

Summerlin South

Area Background

The Summerlin South planning area (“Summerlin South”) is almost 12.5 square miles (almost 8,000 acres) in area and encompasses the entire master planned development adopted by Clark County in 1994. The planning area extends north to Charleston Boulevard and the City of Las Vegas and east to Hualapai Way and the Spring Valley and Enterprise planning areas. Summerlin South is bound to the south and west by federally managed public lands like the Red Rock Canyon NCA—as far south as Warm Springs Road. The Northwest County planning area makes the west and southern border of the Summerlin South.

Area Character

Summerlin South is a largely residential planning area made up of single-family homes with a major commercial center at its northern edge—Downtown Summerlin. Residential neighborhoods west and south of Highway 215 are predominantly gated golf club communities while residential neighborhoods to the north and east of Highway 215 include limited multi-family residential developments. Very little undeveloped land remains in Summerlin South although some new neighborhoods and commercial areas are underway.



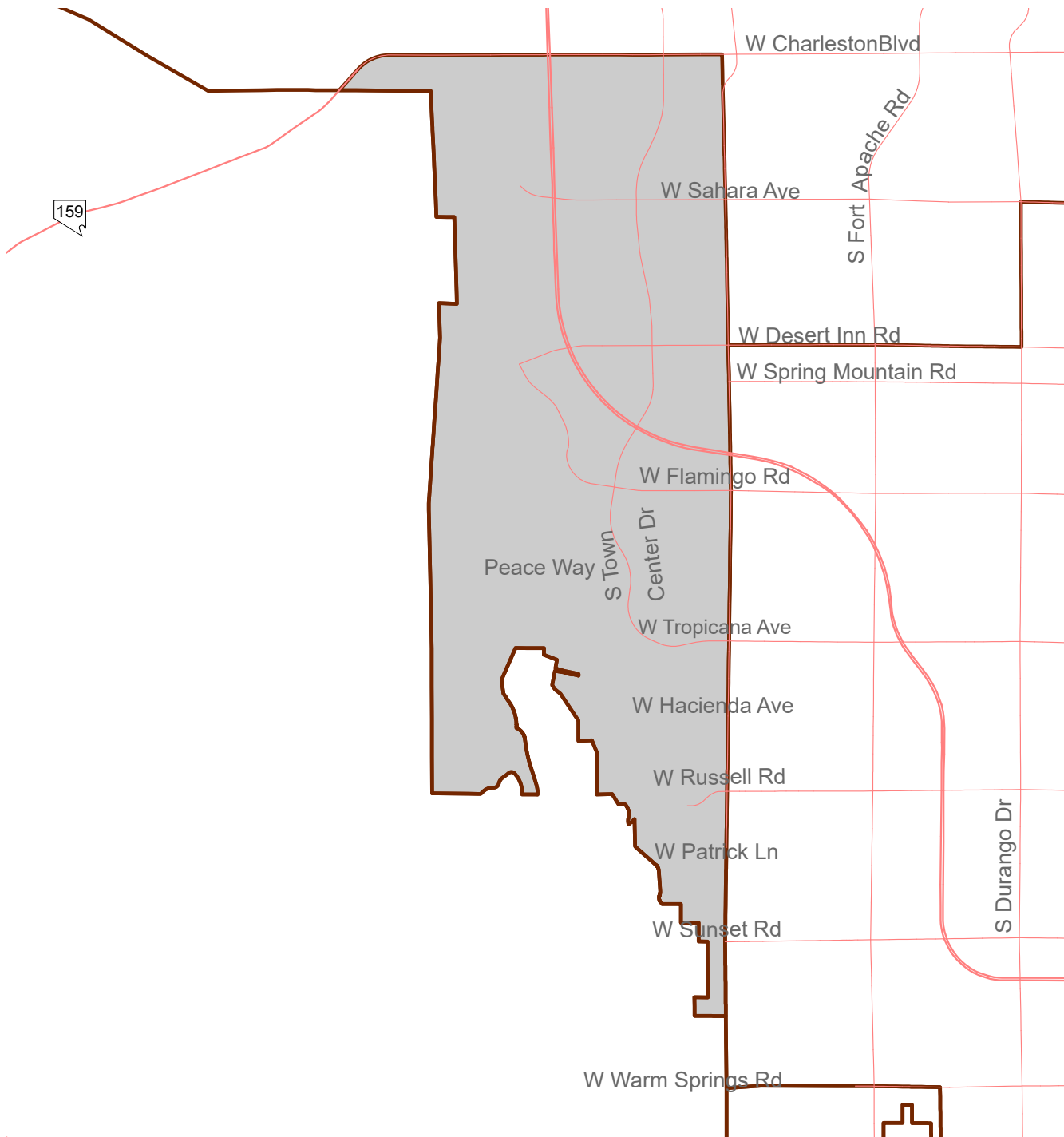
History of the Summerlin South Planning Area

The Summerlin South area—originally called Husite—was purchased by Howard Hughes in 1950 to serve as the new location for his aircraft production facilities. Much of the area was intended to provide manufacturing uses. While the airplane factory and manufacturing center never materialized, the development potential of the area led the BLM, The Nature Conservancy, and eventual developer of Summerlin South to complete a land exchange that

provided a buffer between Red Rock Canyon and future development.

Summerlin South was approved for development by the County in October 1994 after about three years of planning, community meetings, and discussions with the County, Red Rock CAC, and Spring Valley TAB, and regional service providers. Today, Summerlin South is largely built out.

Summerlin South Planned Land Use Map



Summerlin South - Planned Land Use

Neighborhoods

- Outlying Neighborhood (ON)
- Edge Neighborhood (EN)
- Ranch Estate Neighborhood (RN)
- Low-Intensity Suburban Neighborhood (LN)
- Mid-Intensity Suburban Neighborhood (MN)
- Compact Neighborhood (CN)
- Urban Neighborhood (UN)

Employment

- Business Employment (BE)
- Industrial Employment (IE)

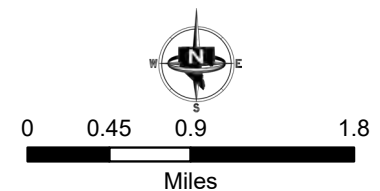
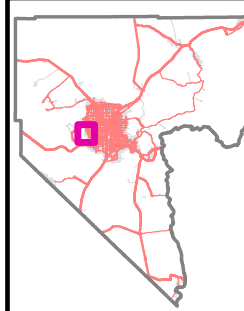
Commercial and Mixed Use

- Neighborhood Commercial (NC)
- Corridor Mixed-Use (CM)
- Entertainment Mixed-Use (EM)

Other

- Agriculture (AG)
- Open Lands (OL)
- Public Use (PU)
- Major Projects (MP)

Planning Areas



Date Adopted: November 17, 2021
Date Amended: July 31, 2023



Summerlin South Goals and Policies

Goal SS-1: Facilitate the buildout of Summerlin South in accordance with the adopted Land Use and Development Guide

POLICY SS-1.1: HOUSING AND EMPLOYMENT DIVERSITY

Provide a mix of housing and compatible employment uses in Summerlin South to provide local job opportunities, a mix of housing options, and to enhance the quality of life and economic diversity of the community.

POLICY SS-1.2: DOWNTOWN SUMMERLIN

Support the completion of the Downtown Summerlin development as a walkable regional center for urban living, shopping, entertainment, and employment. Reduce the need for residents of the area to travel long distances, ease traffic impacts, and improve regional air quality by promoting development in Downtown Summerlin that prioritizes people walking, biking, and using transit.

POLICY SS-1.3: NATURAL LANDFORMS

Protect slopes greater than 15 percent and other natural landforms adjacent to Red Rock Canyon NCA, or elsewhere in Summerlin South, through clustering of development, preservation as open space, or incorporation into the recreation system, such as golf courses.

POLICY SS-1.4: NATURAL DRAINAGE

Coordinate with the RFCD and other stakeholders to preserve natural washes and unlined channels in Summerlin South to the extent practical and consistent with the need for flood protection, erosion control, and water quality. Where possible, major drainage facilities and utility easements should be designed in conjunction with open space to provide extensive recreational and pedestrian network opportunities.

POLICY SS-1.5: WATER CONSERVATION AND RECLAMATION

Conserve limited water resources in Summerlin South through development standards and programs that promote efficient techniques and materials, and investment in wastewater reclamation to irrigate parks, golf courses, common areas, and landscaping.



Goal SS-2: Enhance multimodal connections within Summerlin and to other destinations within the Las Vegas Valley

POLICY SS-2.1: SUMMERLIN TRANSPORTATION

Coordinate with the City of Las Vegas and RTC to explore alternative transportation programs and facilities within Summerlin South, that encourage getting around the community by walking, biking, transit, or other alternative modes.

POLICY SS-2.2: TRANSIT ACCESS

Coordinate with the City of Las Vegas and RTC on the planned expansion of high-capacity transit along Sahara Avenue and Charleston Boulevard, and ensure transit-supportive infrastructure supports the goals and standards of RTC.