



AGENDA MEMO - COMMUNITY DEVELOPMENT

PLANNING COMMISSION MEETING DATE: APRIL 8, 2025

DEPARTMENT: COMMUNITY DEVELOPMENT

ITEM DESCRIPTION: APPLICANT/OWNER: CANYON WALK, LLC

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
25-0037-MOD1	Staff recommends APPROVAL.	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 20

NOTICES MAILED 1456

PROTESTS 0

APPROVALS 0

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This is an application for a Major Modification to the Skye Summit Master Planned Community to amend the Skye Summit Design Guidelines, Master Land Use Plan, Phase Map, and the Parks Agreement including Associated Exhibits.

ISSUES

- A Major Modification (25-0037-MOD1) to the Skye Summit Master Planned Community is requested to amend the Skye Summit Design Guidelines, Master Land Use Plan, Phase Map, and the Parks Agreement including Associated Exhibits. Staff supports this request.

BACKGROUND

The subject site is approximately 515 gross acres on the west side of the Sheep Mountain Parkway alignment with Farm Road as the northern boundary, Tropical Parkway as the southern boundary, and the Red Rock National Conservation area as the western boundary within the La Madre Foothills area of the 2050 Master Plan. The 515 gross-acre site was annexed (67313-ANX) into the City of Las Vegas as a part of a larger request in 2017. The subject site was nominated for disposal by the City of Las Vegas and was subsequently auctioned to the highest bidder in November of 2023 through the Southern Nevada Public Lands Management Act (SNPLMA) process. The site is currently undeveloped except for flood control and Las Vegas Valley Water District facilities. The applicant, acting as Master Developer, has executed a development agreement (24-0432-DIR1) to facilitate the development the site. That Development Agreement was approved by the City Council on 11/06/24.

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ANALYSIS

Consideration and possible action regarding a Major Modification to the Skye Summit Development Standards and Design Guidelines, Conceptual Land Use Plan, Phase Map, and the Parks Agreement associated exhibits.

The Major Modification process for the Skye Summit Development Agreement is described in subsection 3.04(d) of the Development Agreement. Under those provisions, the Master Developer may request a Major Modification for a change or modification to a Land Use designation or other related changes to the Land Use Plan. Any application for a modification to the Skye Summit Development Standards and Design Guidelines that does not qualify as a Minor Modification under subsection 3.04(b) is a Major Modification.

In summary, the requested changes to the Skye Summit Master Planned Community and Development Standards and Design Guideline include:

- A relocation of the east to west trail [P1.9 and P1.10] between Street A and Street B; as a part of that relocation this includes re-numbering the parcels so that the park trail parcel P1.9 is now relocated to park and trail parcels P.14, P1.5, and P1.6
- An increase in the size of the parks at the entrance to the trail on both the east and west side of Street A;
- A relocation of the park on the east side of Street B to the north side of Centennial Parkway at parcel 2.2.;
- Revised development standards for R-1 (Single Family Residential) Skye Summit Special Land Use Designation, R-CL (Medium-Low Density Residential), and R-TH (Single Family Attached) Summit Special Land Use Designation.

The Development Phasing Exhibit [Exhibit A], Conceptual Land Use Plan [Exhibit C], Trail & Park Exhibit [Park Agreement Exhibit B], Phased Infrastructure Plan [Exhibit N], Kyle Canyon Detention Basin and Bureau of Land Management Grant Area Vacation Exhibit [Exhibit L], and Master Drainage Map [Exhibit O] have been updated to reflect the proposed changes to parcel configuration and park spaces.

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Community Open Space

<i>Park Parcel</i>	<i>Park Area</i>	<i>Approved Acreage (24-0432)</i>	<i>Proposed new Acreage (25-0037)</i>	<i>Probable Dwelling Units in Park Area</i>	<i>Park Construction Trigger (units)</i>
P1.7	1	1.36	2.16	897	250
P1.9	1	1.10	Removed	897	400
P1.5, 1.6, 1.8	1	N/A	3.52	897	400
P2.10	2	1.61	2.98	1,163	250
P2.12	2	7.78	8.16	1,163	400
P3.9	3	0.97	No Change	1,434	400
P3.8	3	0.92	No Change	1,434	250
P3.10	3	2.29	No Change	1,434	400
Total*		16.03 acres	21.33 acres		
Total including City Park		36.03 acres	41.33 acres		

**Does not include the 20-acre city park the Master Developer is obligated to contribute towards.*

In aggregate the proposed changes to parcel configuration and park spaces results in a 5.30 acre increase of park space from 16.03 acres to 21.33 acres. This represents a 33-percent increase in park space over the approved master plan. A 20-acre park is planned at the southwest corner of the Master Planned Community and the Master Development is obligated to contribute to it as specified in the Development Agreement and Parks Agreement. That obligation has not been changed with this Major Modification.

The Skye Summit Development Standards and Design Guidelines [Exhibit F] have been updated to include the revised development standards for R-1 (Single Family Residential) Skye Summit Special Land Use Designation, R-CL (Medium-Low Density Residential) Skye Summit Special Land Use Designation, and R-TH (Single Family Attached) Summit Special Land Use Designation.

In addition to the specific standards listed below for each land use designation, the most substantial change proposed is the required Common Element from the R-TH (Single Family Attached) Summit Special Land Use Designation is made optional. This can be seen in Section 4 of the Development Standards and Design Guidelines. The option to not include a Common Element is depicted in Exhibit 4.3.4(b).

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Comparison of proposed Skye Summit R-1 (Single Family Residential) to approved Skye Summit R-1 (Single Family Residential) and to Title 19.06.070 R-1 (Single Family Residential)				
Standard	Required per UDC	Required per existing development standards	Proposed per MOD (25-0037)	Compliance to UDC
Rear Setback				
1 st Story	15 Feet	15 Feet	15 Feet	Same
2 nd Story	15 Feet	20 Feet	15 Feet (may be reduced by 5' for a maximum of 20% of product)	Less Restrictive
3 rd Story	15 Feet	25 Feet	25 Feet	More Restrictive

Comparison of proposed Skye Summit R-CL (Medium Low Density Residential) to approved Skye R-CL (Medium Low Density Residential) and to Title 19.06.080 R-CL (Residential Compact Lot)				
Standard	Required per UDC	Required per existing development standards	Proposed per MOD (25-0037) R-CL on a parcel with a MLA (Medium-Low Attached) land use designation	Compliance to UDC
Minimum Lot Size	3,000 Square Feet	2,000 Square Feet	2,000 Square Feet	Less Restrictive
Minimum Lot Width	35 Feet	None	None	Less Restrictive
Maximum Lot Coverage	70%	None	None	Less Restrictive
Building Height	2 Stories/ 35 Feet	3 Stories Max.;38 Feet Max.	3 Stories Max.;38 Feet Max.	Less Restrictive

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Comparison of proposed Skye Summit R-CL (Medium Low Density Residential) to approved Skye R-CL (Medium Low Density Residential) and to Title 19.06.080 R-CL (Residential Compact Lot) (continued)				
Standard	Required per UDC	Required per existing development standards	Proposed per MOD (25-0037) R-CL on a parcel with a MLA (Medium-Low Attached) land use designation	Compliance to UDC
Landscape Buffer				
Landscape Buffer Width	6 feet - Adjacent to Right- of-Way for five or more lots	6 feet - Adjacent to Right- of-Way or building setback if less	6 feet - Adjacent to Right- of-Way or building setback if less	Same
Setback				
Front	14 feet to house 18 feet to garage	10 feet to single story 14 feet to second story (20 feet to garage)	5 feet to single story Court / Cluster 5 feet to second story Court / Cluster	Less Restrictive
Side	5' typ. (10 combined)	0 common wall (Duplexes allowed) 5 typ.	0 common wall (Duplexes allowed) 5 typ.	Less Restrictive
Corner Side	10'	10' to ROW or back of sidewalk	10' to ROW or back of sidewalk	Same
Rear	10'	15' 5' to alley (20' to garage)	10' (up to 50%) 5' Court / Cluster (20' to garage)	Less Restrictive
Standard	Required per UDC	Required per existing development standards	Proposed per MOD (25-0037) Typical	Compliance to UDC
Minimum Lot Size	3,000 square feet	2,000 square feet	2,000 square feet	Less Restrictive
Minimum Lot Width	35 Feet	None	None	Less Restrictive

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Comparison of proposed Skye Summit R-CL (Medium Low Density Residential) to approved Skye R-CL (Medium Low Density Residential) and to Title 19.06.080 R-CL (Residential Compact Lot) (continued)				
Standard	Required per UDC	Required per existing development standards	Proposed per MOD (25-0037) R-CL on a parcel with a MLA (Medium-Low Attached) land use designation	Compliance to UDC
Building Standards				
Maximum Lot Coverage	70%	None	None	Less Restrictive
Building Height	2 stories/ 35 feet max.	3 Stories max.;38 feet max.	3 Stories max.;38 feet max.	Less Restrictive
Landscape Buffer				
LS BUFFER	6 feet - Adjacent to Right- of-Way for Five + lots	6 feet - Adjacent to Right- of-Way or building setback if less	6 feet - Adjacent to Right- of-Way or building setback if less	Same
Setback				
Front	14 feet to house 18 feet to garage	10 to single story 14 to second story (20' to garage)	5 feet to single story Court / Cluster 5 feet to second story Court / Cluster 10 feet to single story 14 feet to second story (20 feet to garage)	Less Restrictive
Side	5 feet typical (10 feet combined)	0 common wall (Duplexes allowed) 5 feet typical	0 common wall (Duplexes allowed) 5 feet typical	Less Restrictive
Corner Side	10 feet	10 to ROW or back of sidewalk	10 feet to ROW or back of sidewalk	Same
Rear	10 feet	15 feet 5 feet to alley (20' to garage)	10 feet (up to 50%) 5 feet Court / Cluster (20' to garage)	Less Restrictive

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Comparison of proposed Skye Summit R-TH (Single Family Attached) to approved Skye Summit R-TH (Single Family Attached) and to Title 19.06.090 R-TH (Single Family Attached)				
Standard	Required per UDC	Required per existing development standards	Proposed per MOD (25-0037)	Compliance to UDC
Minimum Lot Size	1,600 SF	1,280 SF	No Change	Less Restrictive
Minimum Lot Width	20 Feet	24 Feet	No Change	More Restrictive
Maximum Lot Coverage	95%	95%	No Change	Same
Building Height	3 stories; 45 feet	3 stories; 45 feet	No Change	Same
Front Setback				
Garage	18 Feet	5' or 20' to face of Garage Door (measured from back of sidewalk or back of curb where no sidewalk is provided).	5' or 20' to face of Front Entry Garage Door	Less Restrictive

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Comparison of proposed Skye Summit R-TH (Single Family Attached) to approved Skye Summit R-TH (Single Family Attached) and to Title 19.06.090 R-TH (Single Family Attached) (continued)				
Standard	Required per UDC	Required per existing development standards	Proposed per MOD (25-0037)	Compliance to UDC
Porch	5 Feet	5 Feet	3 Feet	Less Restrictive
1 st Story	10 Feet	8 Feet	5 Feet	Less Restrictive
2 nd Story	10 Feet	12 Feet	2 Feet	Less Restrictive
Rear Setback (No Alley)				
Porch	5 Feet	10 Feet	3 Feet	Less Restrictive
Living Area	5 Feet	10 Feet	5 Feet	Same
Rear Setback (With Alley)				
Garage	5 Feet	5 or 20 Feet to face of Garage Door	None specified	Less Restrictive
Porch	5 Feet	5 Feet	3 Feet	Less Restrictive
1 st Story	5 Feet	5 Feet	No Change	Same
2 nd Story	5 Feet	8 Feet	5 Feet	Same
Accessory Structure (Patio Cover, Sundeck Balcony) Rear Setback	NA	5 Feet	3 Feet	More Restrictive
Side setback	NA	0 Feet at common wall 5 Feet at building end wall and 10 Feet between buildings.	No Change	No Change

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Comparison of proposed Skye Summit R-TH (Single Family Attached) to approved Skye Summit R-TH (Single Family Attached) and to Title 19.06.090 R-TH (Single Family Attached) (continued)				
Standard	Required per UDC	Required per existing development standards	Proposed per MOD (25-0037)	Compliance to UDC
Accessory Structure (Patio Cover, Sundeck Balcony) Side Setback	NA	5 Feet	4 Feet	More Restrictive
Corner Setback	10 Feet	10 Feet	10 Feet to back of curb or sidewalk.	Less Restrictive
Distance Between Buildings	NA	15 Feet	10 Feet	More Restrictive
Common Element Required	Not Required	Required per Exhibit 4.3.4(a)	Not Required	Same

Other changes to the Development Standards and Design Guidelines include (1) measuring private open space at the builder parcel under Section 4.1.8., (2) revisions to several standard details, and (3) revised drainage facility language.

For the change to how private open space is measured, the proposed text affects how sites are measured procedurally for the required 125 square-feet of open space per lot. The intent of the Development Standards and Design Guidelines to provide private open space is retained with the proposed changes. As such, staff recommends approval.

Existing Text	Proposed Text
4.1.8. Private Open Space for Single Family Attached Developments. A. Single family attached units are required to have a minimum of one hundred twenty-five (125) square feet of private open space	4.1.8. Private Open Space for Single Family Attached Developments. A. Single family attached units are required to have a minimum of one hundred twenty-five (125) square feet of private open space. <u>Open space is calculated per builder parcel.</u>

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Secondly, changes to the standard details within the Development Standards and Design Guidelines are proposed for wall heights, wall setbacks, landscape buffers along bus turnouts, hammerhead terminus, driveway geometrics, curb and gutters, stub streets, private alleys, private drives, private streets, gate entries, and the public street sections proposed throughout the master planned community. The affected pages of the Development Standards and Design Guidelines with the standard detail changes include pages 2-14 thorough 2-42, and pages 5-2, 5-11 through 5-22.

Finally, changes to the Landscape Design Guidelines section within the Development Standards and Design Guidelines now specify that any privately maintained drainage facilities must be concrete unless a Variance is obtained in accordance with Title 20 and technical studies are approved by the Department of Public Works for alternate design materials. That language has been incorporated into the final Development Standards and Design Guidelines, and staff recommends approval of the resultant changes.

Existing Text	Proposed Text
8.1 Public Realm Grading And Drainage N/A	8.1 Public Realm Grading And Drainage <u>D. Drainage facilities that are privately maintained may rip-rap or concrete as allowed by approved drainage study and City Council - approved variance. Drainage facilities must be concrete lined per LVMC 20.10.030 or a Variance must be approved by City Council per LVMC 20.08.290.</u>

FINDINGS (25-0037-MOD1)

The proposed Major Modification to the Skye Summit Master Planned Community as detailed above will result in amendments to the Skye Summit Design Guidelines, Master Land Use Plan, Phase Map, and the Parks Agreement including Associated Exhibits.

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BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
01/10/17	The City Council approved annexing (67313-ANX) 4503.00 acres, including the subject site, through Ordinance #6563.
11/06/24	The City Council approved a Development Agreement (24-0432-DIR1), a General Plan Amendment (24-0432-GPA1), Rezoning (24-0432-ZON1), Parks Agreement (24-0432-DIR2), a Vacation of a BLM right-of-way grant (24-0432-VAC1), a Vacation of a public right of way (24-0432-VAC2), a Vacation of a BLM drainage right-of-way grant (24-0432-VAC3), and a master Tentative Map (24-0432-TMP1 on 515.00 acres located at the terminus of Centennial Parkway, west of Clark County 215.
03/11/25	<p>The Planning Commission voted (6-0) to HOLD IN ABEYANCE the following Land Use Entitlement project requests on 515.00 acres located at the terminus of Centennial Parkway, west of Clark County 215 (APNs 126-26-101-004 and 005, and 126-23-301-001 and 002), Ward 4 (Allen-Palenske).</p> <p>25-0037-MOD1 - MAJOR MODIFICATION - TO AMEND THE SKYE SUMMIT DESIGN GUIDELINES, MASTER LAND USE PLAN, PHASE MAP, AND THE PARKS AGREEMENT INCLUDING ASSOCIATED EXHIBITS</p> <p>25-0037-VAR1 - VARIANCE - TO ALLOW NATURAL WASHES WHERE CONCRETE CHANNELS ARE REQUIRED WITHIN THE SKYE SUMMIT MASTER PLANNED COMMUNITY</p>

<i>Most Recent Change of Ownership</i>	
05/24/24	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
No relevant building permits or business licenses.	

<i>Pre-Application Meeting</i>	
01/06/24	A pre-application meeting was held to discuss the submittal requirements and submittal process for a Major Modification and Variance.

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Details of Application Request	
Site Area	
Gross Acres	515.01
Net Acres	514.87
Vacation Area in Acres*	0.14

**A Vacation (24-0432-VAC1) of public right-of-way was approved by City Council on 11/06/25 but has yet to be recorded.*

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)	PD (Planned Development)
North	Drainage Basin	PF (Public Facility)	C-V (Civic)
South	Drainage Basin and Undeveloped land	PF (Public Facility) DR (Desert Rural Density Residential)	C-V (Civic) Undeveloped (Desert Rural)
East	Single Family, Attached and Single Family, Detached.	PCD (Planned Community Development)	PD (Planned Development)
West	Red Rock National Conservation Area	NA	NA

Master and Neighborhood Plan Areas	Compliance
Las Vegas 2050 Master Plan Area: La Madre Foothills	Y
Centennial Hills Sector Plan	Y
Las Vegas Valley Perimeter Open Space Plan	Y
Northwest Open Space Plan	Y
Special Area and Overlay Districts	Compliance
PD (Planned Development) District	Y
Other Plans or Special Requirements	Compliance
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact	N/A
Project of Regional Significance	N/A