

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-24-0480-HUGHES HOWARD PROPERTIES, INC.:

ZONE CHANGE to reclassify 1.47 acres from an R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone to a C-2 (General Commercial) P-C (Planned Community Overlay District) Zone for a future commercial development in Summerlin Village 18.

Generally located on the east side of Flamingo Road, 220 feet south of Granite Ridge Drive within Summerlin South Master Planned Community (description on file). JJ/rk (For possible action)

RELATED INFORMATION:

APN:

164-14-710-001

LAND USE PLAN:

SUMMERLIN SOUTH - (MAJOR PROJECT) - COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 11044 W. Flamingo Road
- Site Acreage: 1.47
- Existing Land Use: Undeveloped

Request

This is a zone change request to C-2 zoning with no plans submitted. A future land use application for specific development plans will be submitted at a later date. The zone change application is in conjunction with an update to the land use plan for Village 18 within the Summerlin South Master Planned Community. The site is currently undeveloped and is 1.47 acres in size with access from Flamingo Road to the west.

Applicant's Justification

According to the applicant the proposed site will be more appropriately zoned for a commercial use. The subject property is located directly east of a future resort property that is on the south side of the 215 Beltway.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|--------------------|--|-----------------|----------------|
| MP-0758-14 | Update to the land use and development guide for revisions to Village 17 and 17A | Approved by BCC | November 2014 |
| MP-0428-13 | Update to the land use and development guide for revisions to Village 16A | Approved by BCC | September 2013 |
| MP-0874-08 | Update to the land use and development guide for a small portion of Village 16A | Approved by BCC | June 2009 |
| MP-0552-05 | Update to the land use/specific plan for Summerlin | Approved by BCC | June 2005 |
| MP-2091-04 | Revision to the concept plan for Summerlin | Approved by BCC | February 2005 |
| ZC-0920-99 | Original zone change and development plan for Village 18 | Approved by BCC | April 2000 |
| UC-0933-99 | Modified development standards for Summerlin | Approved by BCC | September 1999 |
| DA-1763-95 | Original development agreement | Approved by BCC | February 1996 |
| MP-1442-94 | Original land use/specific plan | Approved by BCC | October 1994 |
| MP-1441-94 | Original concept plan | Approved by BCC | October 1994 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use |
|-------|---|---------------------------|---------------------------------------|
| North | Summerlin South - Single Family | R-2 | Single-family residential development |
| South | Summerlin South - Single-Family; Summerlin South - Multi-Family | R-1a & R-2 | Single-family residential development |
| East | Summerlin South - Resort/Casino | H-1 | Undeveloped |
| West | Summerlin South - Multi-Family | R-1a | Single-family residential development |

Related Applications

| Application Number | Request |
|--------------------|--|
| MPS-24-0519 | Update to the land use and development guide for revisions to Village 18 is a companion item on this agenda. |

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Staff finds the request for the C-2 zoning appropriate for this location. The site is located along Flamingo Road where commercial zoning is appropriate. The property located directly to the east of this site is planned for a future casino/resort site which will provide a mixture of uses where residents will have the opportunity to live, work, and recreate. Furthermore, there is no indication that the project will have a substantial adverse effect on public facilities and services in this area. Therefore, staff can support this request.

Staff Recommendation

Approval. This item has been forwarded to the Board of County Commissioners for final action.

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.

PLANNING COMMISSION ACTION: November 5, 2024 – APPROVED – Vote: Unanimous
Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD is unable to verify sewer capacity based on this zoning application, to find instruction for submitting a Point of Connection (POC) request on the CCWRD website; a CCWRD approved POC must be included when submitting civil improvement plans.

TAB/CAC:

APPROVALS: 6 cards, 3 letters

PROTESTS: 9 cards, 2 letters

APPLICANT: JENNIFER VERAS

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