City of Las Vegas

AGENDA MEMO - PLANNING

CITY COUNCIL MEETING DATE: MAY 16, 2018
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: HOWARD HUGHES COMPANY, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
MDR-72841	Staff recommends APPROVAL, subject to conditions:	N/A

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 34

NOTICES MAILED 2,178 (By City Clerk)

PROTESTS 13

APPROVALS 3

SS

**** CONDITIONS ****

MDR-72841 CONDITIONS

Planning

1. Conformance to the Summerlin West Development Agreement as amended.

2. Conformance with the Summerlin West general development plan, date stamped 03/29/18, except as amended by conditions herein.

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, streetlighting, etc.) as required by the Department of Public Works. Comply with such requirements when imposed and/or when compliance is indicated.

5. Provide a minimum of two lanes of paved legal access from an existing paved public street to each individual development area prior to occupancy of any buildings within each development area.

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 Standard Drawing #300.S3. Public parking shall meet the approval of the City Traffic Engineer.

7. An update to the "Summerlin West" Master Sewer Plan for the overall site must be submitted to and approved by the Department of Public Works prior to the recordation of a Parent Final Map. Additional specific village and/or site sewer plan/studies may be required with each individual pod or phase of development activity based upon sewer capacities at the time of development. Comply with all recommendations of the "Summerlin West" Master Sewer Plan.

8. An update to the "Summerlin West" Master Traffic Impact Analysis for the overall site must be submitted to and approved by the Department of Public Works prior to the recordation of a Parent Final Map within this site. Approval of additional village-specific traffic studies will be required with each individual village prior to recordation of the respective village final maps. Comply with all recommendations of the "Summerlin West" Master Traffic Impact Analysis.

9. An update to the "Summerlin West" Master Traffic Impact Analysis (including sections addressing impacts to the proposed roadway network based on the proposed maximum densities, proposed street widths, locations of turn lanes, Las Vegas Beltway Project impacts, proposed traffic signal locations, proposed multi use trail corridors and a master pedestrian circulation plan including pedestrian/school crosswalks) shall be submitted to and approved by the Department of Public Works prior to the recordation of any Parent Final Maps. The required Traffic Impact Analysis shall include a section specifically addressing those subdivisions with single point entries and provide an Access Analysis for those sites. The Impact analysis shall also include a section addressing Standard Drawings #201.1, #234.1 and #234.2 to determine additional right of way requirements adjacent to each village, if any; dedicate all areas recommended by the approved Village Traffic Impact Analysis. The Master Developer shall be responsible for its proportionate share of all related signal systems with construction and funding details to be contained in a written agreement to be developed within the Master Traffic Impact Analysis and acceptable to the Director of Public Works prior to or concurrent with the approval of the Master Traffic Impact Analysis. The Pedestrian Circulation section shall identify the location and width of all proposed pedestrian crossing signals (if any) and how each Village's pedestrian circulation plan integrates with adjoining development areas. Phased compliance will be allowed if recommended by the approved "Summerlin West" Master Traffic Impact Analysis. No recommendation of the approved Village Traffic Impact Analyses or the Master 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.

10. An update to the "Summerlin West" 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 drainageways recommended in the approved drainage study update.

11. The approval of all Public Works related improvements shown on this Master Development Review 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. 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.

** STAFF REPORT **

PROJECT DESCRIPTION

The Master Developer of the Summerlin Planned Community requests a revision to the General Development Plan of Summerlin West, specifically for those areas that are yet to be developed.

ISSUES

- The current General Development Plan for Summerlin West is outdated and requires modification in order to approve future changes to village boundaries and major changes in land use.
- The Master Developer reviewed and approved the submitted General Development Plan on 01/22/18.
- Modifications to the Summerlin Improvement Standards may be made, at the Master Developer's discretion, through approval of the individual village tentative maps.

ANALYSIS

Pursuant to the Summerlin Development Standards Section V, the Master Developer may, at its option, prepare a General Development Plan for one or more villages which establish uses and density ranges for smaller development parcels. The previous General Development Plan for Summerlin West was approved through the adoption of the Summerlin West Development Agreement in 1997. This plan does not accurately depict the existing roadway network or the land use designations adopted through the 2004 update to the Summerlin Development Standards. With this plan, the Master Developer intends to redefine the boundaries and numeric designations of the nine remaining undeveloped villages and the mix of land uses and residential densities contained within.

According to the Master Developer, this General Development Plan is designed to fulfill its development obligations and entitlements under the Summerlin Development Agreement. The entitlements include the following:

- Up to 30,000 residential dwelling units, of which approximately 22,000 are undeveloped
- Up to 5.75 million square feet of commercial, retail and office uses on 495 acres
- Two 18-hole golf courses

- Two boutique hotel and casino gaming sites within an area defined by the Gaming Enterprise Overlay District

Obligations for this area include:

- Development of a police substation
- Development of an electrical substation
- Development of water reservoirs and pump stations
- Development of parks and open space
- Identification of school sites

The General Development Plan includes the general boundaries, land use designations and major roadways contained within future Villages 21, 22, 24A, 25, 27, 28, 29, 30, 31 and 32. Except for Village 24A, each future village is characterized by multiple use categories, as depicted on the map by hatching of various colors. In general, villages abutting Clark County 215 (namely, 21 and 22) are designed to act as a dense urban core, with a mix of single family, multi-family and high intensity commercial designations contained within. Villages 29 and 27 are also to contain commercial designations in the central portion of the map area, but to a lesser extent than Villages 21 and 22. Finally, low to ultra-low density residential and open space (primarily consisting of drainage features and recreation areas) would be contained in the westernmost villages. The multiple land use categories allow for development options over time. At this time it is unknown except in limited areas which specific land uses will be developed. In general the categories shown are compatible with the area and with each other in the locations depicted on the General Development Plan.

The Master Developer has also proposed modified roadway standards to accommodate complete streets, which seeks to include multiple modes of transportation. On-street parking is proposed in the denser villages. Specific street sections are provided for Village 21, although these could apply elsewhere if approved through the Summerlin Improvement Standards. Public parking must meet the approval of the City Traffic Engineer.

There are no changes to the Gaming Enterprise District boundary proposed at this time. The Gaming Enterprise District boundary was established with the adoption of the Summerlin West Development Agreement.

FINDINGS (MDR-72778)

The proposed General Development Plan transitions from high density residential and high intensity commercial land use designations along Clark County 215 to low density single family residential and open space land use designations moving westward, allowing for separation of uses. However, the plan also allows for flexibility to allow for a range of residential product types and possible mixed use opportunities in concentrated areas. The western areas contain some severe slopes, which may

require modification of the Summerlin Development Standards to provide specific hillside development regulation. Mixed use is not currently defined or specifically allowed within the Summerlin Development Standards; a future modification of those standards will be needed to address those issues prior to development of those specific parcels. Staff recommends approval of the General Development Plan, with conditions.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
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.
02/09/98	The City Council approved a Summerlin Development Plan (SV-0042-97) for Village 20 on 815.00 acres at the northwest corner of Charleston Boulevard and the Western Beltway. The Planning Commission and staff recommended approval.
07/10/00	The City Referral Group approved a Minor Modification (SV-0012-00) to the Development Plan for Village 20 to change land use designations from MF2 (Medium Density Multi-Family) and SF3 (Single Family Detached) to VC (Village Center) and from SF3 (Single Family Detached) to VC (Village Center) on property located at the northwest corner of Charleston Boulevard and the Western Beltway.
01/16/02	The City Council approved a Summerlin Development Plan (SV-0018-01) for Villages 23A and 23B on 856.00 acres at the northwest corner of Charleston Boulevard and Desert Foothills Drive. The Planning Commission and staff recommended approval.
05/05/04	The City Council approved a request for a Master Development Plan Review (MDR-3867) for Summerlin Village 24 on 502.20 acres adjacent to the west side of Sky Vista Drive, between Alta Drive and Charleston Boulevard. The Planning Commission and Staff recommended approval.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
09/15/04	The City Council approved a revised Summerlin Development Standards document (DIR-3934), which is still in effect.
06/19/14	Department of Planning staff approved a request for a Minor Modification (MOD-54315) of the approved Summerlin Village 24 Master Development Plan (MDR-3867) for a proposed 20-pod Planned Community on 501.10 acres at the northwest corner of Charleston Boulevard and Sky Vista Drive.
01/07/15	Department of Planning staff approved a request for a Minor Modification (MOD-57324) of the approved Summerlin Village 24 Master Development Plan (MDR-3867) for a proposed 16-pod Planned Community with seven common open space parcels on 502.10 acres at the northwest corner of Charleston Boulevard and Sky Vista Drive.
12/14/17	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 submitted for technical review. This map has not yet been recorded, but shows the proposed Summerlin Village 21 area as Lot 1.
02/06/18	A four-lot Parcel Map (PMP-72276) on 5055.08 acres generally located at the southwest corner of Lake Mead Boulevard and Clark County 215 was recorded.
04/10/18	The Planning Commission unanimously voted to recommend APPROVAL on a request for a Summerlin General Development Plan Review (MDR-72841) for the undeveloped portions of Summerlin West on 5,054.53 acres at the northwest corner of Far Hills Drive and Clark County 215 (APNs 137-14-401-002, 137-21-000-002, 137-22-000-017, 137-28-000-001 and 137-32-000-003), P-C (Planned Community) Zone, Ward 2 (Seroka) [PRJ-72832].
06/06/18	A two-year review of the Development Agreement for Summerlin West is expected to be presented to the City Council.

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

Related Building Permits/Business Licenses	
01/28/15	A building permit (278503) was issued for demolition of an existing wireless communication facility at 11350 Summerlin Parkway. A final inspection was completed 03/19/15.
1/04/18	A building permit (C18-00050) was issued for rough grading, clear and grub and stockpiling on a portion of 5056.14 acres at the northeast and northwest corners of Far Hills Drive and Sky Vista Drive (12515 Far Hills Avenue). A final inspection has not been completed.

Pre-Application Meeting	
01/08/18	A pre-application meeting was held with the applicant to discuss submittal requirements for a Summerlin Master Development Review.

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

Field Check	
03/01/18	The site is largely undeveloped except for a few civic and utility facility uses and is situated in a mountain foothill setting. Single family residences in Village 26 (Reverence) are under construction to the north. The current developed western boundary is Sky Vista Drive.

Details of Application Request	
Site Area	
Gross Acres	5,054.53

Master and Neighborhood Plan Areas	***Compliance***
Summerlin West Development Agreement	Y
Special Area and Overlay Districts	***Compliance***
P-C (Planned Community) District	Y
Other Plans or Special Requirements	***Compliance***
Trails (within the Development Plan)	Y
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	Y
Project of Regional Significance	Y

DEVELOPMENT STANDARDS

Each development is reviewed by the Summerlin Design Review Committee or Residential Design Review Committee (whichever applies) prior to submittal to the City of Las Vegas for review. There may be more restrictive standards for a specific development than required by the Summerlin Development Standards. Individual village development plans may further define standards within the boundaries of their subject villages.