



AGENDA MEMO - COMMUNITY DEVELOPMENT

PLANNING COMMISSION MEETING DATE: AUGUST 13, 2024
DEPARTMENT: COMMUNITY DEVELOPMENT
ITEM DESCRIPTION: APPLICANT/OWNER: TRI POINTE HOMES NEVADA, INC.

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
24-0317-EOT1	Staff recommends APPROVAL, subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

NOTICES MAILED N/A (Newspaper Only)

PROTESTS N/A

APPROVALS N/A

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**** CONDITIONS ****

24-0317-EOT1 CONDITIONS

Planning

1. This approval shall expire on August 9, 2026 unless another Extension of Time is approved by the City of Las Vegas.
2. Conformance to the Conditions of Approval for Variance (22-0343-VAR1) and all other related actions as required by the Department of Community Development and the Department of Public Works.
3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for an Extension of Time of an approved Variance (22-0343-VAR1) to allow proposed perimeter walls that exceed Title 19 height requirements on 9.08 acres of undeveloped land on the north side of Rocky Avenue, approximately 330 feet east of Alpine Ridge Way.

ISSUES

- This is the first Extension of Time of the Variance (22-0343-VAR1) approved August 9, 2022.
- The Final Map (100277-FMP) for the Kyle Canyon Gateway Unit 2 subdivision has not yet been recorded; however, the approved Tentative Map (22-0027-TMP1) remains active until 2026.

ANALYSIS

The site is zoned PD (Planned Development) and is subject to the Kyle Canyon Gateway Master Development Plan and Design Standards. There is no existing development adjacent to the site.

On August 9, 2022 the Planning Commission approved a Variance (22-0343-VAR1) to allow up to 10-foot tall perimeter retaining walls with six-foot screen walls or view fences adjacent to two drainage easement locations within the approved Kyle Canyon Gateway Unit 2 subdivision. The easements will contain drainage channels along portions of the west and east sides of the subdivision. The applicant requests an Extension of Time due to the Las Vegas Valley Water District requiring completion of water lines along Alpine Ridge Way to the west of this site before the commencement of construction of the subject subdivision.

The site has been cleared of vegetation and crews are working on infrastructure improvements in the vicinity.

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FINDINGS (24-0317-EOT1)

The subdivision is part of a master planned community that extends from Kyle Canyon Road north to Trails End Avenue. Land uses and development of this area are controlled by the Master Developer, who authorized the parent Variance request. This provides certainty that the requested improvements will be built. Therefore, staff recommends approval of the requested Extension of Time for a two-year period. If denied, the Variance (22-0343-VAR1) will be deemed expired as of August 9, 2024.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
06/01/05	The City Council adopted Ordinance 5774 (ANX-5528), which annexed the subject property into the City of Las Vegas as part of a larger request. The subject site was designated PCD (Planned Community Development) and the zoning classification was designated U (Undeveloped). The Annexation became effective 06/10/05.
04/21/21	The City Council approved a request for a Rezoning (20-0370-ZON1) from U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development) on 87.78 acres at the northeast corner of Kyle Canyon Road and Alpine Ridge Way. The proposal included the Master Development Plan and Design Guidelines for the Kyle Canyon Gateway Master Plan. The Planning Commission and staff recommended approval.
	The City Council approved a Petition to Vacate (20-0370-VAC1) portions of Log Cabin Way between Alpine Ridge Way and Michelli Crest Way, Michelli Crest Way between Ruston Road and Log Cabin Way, and various U.S. Government Patent Easements generally located at the northeast corner of Kyle Canyon Road and Alpine Ridge Way. The Planning Commission and staff recommended approval.
	The City Council approved a request for a Site Development Plan Review (20-0372-SDR1) for a 21-lot single family residential development on 4.73 acres generally located at the northeast corner of Rocky Avenue and Michelli Crest Way. The Planning Commission and staff recommended approval.
	The City Council approved a Tentative Map (20-0372-TMP1) for a 21-lot single family residential subdivision (Kyle Canyon Gateway Unit 2) on 4.73 acres at the northeast corner of Rocky Avenue and Michelli Crest Way. The Planning Commission and staff recommended approval.

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<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc., (cont.)</i>	
03/08/22	The Planning Commission approved a Petition to Vacate (22-0027-VAC1) - U.S. Government Patent Easements generally located on the north side of the Rocky Avenue alignment, approximately 610 feet west of Oso Blanca Road. Staff recommended approval.
	The Planning Commission approved a request for a Site Development Plan Review (22-0027-SDR1) for a proposed 41-lot single-family detached residential development on 9.08 acres on the north side of the Rocky Avenue alignment, approximately 610 feet west of Oso Blanca Road. Staff recommended approval.
03/08/22	The Planning Commission approved a Tentative Map (22-0027-TMP1) for a 41-lot single-family detached residential subdivision (Kyle Canyon Gateway Unit 2) on 9.08 acres on the north side of the Rocky Avenue alignment, approximately 610 feet west of Oso Blanca Road. Staff recommended approval. This voided the previous approval for 20-0372-TMP1.
08/09/22	The Planning Commission approved a request for a Variance (22-0343-VAR1) to allow proposed 10-foot tall perimeter retaining walls where six feet is the maximum allowed and a total perimeter wall/fence height of 16 feet where 10 feet is the maximum allowed on 9.08 acres on the north side of Rocky Avenue, approximately 330 feet east of Alpine Ridge Way. Staff recommended denial.
11/14/22	A blueline map for a Final Map Technical Review (100277-FMP) was accepted by Department of Community Development staff. The map has not been recorded.

<i>Most Recent Change of Ownership</i>	
12/16/21	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
06/13/24	A grading/clear and grub/stockpile permit (C24-01174) was issued for the Kyle Canyon Gateway Unit 2 subdivision at 10333 Trails End Avenue. A final inspection has not been approved.

<i>Pre-Application Meeting</i>	
A pre-application meeting was not required, nor was one held.	

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Neighborhood Meeting

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

Field Check

06/27/24	The site is undeveloped but clear of rocks and vegetation. No trash or debris was noted.
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Details of Application Request
Site Area

Gross Acres	9.08
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Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Undeveloped	PCD (Planned Community Development) [L (Residential Low)]	PD (Planned Development)
North	Undeveloped	PCD (Planned Community Development)	U (Undeveloped)
South	Undeveloped	PCD (Planned Community Development) [ML (Residential Medium Low)]	PD (Planned Development)
East	Undeveloped	Outlying Neighborhood - Clark County	H-2 (General Highway Frontage)
		PCD (Planned Community Development)	U (Undeveloped)
West	Undeveloped	PCD (Planned Community Development)	U (Undeveloped)

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<i>Master and Neighborhood Plan Areas</i>	<i>Compliance</i>
Las Vegas 2050 Master Plan Area: Kyle Canyon	Y
Kyle Canyon Gateway	Y
<i>Special Area and Overlay Districts</i>	<i>Compliance</i>
PD (Planned Development) District	Y
<i>Other Plans or Special Requirements</i>	<i>Compliance</i>
Trails	N/A
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