- 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.

On January 10, 2023 the Planning Commission approved a request for a Tentative Map (22-0560-TMP1) for an 81-lot Single-Family Residential Subdivision on Parcel “M” as designated on the development plan.

Master Development Plan requirements are determined by the Summerlin Development Standards as authorized by the Summerlin West Development Agreement. Currently, the Master Developer is requesting the following modifications (23-0176-MOD1) to the approved development plan for Summerlin West Village 27:

- Change the land use of parcel C from SF1 (Single Family Detached) to SF2 (Single Family Detached), and parcels D, E and M from ER (Single Family Estate) to SF1 (Single Family Detached).
 - The applicant has indicated in the submitted justification letter, “SF2 (Single Family Detached) was determined to be a more appropriate land use for parcel C given the builder inventory projected at the time of sale. The SF2 (Single Family Detached) setbacks are more compatible with a greater variety of residential product offerings from the builders envisioned for that parcel. Parcels D, E and M will be custom lots offered by The Howard Hughes Company. Given the unique topography, proposed land plan and lot shapes, all the setbacks in the ER land use designation will be difficult to meet without variances. To minimize variances and provide appropriate levels of flexibility, HHC is requesting that the SF1 land use designation be assigned to these parcels.”
- Increase the area of COS-4 at parcel L.
 - The applicant has indicated in the submitted justification letter, “COS-4 at parcel L was enlarged to capture native red rock outcroppings that HHC wishes to preserve. Also, a small adjustment is proposed at Park Drift Trail to include the proposed monumentation area.
- Increase the area of COS-8 at parcel E.
 - The applicant has indicated in the submitted justification letter, “COS-8 at parcel E was adjusted to correspond with the current land plan.”

Staff Report Page Three
July 19, 2023 - City Council Meeting

- Reduce the area of COS-1 at parcels D and E and create COS-9 from COS-1.
 - The applicant has indicated in the submitted justification letter, “COS-1 is proposed to be reduced significantly at parcels D and E so that there is flexibility to locate both the entry road and utilities. The western portion of the existing COS-1 had been sized to contain significant storm drain facilities. The same facilities are still required, but removing the COS from this area and increasing parcels D and E will enable HHC to make the needed refinements to the planned open space without being confined to the boundary of COS-1. Also, COS-9 was created from COS-1 because they are expected to be owned by separate entities upon completion.
- Reduce the area of DC-1 and DC-2 at parcels D, E and M.
 - The applicant has indicated in the submitted justification letter, “As HHC’s drainage engineers refined their design, it was determined that the parcel sizes for DC-1 and DC-2 required reductions in areas to adhere to the actual facility requirements for City of Las Vegas long-term maintenance access
- Relabel Street Z to be shown as COS (Community Open Space) to match the recorded V27 Unit 1 Final Map.
 - The applicant has indicated in the submitted justification letter, “Street Z was initially planned to be a public road, but is now a private access through a COS. This was recorded on the V27 Unit 1 Final Map.

In addition, the applicant has requested an application for a new 22-lot parent Tentative Map (23-0176-TMP1) for Village 27. The village will be made up of 11 developer pods that may be further mapped individually or in groups in the future, and 11 parcels designated as Community Open Space and Drainage Corridors. The applicant has indicated that previously mapped sections of the development plan area associated with Final Map Technical Review (100166-FMP) and Tentative Map (22-0560-TMP1) will remain and have been marked as “not a part’ of the current mapping action for proposed Parent Tentative Map (23-0176-TMP1).

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.

Staff Report Page Four
July 19, 2023 - City Council Meeting

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 (23-0176-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 (23-0176-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 (23-0176-MOD1) as approved.

<i>Related Relevant City Actions by Planning, Fire, Bldg., 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.
09/15/04	The City Council approved a revised Summerlin Development Standards document (DIR-3934), which is still in effect.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Bldg., etc.</i>	
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.
06/11/19	The Planning Commission approved a request for a Parent Tentative Map (TMP-76354) for a 25-parcel master planned village with deviations of the Summerlin improvement standards on 534.99 acres at the northwest corner of Far Hills Avenue and Fox Hill Drive. Staff recommended approval of the request.
10/01/21	The Department of Community Development processed a request for a Final Map Technical Review (100166-FMP) [Summerlin West Village 27 - Unit 1] for a one-lot subdivision on 551.17 acres on the north side of Lake Mead Boulevard alignment, 740 feet west of Reverence Parkway. The map was recorded on 12/08/22.

Staff Report Page Six
July 19, 2023 - City Council Meeting

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
07/20/22	The City Council approved a request for a Major Modification (22-0251-MOD1) for modifications to 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. The Planning Commission and staff recommended approval of the request.
	The City Council approved a request for a Tentative Map (22-0251-TMP1) for a 25-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. The Planning Commission and staff recommended approval of the request.
01/10/23	The Planning Commission approved a request for a Tentative Map (22-0560-TMP1) for an 81-lot Single-Family Residential Subdivision on 78.08 acres on the north side of the Lake Mead Boulevard alignment, 740 feet west of Reverence Parkway (Portion of Book 169 Page 038). Staff recommended approval of the request.
06/13/23	<p>The Planning Commission voted (6-0-0) to recommend APPROVAL of the following Land Use Entitlement project requests on the north side of Lake Mead Boulevard alignment, 740 feet west of Reverence Parkway (APNs Multiple), P-C (Planned Community) Zone, Ward 2 (Seaman)</p> <p>23-0176-MOD1 - MAJOR MODIFICATION - FOR MODIFICATIONS TO THE SUMMERLIN WEST VILLAGE 27 DEVELOPMENT PLAN [562.29 ACRES]</p> <p>23-0176-TMP1 - TENTATIVE MAP - SUMMERLIN WEST VILLAGE 27 PHASE 2 - FOR A 22-LOT PARENT TENTATIVE MAP FOR SUMMERLIN WEST VILLAGE 27 [462.74 ACRES]</p>

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 Building Permits or Business Licenses associated with the subject site.	

Pre-Application Meeting	
04/05/23	A pre-application meeting was held with the applicant to discuss submittal requirements for proposed modifications to a previously approved Summerlin Development Review and Parent Tentative Map for Summerlin West Village 27.

Staff Report Page Seven
July 19, 2023 - City Council Meeting

Neighborhood Meeting

A neighborhood meeting was not required, nor was one held.
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Field Check

04/26/23	The site is undeveloped with desert vegetation.
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Details of Application Request

Site Area

Gross Acres for Development Plan Review	562.29
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Gross Acres for Tentative Map	462.74
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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	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)

Master and Neighborhood Plan Areas	Compliance
Las Vegas 2050 Master Plan Area: Summerlin West	Y
Summerlin West Development Agreement	Y
Special Area and Overlay Districts	Compliance
P-C (Planned Community) District	Y
Other Plans or Special Requirements	Compliance
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

Staff Report Page Eight
July 19, 2023 - City Council Meeting

DETAILS OF DEVELOPMENT PLAN

Parcels	Land Use Designation	Max Density	Acres (Gross)	Allowable Residential Units
(APNs 137-15-401-003, 137-21-101-006, 137-21-101-008, 137-21-110-001, 137-21-110-002, 137-21-501-003, 137-21-510-001, 137-21-510-002, 137-21-610-001, 137-22-101-006 and 137-22-210-006)				
Parcel A	SF2	6.00	21.36	128
Parcel B	SF2	6.00	31.71	191
Parcel C	SF2	6.00	32.47	195
Parcel D	SF1	3.50	52.55	184
Parcel E	SF1	3.50	52.90	185
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	91.80	459
Parcel M	SF1	3.50	77.07	270
Parcel N	NF	-	15.02	-
COS-1	COS	-	7.79	-
COS-2	COS	-	6.63	-
COS-3	COS	-	17.61	-
COS-4	COS	-	10.49	-
COS-5	COS	-	4.39	-
COS-6	COS	-	2.91	-
COS-7	COS	-	9.56	-
COS-8	COS	-	11.71	-
COS-9	COS	-	6.07	-
COS-10	COS	-	2.84	-
COS-11	COS	-	1.78	-
Street Z	COS	-	1.71	-
DC-1	DC	-	6.21	-
DC-2	DC	-	12.06	-
Totals			562.29	2,552

DETAILS OF TENTATIVE MAP

Parcels	Land Use Designation	Max Density	Acres (Gross)	Allowable Residential Units
(APNs 137-15-401-003, 137-22-101-006 and 137-21-501-003)				
Parcel A	SF2	6.00	21.36	128
Parcel B	SF2	6.00	31.71	191
Parcel C	SF2	6.00	32.47	195
Parcel D	SF1	3.50	52.55	184
Parcel E	SF1	3.50	52.90	185
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	91.80	459
-	-	-	-	-
-	-	-	-	-
COS-1	COS	-	7.79	-
COS-2	COS	-	6.63	-
COS-3	COS	-	17.61	-
COS-4	COS	-	10.49	-
COS-5	COS	-	4.39	-
-	-	-	-	-
COS-7	COS	-	9.56	-
COS-8	COS	-	11.71	-
COS-9	COS	-	6.07	-
-	-	-	-	-
COS-11	COS	-	1.78	-
-	-	-	-	-
DC-1	DC	-	6.21	-
DC-2	DC	-	12.06	-
Totals			462.74	2,200

* Parcel M, Parcel N, COS-6, COS-10 and Street Z are not a part of this proposed Tentative Map. These parcels were previously mapped via approved Final Map 100166-FMP and recorded on 12/08/22 under Book: 169, Page: 38.