

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0847-SHOPS AT SUMMERLIN NORTH LP:

HOLDOVER USE PERMITS for the following: **1)** allow temporary events longer than 10 days; **2)** allow more than 12 events per year; **3)** allow live entertainment longer than daytime hours; and **4)** allow a farmers market on 193.97 acres in a C-2 (General Commercial) Zone, an H-1 (Limited Resort and Apartment) Zone, and an R-5 (Apartment Residential District) Zone within a P-C (Planned Community) Overlay District in the Summerlin South Master Planned Community.

Generally located north of Sahara Avenue, and west of Town Center Drive within Summerlin South. JJ/md/kh (For possible action)

RELATED INFORMATION:

APN:

164-01-210-005 through 164-01-210-009; 164-01-211-014; 164-01-311-005 through 164-01-311-020; 164-01-312-008 through 164-01-312-010; 164-01-312-015 through 164-01-312-016; 164-01-416-002 through 164-01-416-008; 164-02-618-001 through 164-02-618-005; 164-02-716-001 through 164-02-716-009; 164-02-814-002 through 164-02-814-008

LAND USE PLAN:

SUMMERLIN SOUTH – MIXED USE (MULTI-FAMILY, COMMERCIAL, & PUBLIC FACILITY/OPEN SPACE)

BACKGROUND:

Project Description

General Summary

- Site Address: 1825 Festival Plaza Drive
- Site Acreage: 193.97
- Project Type: Recreational or entertainment facility
- Parking Required/Provided: 6,527/16,122

History and Request

UC-0135-15 was approved by the Planning Commission in May 2015 to allow temporary events longer than 10 days, allow more than 12 events per year, allow live entertainment longer than daytime hours, and allow a farmers’ market on approximately 107 acres. The previously approved use permit encompassed an area located between Summerlin Centre Drive and Sahara Avenue, and between Hughes Park Drive East and Pavillion Center Drive. This request seeks to replace UC-0135-15 with a new application requesting a recreational or entertainment facility and live entertainment, on an additional 86.97 acres (193.97 total acres), generally located between Orchard Park Drive (alignment) and Sahara Avenue, and between Town Center Drive

and Hughes Park Drive East. More specifically, this request seeks to accomplish the following: 1) allow temporary events longer than 10 days; 2) allow more than 12 events per year; 3) allow live entertainment longer than daytime hours; and 4) allow a farmers’ market. Retail sales in conjunction with the temporary events are also requested with this application; however, do not require a use permit as this is an accessory use. This request will eliminate the requirement for the applicant to submit individual Special Event (Temporary Use) Applications to the Department of Comprehensive Planning.

Site Plan

The Shops at Summerlin are developed with several major department store anchors, additional “mini-anchors”, and other local and national retail merchants. The existing development includes 1.7 million square feet of retail shopping areas and has an open air design consisting of a block grid street pattern facilitating the safe and effective movement of pedestrians throughout the site. The development is interconnected by pedestrian realms, courtyards, pedestrian oriented private streets, and drive aisles. These drive aisles are connected to the perimeter street frontages of the development and framed by landscaping and retail buildings that are scaled for both pedestrian and vehicular activity. Parking for the development is accommodated with a mix of garage and surface parking. The surface parking lots are oriented towards the perimeter of the development, while 2 parking structures are located at the north and south portions of the shops.

Landscaping

All street and site landscaping exists and no landscaping is required or proposed with this application.

Applicant’s Justification

This request will allow for recreational facilities on the property for events including, but not limited to parades, farmer’s markets, vintage markets, fitness events, and concerts, many of which will have alcohol, catering, and amplified sound. Similar events have been held at Downtown Summerlin under prior-approved special use permits. The requested blanket special use permit will allow the applicant more flexibility with its operations and is clearly compatible with the current use of the property.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-24-0291	Modified development standards and street sections in conjunction with a mixed-use project consisting of a multi-family development with a commercial component	Withdrawn at the BCC meeting	August 2024
ZC-22-0237	Reclassified 289.8 acres in a C-2 and R-5 within a P-C to a C-2 and R-5 zoning, with use permits for modified development standards; and allow outside commercial activities, variance to allow single family attached (townhomes) in an R-5 zoning district and a waiver for modified street improvement standards	Approved by BCC	June 2022

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0135-15	Allow temporary events longer than 10 days; allow more than 12 events per year; allow live entertainment longer than daytime hours; allow a farmers market	Approved by PC	May 2015
DR-0696-13	Master sign plan	Approved by PC	December 2013
DR-0368-1	Overall lighting package within a regional shopping center	Approved by PC	August 2013
DR-0293-13	A 210,000 square foot department store (Dillard's) within a regional shopping center	Approved by PC	July 2013
DR-0114-13	A 182,045 square foot department store (Macy's) within a regional shopping center	Approved by PC	May 2013
DR-0330-12	Redesign of the site layout of a regional shopping center	Approved by PC	August 2012
UC-0784-07	Regional retail development consisting of retail/commercial uses including restaurants and office space, and included variances for a reduction in parking and loading docks, and a use permit for modified development standards for a trash enclosure	Approved by BCC	August 2007
UC-0621-05	Modified development standards to increase the permitted building heights	Approved by PC	June 2005
ZC-1894-98	Zone change from C-2 and H-1 zoning, and included use permit for various use to be allowed within the zoning districts and modified development standards to increase the permitted building and structure heights, and permit outdoor business activities	Approved by BCC	February 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Summerlin South – Mixed-Use (Residential/Commercial) & Up to Regional Employment/Retail Area	H-1 & C-2/R-5 (P-C)	Red Rock Resort Hotel, undeveloped, Las Vegas Ballpark, & multi-family
South	Summerlin South - Mixed-Use (Residential/Commercial)	R-2, R-3 & C-2/R-5 (P-C)	Multi-family, single-family residential, & undeveloped
East	Summerlin South – Mixed-Use (Residential/Commercial) & Park/Open Space	R-3 & P-F (P-C)	Community park & single-family residential
West	Summerlin South – Mixed-Use (Residential/Commercial)	R-U, P-F, R-3, & R-2	Single-family residential, community park, & undeveloped

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Use Permits

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

Staff can support the request for an unlimited amount of temporary outdoor events per year since this is a regional shopping center that is utilized by the entire Valley with a diverse clientele with varied community interests that support various local charities. Further, staff can support allowing events longer than 10 days. Staff has no objection to the request for live entertainment since the shopping center has held numerous events throughout the years without any negative impacts to the surrounding area. The live entertainment is set back more than 500 feet from residential development. Lastly, staff can support the use permit for a farmer's market with a limited number of days to reduce the parking reduction impact to the site. The farmer's market should continue to be limited to a maximum of 3 days per week.

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Expunge UC-0135-15.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Traffic study may be required with future events.

Fire Prevention Bureau

- Applicant is advised that permits may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

TAB/CAC:

APPROVALS: 21 cards, 1 letter

PROTESTS: 16 cards, 4 letters

PLANNING COMMISSION ACTION: February 3, 2026 – HELD – To 03/03/26 – per the applicant.

APPLICANT: HOWARD HUGHES

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