

02/17/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0892-HOWARD HUGHES PROPERTIES, INC.:

USE PERMIT for increased retaining wall height.

DESIGN REVIEW for a proposed commercial development on 3.07 acres in a C-2 (General Commercial) Zone within the south P-C (Planned Community) Overlay District in the Summerlin South Master Planned Community.

Generally located west of Town Center Drive and south of La Madre Mountain Drive within Summerlin South. JJ/dd/cv (For possible action)

RELATED INFORMATION:

APN:

164-01-417-010 & 164-01-417-016

USE PERMIT:

Increase retaining wall height to 5 feet where a maximum of 4 feet is permitted per the Summerlin Modified Development Standards (a 25% increase).

LAND USE PLAN:

SUMMERLIN SOUTH - RESIDENTIAL/COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 3.07
- Project Type: Commercial development
- Number of Stories: 1
- Building Height (feet): 27 (restaurant)/21.5 (bank)
- Square Feet: 11,076 (restaurant)/3,325 (bank)
- Parking Required/Provided: 103/149

Site Plan

The site plan depicts a proposed commercial development, consisting of a restaurant and a bank, located on a 3.07 acre parcel that is part of a larger shopping center on the southwest corner of La Madre Mountain Drive and Town Center Drive. Access to the site is provided via two commercial driveways along a private drive aisle that has access to Town Center Drive and Spruce Goose Street. The private drive is located on the northernmost portion of the southern parcel.

The proposed restaurant is located on the west side of the site near the center of the parcel, which is set back 26 feet from La Madre Mountain Drive to the north and 160 feet from Spruce Goose Street to the west. The proposed bank is located near the northeastern corner of the site, which is set back 49 feet from La Madre Mountain Drive to the north and over 90 feet from Town Center Drive to the east. The bank will feature a drive-thru that begins at the southeast corner of the building and runs counterclockwise, where it eventually exits near the northwest corner of the building. There is a 5 foot high retaining wall located immediately north of the bank where only a 4 foot high retaining wall is permitted per the Summerlin Modified Development Standards approved under ZC-22-0237, necessitating a Use Permit. A trash enclosure is located between the proposed restaurant and bank, along La Madre Mountain Drive. Parking is located throughout the entire site, primarily to the west of the proposed restaurant and in between the proposed restaurant and bank.

Plans also depict 8 foot wide detached sidewalks along Town Center Drive, Spruce Goose Street, and the eastern one-third of La Madre Mountain Drive. The western two-thirds of La Madre Mountain Drive feature an 8 foot wide attached sidewalk. There are also detached sidewalks provided adjacent to the private commercial drive to the south of the site.

Landscaping

The street landscaping along Town Center Drive is a minimum of 28 feet wide and a maximum of 68 feet wide. There are 2 landscape strips on either side of a detached sidewalk, each containing trees, shrubs, and groundcover. The detached sidewalk continues along the first third of La Madre Mountain Drive, where there is an 8 foot wide landscape strip with trees, shrubs, and groundcover separating the sidewalk from the right-of-way.

Continuing west along La Madre Mountain Drive, the sidewalk becomes attached for the last two-thirds of the street frontage. The attached sidewalk is backed by a landscape strip with a minimum width of 22 feet containing trees, shrubs, and groundcover. The sidewalk continues south and becomes detached again along Spruce Goose Street, with 2 landscaping strips on either side. The landscaping strips are 13 feet and 12 feet wide and contain a mix of trees, shrubs, and groundcover.

Finally, the detached sidewalk continues east along the private drive to the south and continues all the way to Town Center Drive. The landscape strips on either side of the detached sidewalk are 5 feet and 10 feet wide and contain a mix of trees, shrubs, and groundcover. The parking area also contains the required landscaping, with landscape finger islands and diamonds throughout the site.

Elevations

Elevations provided for the proposed restaurant depict the building as having a variable roofline with a maximum height of 27 feet. The exterior of the building will feature various decorative elements, such as porcelain and terracotta tiles, painted EIFS stucco, metal screens, and louvered sun shades.

Elevations provided for the proposed bank also depict the building as having a variable roofline, with a maximum height of 21.5 feet. The exterior of the building will feature various decorative elements such as stone veneer, multiple colors of fiber cement, and aluminum composite panels.

Floor Plans

The floor plans provided for the proposed restaurant depict that the building will be comprised of 2 separate bar areas, a main dining room, 2 smaller private dining rooms, a patio (to be used for dining), as well as a large kitchen, restrooms, and an office.

The floor plans provided for the proposed bank depict that the building will be comprised of offices, a conference room, employee lounge, restrooms, and a 24-hour transaction vestibule.

Applicant's Justification

The applicant states that Summerlin Village 13 (Downtown Summerlin) is quickly becoming an urban center where different types of businesses, including retail, recreation, and restaurants, have been developed. The applicant also states that their proposed project will feature decorative architecture, an excess of parking, and the intense landscaping that is standard throughout Summerlin. Finally, the applicant states that constructing the proposed 5 foot high retaining wall will allow the project to transition to the existing street elevation without pushing the grade change into the street landscaping, while simultaneously maintaining safe pedestrian routes and parking slopes.

Prior Land Use Requests

Application Number	Request	Action	Date
AG-24-900187	Agenda item for the 24-month review of the Summerlin development agreement	Approved by BCC	April 2024
DR-24-0090	Design review for a retail building in conjunction with a developing shopping center	Approved by PC	May 2024
VS-23-0806	Vacation and abandonment of patent easements	Approved by PC	February 2024
UC-23-0143	Increased wall height, modified driveway design, reduced driveway distance, and design review for a proposed shopping center	Approved by PC	May 2023
ZC-22-0237	Reclassified R-5 and C-2 zoning on the subject site and included a use permit for modified development standards which included amended setbacks and street sections	Approved by BCC	June 2022
UC-17-0655 (UC-0621-05 & ZC-1020-07)	Use permit, waivers of conditions, and design review for revisions to modified development standards and a proposed multi-family development	Approved by BCC	September 2017
WT-17-0499	Waiver of title for Public Works standards	Approved by PC	August 2017
DR-17-0212	Design review for a parking garage	Approved by PC	May 2017
VS-17-0082	Vacation and abandonment of patent easements	Approved by PC	March 2017
DR-0580-16	Design review for an office building	Approved by BCC	September 2016

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0542-16	Use permit, variance, and design reviews for an NHL training facility	Approved by BCC	September 2016
DR-0934-14	Design review for an RTC bus shelter	Approved by PC	January 2015
ZC-1020-07	Originally established R-5 and C-2 zoning on the subject site and included a use permit for modified development standards which included amended setbacks and street sections - expunged	Approved by BCC	December 2007
UC-0621-05	Modified development standards to increase the height of buildings throughout Village 13 East	Approved by PC	June 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Summerlin South-Mixed Use (Residential / Commercial)	R-5 & C-2 PC	Undeveloped
South	Summerlin South-Mixed Use (Residential / Commercial)	R-5 & C-2 PC	Shopping center
East	Summerlin South-Mixed Use (Residential / Commercial)	R-5 & C-2 PC	Single-family residential
West	Summerlin South-Mixed Use (Residential / Commercial)	R-5 & C-2 PC	Multi-family residential development

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 29.

Analysis

Comprehensive Planning

Use Permit

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.

While staff does not normally support increases in retaining wall height, staff finds that the proposed retaining wall height should not have a negative impact on the surrounding area. The request for increased retaining wall height is in compliance with previously approved standards for similar major projects and existing modified standards for other areas for Summerlin South, with the most recent one being part of UC-23-0143 which approved the shopping center immediately to the south. For this reason, staff can support this request.

Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

Staff finds the architectural design of the proposed buildings has incorporated creative design concepts and should add to the visual quality of adjoining residential and commercial uses in Downtown Summerlin. The project components and proportions are designed to further increase the level of convenience to the future users, given the land use context of the immediate area. Staff finds the project meets the purpose and intent of uses in Downtown Summerlin and is in conformance with Title 29 and the Summerlin Land Use Plan; therefore, staff can support this request.

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 29, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- 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

- Drainage study and compliance;
- Comply with approved traffic study PW23-10730.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking

0352-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: JENNIFER VERAS

CONTACT: JENNIFER VERAS, GCW ENGINEERING, 1555 S. RAINBOW BOULEVARD, LAS VEGAS, NV 89146