



AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: SEPTEMBER 11, 2018

DEPARTMENT: PLANNING

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

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
MDR-73901	Staff recommends APPROVAL, subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 19

NOTICES MAILED 317

PROTESTS 2

APPROVALS 0

**** CONDITIONS ****

MDR-73901 CONDITIONS

Planning

1. Conformance with the Summerlin Village 22 Development Plan, date stamped 08/23/18, except as amended by conditions herein.
2. The maximum number of dwelling units shall be 7,117 unless increased by a modification of the Development Plan.
3. Prior to development of Parcels B, O through X, and/or AA through II, a Major Modification of the Village 21 Development Plan shall be submitted that details the specific land use categories and development standards that apply to these parcels.
4. All development shall be in conformance with the Summerlin Development Standards.
5. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

6. 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.
7. 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.
8. 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.

Conditions Page Two**September 11, 2018 - Planning Commission Meeting**

9. 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.
10. Submit a revised Summerlin Wastewater Collection System Master Plan acceptable to the Sanitary Sewer Planning Section of the Department of Public Works. The Wastewater Master Plan must be approved prior to the submittal of civil plans for sewer infrastructure.
11. A Village 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 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.
12. A Village 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 drainage ways recommended in the approved drainage study update.
13. 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 Page One
September 11, 2018 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

As required by the Summerlin Development Standards, a Development Plan Review is requested to establish land uses and densities on a large parcel of land in Summerlin West (Summerlin Village 22), generally located on the west side of Clark County 215 between Far Hills Avenue and Summerlin Parkway.

ISSUES

- Summerlin Development Standards Section V requires City Council approval of a plan for development of each village identifying the location and size of interior development parcels, uses and density ranges, community facilities and other amenities that will direct future development of the village.
- The Master Developer reviewed and approved the submitted Development Plan on 08/23/18.
- Prior to development of Parcels B, O through X, and/or AA through II, a Major Modification of the Village 21 Development Plan shall be submitted that details the specific land use categories and development standards that apply to these parcels.

DETAILS OF DEVELOPMENT PLAN

Development Parcel	Land Use Designation	Max. Density (unit/acre)	Gross Area (acres)	Max. Residential Units*
A	SF3	10	20.79	207
B	VC-MF2	21	95.49	802 (-60%)
C	SF3	10	12.84	128
D	SF3	10	12.75	127
E	NF-SF3	10	15.80	150 (-5%)
F	SF3	10	15.70	157
G	SF3	10	8.83	88
H	SF3	10	9.80	98
I	SFA	18	13.75	247
J	SF3	10	7.89	78
K	SF3	10	7.17	71
L	SF3	10	9.82	98
M	SF3	10	15.04	150
N	SF3	10	8.95	89

Staff Report Page Two
September 11, 2018 - Planning Commission Meeting

Development Parcel	Land Use Designation	Max. Density (unit/acre)	Gross Area (acres)	Max. Residential Units*
O	VC-SFA	18	4.46	76 (-5%)
P	VC-SFA	18	4.44	75 (-5%)
Q	VC-SFA	18	5.43	92 (-5%)
R	VC-SFA	18	5.07	86 (-5%)
S	VC-SFA	18	3.71	63 (-5%)
T	VC-SFA	18	4.85	82 (-5%)
U	VC-SFA	18	4.24	72 (-5%)
V	VC-MF3	40	5.45	207 (-5%)
W	VC-MF3	40	5.53	210 (-5%)
X	EC-MF3	40	17.41	661 (-5%)
Y	SF3	10	9.39	93
Z	SFA	18	10.18	183
AA	VC-MF3	40	6.37	242 (-5%)
BB	VC-MF3	40	7.75	294 (-5%)
CC	VC-MF3	40	5.90	224 (-5%)
DD	VC-MF3	40	5.97	226 (-5%)
EE	VC-MF3	40	9.22	350 (-5%)
FF	VC-MF3	40	4.13	156 (-5%)
GG	VC-MF3	40	4.82	183 (-5%)
HH	VC-MF3	40	6.76	256 (-5%)
II	EC-MF3	40	20.95	796 (-5%)
COS-1	COS	N/A	4.84	0
COS-2	COS	N/A	11.55	0
COS-3	COS	N/A	1.75	0
DC-1	DC	N/A	10.84	0
NP-1	COS	N/A	0.90	0
NP-2	COS	N/A	2.08	0
NP-3	COS	N/A	4.39	0
NP-4	COS	N/A	1.19	0
Unassigned	N/A	N/A	2.50	0
TOTAL			446.69	7,117

*For each developer parcel, fractions on the maximum number of dwelling units are rounded down to the whole unit.

ANALYSIS

The designation of this site as Village 22 was established by the General Development Plan (MDR-72841) for the undeveloped portions of Summerlin West on 05/16/18. A Parcel Map (PMP-72289) has been recorded delineating the boundary of Village 22. Village 26 (Reverence) is located to the north, Sun City Summerlin lies to the east, Village 21 to the south, and future Villages 25 and 27 lie to the west.

Staff Report Page Three
September 11, 2018 - Planning Commission Meeting

Per Section V of the Summerlin Development Standards, a Development Plan is required for each village which identifies general location and size of development parcels, establishes uses and density ranges for each parcel, locates community facilities, amenities and open space, establishes major pedestrian pathways and classifies roadways in the vehicular circulation system. The development plan includes the following:

1. A narrative that briefly describes the project, restates previous actions on the property, provides information about all planned phases of the village, and provides information regarding amenities, services and open space not indicated on the land use plan; and
2. A land use plan showing all development parcels in the village, along with their respective land uses, densities and acreages; and pedestrian and vehicular circulation systems.

The Master Developer has submitted the above materials and provided staff with a letter of approval from the Summerlin Design Review Committee.

Development standards for this village are determined by the Summerlin Development Standards through the authority of the Summerlin West Development Agreement. Development of streets and other offsite improvements are subject to the Summerlin Improvement Standards. Deviations to such standards may be submitted for review by the city as part of the village tentative map. No deviations are proposed at this time.

Up to 7,117 residential dwelling units are proposed within three main housing categories: Single Family Detached, Single Family Attached and Multi-Family.

There are three land use categories that allow commercial uses of varying intensity. Each is described by the Summerlin Development Standards. Village Center (VC) allows both multi-family residential and commercial, cultural and recreational uses that provide most of the daily and weekly support services and activities for the village. Employment Center (EC) allows office, light industry, business, professional and support commercial services and may also include higher density multi-family areas. Neighborhood Focus (NF) 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 development plan is notated appropriately for the type of residential units planned for each parcel. (For example, VC-SFA would allow both multi-family and single family attached units within the Village Center concept, but single-family uses would be separate from commercial uses.) The Master Developer has reserved a portion of each multiple-use parcel for the commercial uses and has therefore reduced the maximum number of residential uses accordingly.

Staff Report Page Four
September 11, 2018 - Planning Commission Meeting

Previously approved villages with multiple designations eventually became single use designations after specific development was proposed. In Village 22 (as with Village 21 previously approved), the Master Developer's goal is to be able to integrate commercial and residential uses on the same development parcel to meet the objective of creating a vibrant urban core. Such uses could be vertically or horizontally integrated. Currently, the Summerlin Development Standards do not specifically address mixed use development. The Master Developer will have the option to request a future review of the standards to either create a new land use designation for mixed use and specify standards for mixed use development and/or to modify the Development Plan to specify a single use designation for a parcel or set of parcels with redefined boundaries. A condition of approval will require a Major Modification of the Development Plan prior to development to specify the mechanism for development of these parcels.

The most recent review of the Summerlin West Development Agreement in July 2018 revealed that 6,502 dwelling units of the maximum allowed 30,000 units (about 22%) have been developed within Summerlin West. The dwelling units proposed as part of this Development Plan could significantly add to the maximum allowed number of units within Summerlin West.

The east side of the village adjacent to Clark County 215 is proposed to be designated VC (Village Center) and EC (Employment Center). The south edge of the village adjacent to Summerlin Parkway is also proposed to be designated VC. Higher residential densities are located adjacent to the commercial designations and transition to lower densities moving westward. Desert Foothills Drive is the main interior north-south connector street, which will provide access to higher density residential parcels. A second, unnamed north-south collector will provide access to lower density single family designated parcels. An elementary school is planned at the northwest corner of the site south of Lake Mead Boulevard and adjacent to future Village 25. Four park areas are dispersed throughout the village that will be accessible from all proposed housing product types. Multi-modal trails are shown along the north side of Lake Mead Boulevard and north side of Summerlin Parkway. No other recreation facilities are planned at this time.

A Development Notice and Impact Assessment (DINA) is not required to accompany this request, as "projects of significant impact" that are located on property subject to a Development Agreement effective prior June 8, 1999 (such as Summerlin West) are exempt from the requirements of LVMC 19.16.010(E), which otherwise would require a DINA for such projects.

Staff Report Page Five
September 11, 2018 - Planning Commission Meeting

FINDINGS (MDR-73901)

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 higher residential densities, including some attached products, along Summerlin Parkway and Clark County 215 will provide continuity from the urban core concept of Village 21 and are appropriate for this transportation hub. Lower density uses will be adequately buffered from the urban area by major streets and open space. A traffic study will be required to assess the impact of vehicular traffic in this area. Staff therefore recommends approval, subject to conditions.

BACKGROUND INFORMATION

<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.
	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.

Staff Report Page Six
September 11, 2018 - Planning Commission Meeting

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
	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.
	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.

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 or business licenses pertaining to the subject site.	

Pre-Application Meeting	
06/26/18	A pre-application meeting was held with the applicant to discuss submittal requirements for a Summerlin Development Review. No major issues were discussed.

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

Field Check	
07/03/18	The site is undeveloped with desert vegetation.

Details of Application Request	
Site Area	
Gross Acres	446.69

Staff Report Page Seven

September 11, 2018 - Planning Commission Meeting

<i>Surrounding Property</i>	<i>Existing Land Use Per Title 19.12</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property	Undeveloped	MF3 (High Density Multi-Family)	P-C (Planned Community)
		VC (Village Center)	
		SF3 (Single Family Detached)	
North	Undeveloped	Undevelopable Land	P-C (Planned Community)
	Multi-Family Residential	MF2 (Medium Density Multi-Family)	
South	Summerlin Parkway	Right-of-Way	Right-of-Way
East	CC 215 Beltway	Right-of-Way	Right-of-Way
West	Undeveloped	ER (Estate Residential)	P-C (Planned Community)
		SF1 (Single Family Detached)	
		SF2 (Single Family Detached)	
		SF3 (Single Family Detached)	
		COS (Community Open Space)	

<i>Master and Neighborhood Plan Areas</i>	<i>Compliance</i>
No Applicable Master Plan Area	N/A
Summerlin West Development Agreement	Y
<i>Special Area and Overlay Districts</i>	<i>Compliance</i>
P-C (Planned Community) District	Y
<i>Other Plans or Special Requirements</i>	<i>Compliance</i>
Trails (Beltway Trail – constructed, trails proposed along Lake Mead Blvd. and Summerlin Pkwy.)	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
September 11, 2018 - Planning Commission Meeting

DEVELOPMENT STANDARDS

<i>(SF3) Single Family Detached</i>	<i>Required/Allowed</i>
Min. Lot Size	N/A
Min. Lot Width	N/A
Max. Density	10 du/gross acre
Min. Setbacks • Front • Side • Corner • Rear	18 Feet* 5 Feet 15 Feet 15 Feet
Max. Lot Coverage	N/A
Max. Building Height	45 Feet

*The front yard building setback, exclusive of the garage, may be 10 feet, and may be reduced to 6 feet from the back of sidewalk if the sidewalk is detached from the curb by at least 4 feet. Side entry garages may have a 10-foot front yard setback, and may be reduced to 6 feet from the back of sidewalk if the sidewalk is detached from the curb by at least 4 feet.

<i>(SFA) Single Family Attached</i>	<i>Required/Allowed</i>
Min. Lot Size	N/A
Min. Lot Width	N/A
Max. Density	18 du/gross acre
Min. Setbacks • Front • Side • Corner • Rear	≥ 18 Feet or ≤ 5 Feet* 10 Feet 15 Feet 15 Feet
Max. Lot Coverage	N/A
Max. Building Height	45 Feet

*The front yard building setback, exclusive of the garage, may be 10 feet, and may be reduced to 6 feet from the back of sidewalk if the sidewalk is detached from the curb by at least 4 feet. Side entry garages may have a 10-foot front yard setback, and may be reduced to 6 feet from the back of sidewalk if the sidewalk is detached from the curb by at least 4 feet. Front yard setbacks between 5-18 feet are not allowed.

Staff Report Page Nine
September 11, 2018 - Planning Commission Meeting

<i>(MF2) Medium Density Multi-Family</i>	<i>Required/Allowed</i>
Min. Lot Size	N/A
Min. Lot Width	N/A
Max. Density	21 du/gross acre
Min. Setbacks	20 feet from the exterior property lines of the development
Min. Distance Between Buildings	10 Feet
Max. Lot Coverage	N/A
Max. Building Height	60 Feet

Garage door setbacks may be either 5 feet or less or 18 feet or greater from the back of sidewalk, or back of curb, if no sidewalk exists.

<i>(MF3) High Density Multi-Family</i>	<i>Required/Allowed</i>
Min. Lot Size	N/A
Min. Lot Width	N/A
Max. Density	40 du/gross acre
Min. Setbacks	25 feet from the exterior property lines of the development
Min. Distance Between Buildings	10 Feet
Max. Lot Coverage	N/A
Max. Building Height	N/A

Garage door setbacks may be either 5 feet or less or 18 feet or greater from the back of sidewalk, or back of curb, if no sidewalk exists.

Each development is reviewed by the Summerlin Residential Design Review Committee 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.