



AGENDA MEMO - COMMUNITY DEVELOPMENT

PLANNING COMMISSION MEETING DATE: DECEMBER 10, 2024

DEPARTMENT: COMMUNITY DEVELOPMENT

**ITEM DESCRIPTION: APPLICANT: TRI POINTE HOMES - OWNER: B-NWI2, LLC
ET AL**

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
24-0254-GPA1	Staff recommends APPROVAL.	
24-0254-ZON1	Staff recommends APPROVAL.	24-0254-GPA1
24-0254-VAR1	Staff recommends DENIAL, if approved subject to conditions:	24-0254-GPA1 24-0254-ZON1
24-0254-VAC1	Staff recommends DENIAL, if approved subject to conditions:	24-0254-GPA1 24-0254-ZON1 24-0254-VAR1
24-0254-TMP1	Staff recommends DENIAL, if approved subject to conditions:	24-0254-GPA1 24-0254-ZON1 24-0254-VAR1 24-0245-VAC1
24-0254-VAR2	Staff recommends DENIAL, if approved subject to conditions:	24-0254-GPA1 24-0254-ZON1
24-0254-VAC2	Staff recommends DENIAL, if approved subject to conditions:	24-0254-GPA1 24-0254-ZON1 24-0254-VAR2
24-0254-TMP2	Staff recommends DENIAL, if approved subject to conditions:	24-0254-GPA1 24-0254-ZON1 24-0254-VAR2 24-0245-VAC2

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 0

NOTICES MAILED 211 [GPA1, ZON1, VAR1, VAR2, TMP1 AND TMP2]
10 [VAC1]
14 [VAC2]

PROTESTS 0

APPROVALS 3 [GPA1 AND ZON1]

**** CONDITIONS ****

24-0254-VAR1 CONDITIONS

Planning

1. A Variance is hereby approved to allow stub streets where a cul-de-sac is required.
2. Approval of a General Plan Amendment (24-0254-GPA1) and Rezoning (24-0254-ZON1); and approval of and conformance to the Conditions of Approval for Petition of Vacation (24-0254-VAC1) and Tentative Map (24-0254-TMP1) shall be required, if approved.
3. This approval shall be void four years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Division.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

24-0254-VAC1 CONDITIONS

1. The limits of this Petition of Vacation shall be the U.S. Government Patent Easements and public rights-of-way for Ruston Road located between Log cabin Way and Ruston Road, Larry McBryde Street and Shaumber Road / Sheep Mountain Parkway, on or adjacent to Assessor Parcel Numbers 126-01-201-002, 126-01-201-011 and 126-01-201-012.
2. This Order of Vacation and Relinquishment shall record immediately prior to and concurrent with the first mapping action related to 24-0254-TMP1.

3. Provide a plan showing how the right-of-way proposed to be vacated will be incorporated into the abutting properties so that an un-maintained “no-man’s land” area is not produced by this action. The required plan shall identify exactly who is responsible to reclaim each portion of right-of-way and exactly how the right-of-way will be reclaimed, and shall provide a schedule of when such reclamation will occur. Such plan shall be approved by the City Engineer prior to the recordation of the Order of Vacation or the submittal of any construction drawings adjacent to or overlying the area requested for vacation, whichever may occur first.
4. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The drainage study required by 24-0254-TMP1 may be used to satisfy this requirement provided that it addresses the area to be vacated.
5. The Order of Vacation shall reserve easements for the facilities of all City of Las Vegas Franchise Holders unless written verifiable letters of consent without reservation are received prior to recordation.
6. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.
7. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress there from shall be provided if required.
8. All development shall be in conformance with code requirements and design standards of all City Departments.
9. The Order of Vacation and Relinquishment of Interest shall not be recorded until all of the conditions of approval have been met provided, however, the conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with Title 19. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. Also, If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.

10. If the Order of Vacation and Order of Relinquishment of Interest is not recorded within four (4) years after approval by the City of Las Vegas or an Extension of Time is not granted by the Director of Community Development, then approval will terminate and a new petition must be submitted.

24-0254-TMP1 CONDITIONS

Planning

1. Approval of the Tentative Map shall be for no more than four (4) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within four (4) years of the approval of the Tentative Map, this action is void.
2. Approval of General Plan Amendment (24-0254-GPA1), Rezoning (24-0254-ZON1), Variance (24-0254-VAR1) and Petition of Vacation (24-0254-VAC1) shall be required, if approved.
3. Street names must be provided in accordance with the City's Street Naming Regulations.
4. In conjunction with creation, declaration and recordation of the subject common-interest community, and prior to recordation of the Covenants, Codes and Restrictions ("CC&R"), or conveyance of any unit within the community, the Developer is required to record a Declaration of Private Maintenance Requirements ("DPMR") as a covenant on all associated properties, and on behalf of all current and future property owners. The DPMR is to include a listing of all privately owned and/or maintained infrastructure improvements, along with assignment of maintenance responsibility for each to the common interest community or the respective individual property owners, and is to provide a brief description of the required level of maintenance for privately maintained components. The DPMR must be reviewed and approved by the City of Las Vegas Department of Field Operations prior to recordation, and must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. Also, the CC&R are to include a statement of obligation of compliance with the DPMR. Following recordation, the Developer is to submit copies of the recorded DPMR and CC&R documents to the City of Las Vegas Department of Field Operations.
5. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

6. Petition of Vacation 23-0239-VAC1, or a similar Vacation Application shall record immediately prior to and concurrent with the first mapping action related to this Tentative Map.
7. Dedicate 40 feet of right-of-way for Log Cabin Way and 60 feet of right-of-way for Sheep Mountain Parkway including dual left turn lane tapers and the quarter knuckle located at the southwest corner of Larry McBryde Way and Ruston Road on the Final Map for this site. Additionally, dedicate the required bus turnout per CCASD 234.1 for Sheep Mountain Parkway north of Log Cabin, unless otherwise determined through the Traffic Impact Analysis for 24-0254-TMP2. Grant public easements for any public infrastructure that is outside of the public right-of-way (pedestrian, streetlight, etc).
8. Private streets must be granted and labeled on the Final Map for this site as Public Utility Easements (P.U.E.), Public Sewer Easements, and Public Drainage Easements to be privately maintained by the Homeowner's Association.
9. Construct half-street improvements including appropriate transition and overpaving on Log Cabin Way and Sheep Mountain Parkway with a median on Sheep Mountain Parkway where legally able, adjacent to this site concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete). All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. A minimum two lanes of asphalt pavement on Log Cabin Way to Alpine Ridge Way providing the main access to the site shall be provided prior to a final inspection of any dwelling units within this Tentative Map.
10. Extend oversized public sewer in Log Cabin Road to the west edge of this site, at a size, depth and location acceptable to the CLV Public Works Sanitary Sewer Engineering. Coordinate with Sanitary Sewer Engineering Section of the Department of Public Works to execute a Sewer Oversizing Agreement to be reimbursed for the cost difference of constructing an oversized sewer versus the minimum required pipe diameter.
11. Prior to the submittal of construction drawings for this site, submit a pedestrian circulation plan to identify nearby pedestrian attractors and recommend measures to accommodate pedestrians, such as but not limited to pedestrian access, crosswalk, pedestrian activated flashers and temporary sidewalks. Comply with the recommendation of the approved pedestrian circulation plan. May combine pedestrian circulation plan with the required Traffic Impact Analysis for 24-0254-TMP2.

12. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
13. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.
14. As per Unified Development Code (UDC) 19.16.060.G, all requirements must be complied with or such future compliance must be guaranteed by an approved performance security method in accordance with UDC sections 19.02.130.
15. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. . No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.

Fire & Rescue

16. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

24-0254-VAR2 CONDITIONS

Planning

1. A Variance is hereby approved to allow stub streets where a cul-de-sac is required.
2. A Variance is hereby approved to allow private gated community streets with no sidewalk where a sidewalk is required on one side of the street.
3. Approval of a General Plan Amendment (24-0254-GPA1) and Rezoning (24-0254-ZON1); and approval of and conformance to the Conditions of Approval for Petition of Vacation (24-0254-VAC2) and Tentative Map (24-0254-TMP2) shall be required, if approved.
4. This approval shall be void four years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
5. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Division.
6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

24-0254-VAC2 CONDITIONS

1. The limits of this Petition of Vacation shall be the U.S. Government Patent Easements and public rights-of-way located between Alpine Ridge Way and Larry McBryde Street, Log Cabin Way and Kyle Canyon Road, on or adjacent to Assessor Parcel Numbers 126-01-301-005, 126-01-301-006, 126-01-301-007, 126-01-301-008, 126-01-301-014, and 126-01-301-015.
2. This Order of Vacation and Relinquishment shall record immediately prior to and concurrent with the first mapping action related to 24-0254-TMP2.

24-0254 [GPA1, ZON1, VAR1, VAR2, VAC1, VAC2, TMP1, AND TMP2]
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3. Provide a plan showing how the right-of-way proposed to be vacated will be incorporated into the abutting properties so that an un-maintained “no-man’s land” area is not produced by this action. The required plan shall identify exactly who is responsible to reclaim each portion of right-of-way and exactly how the right-of-way will be reclaimed, and shall provide a schedule of when such reclamation will occur. Such plan shall be approved by the City Engineer prior to the recordation of the Order of Vacation or the submittal of any construction drawings adjacent to or overlying the area requested for vacation, whichever may occur first.
4. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The drainage study required by 24-0254-TMP2 may be used to satisfy this requirement provided that it addresses the area to be vacated.
5. The Order of Vacation shall reserve easements for the facilities of all City of Las Vegas Franchise Holders unless written verifiable letters of consent without reservation are received prior to recordation.
6. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.
7. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress there from shall be provided if required.
8. All development shall be in conformance with code requirements and design standards of all City Departments.
9. The Order of Vacation and Relinquishment of Interest shall not be recorded until all of the conditions of approval have been met provided, however, the conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with Title 19. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. Also, If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.

10. If the Order of Vacation and Order of Relinquishment of Interest is not recorded within four (4) years after approval by the City of Las Vegas or an Extension of Time is not granted by the Director of Community Development, then approval will terminate and a new petition must be submitted.

24-0254-TMP2 CONDITIONS

Planning

1. Approval of the Tentative Map shall be for no more than four (4) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within four (4) years of the approval of the Tentative Map, this action is void.
2. Approval of General Plan Amendment (24-0254-GPA1), Rezoning (24-0254-ZON1), Variance (24-0254-VAR2) and Petition of Vacation (24-0254-VAC2) shall be required, if approved.
3. A Waiver is hereby approved to allow a zero-foot wide landscape buffer along a portion of the southern perimeter adjacent to Kyle Canyon Road.
4. Street names must be provided in accordance with the City's Street Naming Regulations.
5. In conjunction with creation, declaration and recordation of the subject common-interest community, and prior to recordation of the Covenants, Codes and Restrictions ("CC&R"), or conveyance of any unit within the community, the Developer is required to record a Declaration of Private Maintenance Requirements ("DPMR") as a covenant on all associated properties, and on behalf of all current and future property owners. The DPMR is to include a listing of all privately owned and/or maintained infrastructure improvements, along with assignment of maintenance responsibility for each to the common interest community or the respective individual property owners, and is to provide a brief description of the required level of maintenance for privately maintained components. The DPMR must be reviewed and approved by the City of Las Vegas Department of Field Operations prior to recordation, and must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. Also, the CC&R are to include a statement of obligation of compliance with the DPMR. Following recordation, the Developer is to submit copies of the recorded DPMR and CC&R documents to the City of Las Vegas Department of Field Operations.

6. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

7. Petition of Vacation 23-0239-VAC2, or a similar Vacation Application shall record immediately prior to and concurrent with the first mapping action related to this Tentative Map.
8. Dedicate 40 feet of right-of-way for Log Cabin Way and 60 feet of right-of-way for Sheep Mountain Parkway including dual left turn lane tapers on the Final Map for this site. Grant public easements for any public infrastructure that is outside of the public right-of-way (pedestrian, streetlight, etc).
9. Private streets must be granted and labeled on the Final Map for this site as Public Utility Easements (P.U.E.), Public Sewer Easements, and Public Drainage Easements to be privately maintained by the Homeowner's Association.
10. Construct half-street improvements including appropriate transition and overpaving on Log Cabin Way, Kyle Canyon Road and Sheep Mountain Parkway with a median on Sheep Mountain Parkway where legally able, adjacent to this site concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete). All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. A minimum two lanes of asphalt pavement on Log Cabin Way to Alpine Ridge Way providing the main access to the site shall be provided prior to a final inspection of any dwelling units within this Tentative Map. The Kyle Canyon Road construction must meet the approval of the Nevada Department of Transportation (NDOT) and follow the cross section that is approved at the time construction drawings are submitted.
11. Extend oversized public sewer in Log Cabin Road to the west edge of this site, at a size, depth and location acceptable to the CLV Public Works Sanitary Sewer Engineering. Coordinate with Sanitary Sewer Engineering Section of the Department of Public Works to execute a Sewer Oversizing Agreement to be reimbursed for the cost difference of constructing an oversized sewer versus the minimum required pipe diameter.
12. Contact the City Engineer's Office at 702-229-2186 to coordinate the development of this project with the Sheep Mountain Parkway Iron Mountain to Kyle Canyon (MWA679) project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.

13. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall include a pedestrian circulation/access plan to identify nearby pedestrian attractors and recommend measures to accommodate pedestrians, such as but not limited to pedestrian access, crosswalk, pedestrian activated flashers and temporary sidewalks. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights of way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
14. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
15. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.
16. As per Unified Development Code (UDC) 19.16.060.G, all requirements must be complied with or such future compliance must be guaranteed by an approved performance security method in accordance with UDC sections 19.02.130.

17. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.

Fire & Rescue

18. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a General Plan Amendment and Rezoning on 28.27 acres on the north side of Kyle Canyon Road, approximately 336 feet west of the Alpine Ridge Way alignment. In addition, the applicant has proposed to develop two residential subdivisions on the subject site, consisting of a 47-lot single-family detached residential subdivision and a 169-lot single-family attached (townhome) residential subdivision.

ISSUES

- The applicant has requested two Tentative Maps for two separate residential developments for the subject site:
 - Kyle Canyon and SMP - North (APNs 126-01-201-011 and 012) consisting of 47 single-family detached residential lots developed to R-CL (Single Family Compact-Lot) development standards with an ML (Medium Low Density Residential) General Plan designation. The applications related to this residential subdivision are Variance (24-0254-VAR1, Vacation (24-0254-VAC1) and Tentative Map (24-0254-TMP1).
 - Kyle Canyon and SMP - South (APNs 126-01-301-005, 006, 007, 014 and 015) consisting of 169 single-family attached residential lots developed to R-TH (Single Family Attached) development standards with an MLA (Medium Low Density Residential - Attached) General Plan designation. The applications related to this residential subdivision are Variance (24-0254-VAR2, Vacation (24-0254-VAC2) and Tentative Map (24-0254-TMP2).
- The applicant has requested a General Plan Amendment (24-0254-GPA1) from PCD (Planned Community Development) to MLA (Medium Low Density Residential - Attached).
 - The applicant has submitted an amended request that APNs 126-01-301-005, 006, 007, 014 and 015 maintain the requested MLA (Medium Low Density Residential - Attached) General Plan designation to facilitate the development of a 169-lot single family attached residential subdivision. APNs 126-01-201-011 and 012 will be designated with a less intense ML (Medium Low Density Residential) General Plan designation to facilitate the development of a 47-lot single family detached residential subdivision. Staff recommends approval of the request.

- The applicant has requested a Rezoning (24-0254-ZON1) from U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] to R-TH (Single Family Attached).
 - The applicant has submitted an amended request that APNs 126-01-301-005, 006, 007, 014 and 015 maintain the requested R-TH (Single Family Attached) zoning designation to facilitate the development of a 169-lot single family attached residential subdivision. APNs 126-01-201-011 and 012 will be designated with a less intense R-CL (Single Family Compact-Lot) zoning designation to facilitate the development of a 47-lot single family detached residential subdivision. Staff recommends approval of the request.
- The applicant has requested a Variance (24-0254-VAR1) of Title 19.04 to allow stub streets where a cul-de-sac is required (APNs 126-01-201-011 and 012). Staff recommends denial of the request.
- The applicant has requested a Variance (24-0254-VAR2) of Title 19.04 to allow stub streets where a cul-de-sac is required and to allow private streets that do not meet private gated community street development standards (APNs 126-01-301-005, 006, 007, 014 and 015). Staff recommends denial of the request.
- The applicant has requested a Petition of Vacation (24-0254-VAC1) to vacate existing U.S. Government Patent Easements and right-of-way (APNs 126-01-201-011 and 012). Staff recommends denial of the request.
- The applicant has requested a Petition of Vacation (24-0254-VAC2) U.S. Government Patent Easements and right-of-way (APNs 126-01-301-005, 006, 007, 014 and 015). Staff recommends approval of the request.
- The applicant has requested a Tentative Map (24-0254-TMP1) - Kyle Canyon and SMP - North for a proposed 47-lot single-family residential subdivision with a waiver of perimeter landscape buffer requirements (APNs 126-01-201-011 and 012). Staff recommends denial of the request.
- The applicant has requested a Tentative Map (24-0254-TMP2) - Kyle Canyon and SMP - South - for a proposed 169-lot single-family attached residential subdivision with a waiver of perimeter landscape buffer requirements (APNs 126-01-301-005, 006, 007, 014 and 015). Staff recommends denial of the request.

ANALYSIS

The subject site is comprised of seven undeveloped parcels totaling 28.27 acres. The site is currently zoned U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] with a PCD (Planned Community Development) General Plan Designation and is subject to the development standards outlined in Title 19. The subject site is located on the north side of Kyle Canyon Road, approximately 336 feet west of the Alpine Ridge Way alignment. The site is bordered by undeveloped parcels to the west, north and east with similar zoning and General Plan designations. The south perimeter of the site is bordered by the Kyle Canyon road alignment.

General Plan Amendment (24-0254-GPA1)

The applicant has proposed a General Plan Amendment (24-0254-GPA1) from PCD (Planned Community Development) to MLA (Medium Low Density Residential - Attached). However, the applicant has amended the requested General Plan Amendment to allow the MLA (Medium Low Density Residential - Attached) General Plan designation on APNs 126-01-301-005, 006, 007, 014 and 015 and the less intense ML (Medium Low Density Residential) General Plan designation on APNs 126-01-201-011 and 012.

The submitted justification letter states, “The requested Amendment is to change the Land Use from Planned Community Development (PCD) to Medium Low Attached (MLA) and Medium Low (ML). The area included in Kyle Canyon and SMP – South will be MLA to accommodate single-family attached product while the areas included in Kyle Canyon and SMP – North will be ML to accommodate single-family detached product. This change will allow the property to be developed without meeting the minimum acreage required for Planned Community Developments.

The ML (Medium Low Density Residential) category generally permits detached homes, including compact lots and zero-lot lines, mobile home parks and two-family dwellings, and local supporting uses including parks, schools or churches up to 8.50 dwelling units per acre. The proposed 47-lot single-family residential subdivision will have a proposed density of 4.70 dwelling units per acre. The land use designation allows the U (Undeveloped), R-E (Residence Estates), R-1 (Single Family Residential), R-SL (Residential Small Lot), R-CL (Single Family Compact-Lot), R-2 (Medium-Low Density Residential), R-MH (Mobile/Manufactured Home) and PD (Planned Development).

The MLA (Medium Low Density Residential - Attached) category generally permits multi-family attached units including plexes, townhouses, condominiums, and low-density apartments appropriate for residential portions of a Village Center or Town Center transitional uses, and local supporting uses including parks, schools, or churches up to 12.50 dwelling units per acre. The proposed 169-lot single-family attached residential subdivision will have a proposed density of 9.25 dwelling units per acre. The land use designation allows the R-TH (Single Family Attached), R-2 (Medium-Low Density Residential), R-MH (Mobile/Manufactured Home) and PD (Planned Development) zoning districts.

24-0254 [GPA1, ZON1, VAR1, VAR2, VAC1, VAC2, TMP1, AND TMP2]
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The applicant also has stated in the submitted justification letter, “Given the fragmented ownership in the area combined with challenging physical features such as large washes, we believe the requested General Plan Amendment is justified. The site is currently undeveloped, but it is near infrastructure proposed and/or constructed by the Kyle Canyon Gateway Planned Development to the east. This proposed GPA will support the development of a residential neighborhood that will help bring workforce housing to this area.” Staff has determined that the proposed residential densities associated with the requested ML (Medium Low Density Residential) and MLA (Medium Low Density Residential - Attached) General Plan designations are in alignment with the overall vision of the 2050 Master Plan for the Kyle Canyon area. The 2050 Master Plan states, “In the future much of Kyle Canyon will see the eventual buildout of medium-low density suburbs currently under development agreements utilizing traditional neighborhood development. Therefore, staff recommends approval of the requested General Plan Amendment (24-0254-GPA1).

Rezoning (24-0254-ZON1)

In addition, the applicant has proposed Rezoning (24-0254-ZON1) the subject site from U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] to R-TH (Single Family Attached). However, the applicant has amended the requested Rezoning to allow the R-TH (Single Family Attached) zoning designation on APNs 126-01-301-005, 006, 007, 014 and 015 and the less intense R-CL (Single Family Compact-Lot) zoning designation on APNs 126-01-201-011 and 012. The submitted justification letter states, “The requested zone change will modify the zoning of Kyle Canyon and SMP - South property from Undeveloped to R-TH (Single Family Attached). The requested Zone Change will also modify the zoning of Kyle Canyon and SMP - North property from Undeveloped to R-CL (Single Family Compact-Lot).

The purpose of the R-TH zoning district is to accommodate single family attached residences with designs and densities that transition between multi-family and single family uses, the minimum lot size allowed within this district is 1,600 square-feet. The R-TH district is consistent with the policies of the MLA (Medium Density Attached Residential) category of the General Plan. The purpose of the R-CL zoning district is to accommodate single family residences and other customary residential uses on a smaller lot size, the minimum lot size allowed within this district is 3,000 square-feet. The density associated with the R-CL District is consistent with the policies of the ML (Medium Low Density Residential) category of the General Plan.

24-0254 [GPA1, ZON1, VAR1, VAR2, VAC1, VAC2, TMP1, AND TMP2]
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Staff has determined that the proposed R-TH (Single Family Attached) and R-CL (Single Family Compact-Lot) zoning district is consistent with the surrounding area, which consists of primarily undeveloped parcels and the Kyle Canyon Gateway Master Plan area to the east. These zoning districts will support one of the future goals of the Kyle Canyon area which is to provide workforce housing that will support future commercial centers in the surrounding area. Therefore, staff recommends approval of the requested Rezoning (24-0254-ZON1).

Kyle Canyon and SMP - North (APNs 126-01-201-011 and 012)

The proposed 10-acre subject site consist of two undeveloped parcels zoned U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] with a PCD (Planned Community Development) General Plan Designation. The site access is proposed from an 80-foot wide vehicular entrance located on the north side of Log Cabin Way, on the south perimeter of the proposed residential subdivision. The applicant has proposed to develop the site with a 47-lot single family residential subdivision, with a density of 4.70 dwelling units per acre. The residential subdivision will be developed to R-CL (Single Family Compact-Lot) development standards and will be a gated residential subdivision with private streets. The primary access to the site is from Log Cabin Way on the southern perimeter of the site.

Pursuant to Title 19.04.230 Private Gated Community Street Development standards, “A private street located within a gated community, with a minimum width of 24 feet measured to the face of the curb, which is designed to carry residential traffic between minor collectors and local streets. On-street parking may or may not be provided. The following Street Sections/dimensions are allowed:

<i>Title 19.04.230 Private Gated Community Street Development standards</i>			
<i>Street Width</i>	<i>On-Street Parking</i>	<i>Sidewalk**</i>	<i>Curb Type</i>
24 Feet	Not Allowed	1 Side	“L” or Rolled
28 Feet	1 Side	1 Side	“L” or Rolled
33 Feet	2 Sides	1 Side	“L” or Rolled

24-0254 [GPA1, ZON1, VAR1, VAR2, VAC1, VAC2, TMP1, AND TMP2]
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The applicant has provided the following private street sections for the development which meet or exceed the minimum dimensions provided above.

<i>Kyle Canyon and SMP - North - Private Gated Community Street Sections</i>			
<i>Street Width</i>	<i>On-street Parking</i>	<i>Sidewalk**</i>	<i>Curb Type</i>
Street Section C - 41 Feet	2 Sides	1 Side	Rolled
Street Section D - 45 Feet	2 Sides	1 Side	Rolled
Street Section G - 36 Feet	1 Side	1 Side	Rolled

Pursuant to Title 19.04.100 Street Terminations Other Than at Intersections development standards, “For public streets which terminate other than at an intersection with another public street, and private streets that terminate other than at an intersection with another private or public street, the termination shall be provided by one of the following, as applicable:

- A. A cul-de-sac with a minimum radius of 40 feet as measured from the flow line of the curb for street lengths up to 600 feet; or
- B. In the case of a private street up to 250 feet in length that is located behind a gate, a hammerhead meeting the Standard 212.1.S1 design.”

The applicant has requested to a Variance (24-0254-VAR1) to allow stub streets where a cul-de-sac is required with the residential subdivision. As proposed the development will have two non-standard stub street terminuses located at the northwest and southwest perimeter of the site on proposed “Street K” that does not comply with Title 19.04.100 development standards. The submitted justification letter indicates, “The limited use of a stub street allows a more efficient use of the land while providing safe means of ingress and egress for residents as well as helping offset the loss of density that resulted from providing open space well in excess of code requirements. The stub street will be less than 150 feet in length.” However, Staff does not support this request, as the resulting stub streets would not allow large vehicles, such as emergency response vehicles, trash collection trucks and moving trucks, to turn around in a forward motion or maneuver in a safe manner without backing down the street.

In addition, the applicant has requested a Petition of Vacation (24-0254-VAC1) to vacate US Government Patent easements and right-of-way that are located on or adjacent to the subject site. The City of Las Vegas has no objection to the vacation application request to vacate public rights-of-way for Ruston Road nor to the relinquishment of the City’s interests in U.S. Government Patent Reservations generally located between Kyle Canyon Road and Ruston Way, west of Alpine ridge Way to Shaumber Road / Sheep Mountain Parkway on or adjacent to Assessor’s Parcel Numbers (APNs) 126-01-201-011, 126-01-201-012.

24-0254 [GPA1, ZON1, VAR1, VAR2, VAC1, VAC2, TMP1, AND TMP2]
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The Department of Public Works has presented the following information concerning this request to vacate certain public street ROW:

- A. Does this vacation request result in uniform or non-uniform right-of-way widths? Uniform, as it entirely eliminates existing non-uniform rights-of-way.
- B. From a traffic handling viewpoint will this vacation request result in a reduced traffic handling capability? No, since the street rights-of-way are currently unused.
- C. Does it appear that the vacation request involves only excess right-of-way? No, the right-of-way needs to be vacated so that this development doesn't need to have a matching dedication.
- D. Does this vacation request coincide with development plans of the adjacent parcels? Yes, the Kyle Canyon and Sheep Mountain Parkway north subdivision.
- E. Does this vacation request eliminate public street access to any abutting parcel? No, all existing lots will be incorporated into this development.
- F. Does this vacation request result in a conflict with any existing City requirements? No
- G. Does the Department of Public Works have an objection to this vacation request? No

The submitted east/west cross section depicts maximum grade greater than two percent across this site. Per the Tables in Subdivision Code 19.06.080 a development with natural slope greater than percent is allowed a maximum six-foot retaining wall. Per the detail sheet, no single retaining wall height appears to be taller than six feet. The submitted north/south cross section depicts maximum grade less than two percent across this site. Per the Tables in Subdivision Code 19.06.080 a development with natural slope less than two percent is allowed a maximum four-foot retaining wall. Per the detail sheet, no single retaining wall height appears to be taller than four feet.

The Clark County School District projects that approximately 18 primary and secondary school students would be generated by the proposed development on this site. Of the four schools serving the area (Bilbray Elementary School, Scherkenbach Elementary School, Escobedo Middle School and Centennial High School), the District notes that Bilbray Elementary School and Centennial High School are over capacity for the 2024-25 school year by approximately three and 18 percent respectively. No new schools are planned in this area at this time.

In summary, the City is currently working on building complete streets throughout the City. No unique or extraordinary evidence has been presented to warrant the requested deviations to Title 19.04 Complete Street Standards that are associated with Variance (24-0254-VAR1) to allow stub street terminations where cul-de-sacs are required. As such, staff has determined the hardship is self-imposed and therefore, staff recommends denial of the requested applications associated with the proposed Kyle Canyon and SMP - North development including Variance (24-0254-VAR1), Petition of Vacation (24-0254-VAC1) and Tentative Map (24-0254-TMP1).

Kyle Canyon and SMP - South (APNs 126-01-301-005, 006, 007, 014 and 015)

The proposed 18.27-acre subject site consist of five undeveloped parcels zoned U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] with a PCD (Planned Community Development) General Plan Designation. The site access is proposed from an 80-foot wide vehicular entrance located on the south side of Log Cabin Way, on the north perimeter of the proposed residential subdivision. The applicant has proposed to develop the site with a 169-lot single family attached (townhome) residential subdivision, with a density of 9.25 dwelling units per acre. The residential subdivision will be developed to R-TH (Single Family Attached) development standards and will be a gated residential subdivision with private streets. The primary access to the site is from Log Cabin Way on the northern perimeter of the site.

Pursuant to Title 19.04.230 Private Gated Community Street Development standards, “A private street located within a gated community, with a minimum width of 24 feet measured to the face of the curb, which is designed to carry residential traffic between minor collectors and local streets. On-street parking may or may not be provided. The following Street Sections/dimensions are allowed:

<i>Title 19.04.230 Private Gated Community Street Development standards</i>			
<i>Street Width</i>	<i>On-Street Parking</i>	<i>Sidewalk**</i>	<i>Curb Type</i>
24 Feet	Not Allowed	1 Side	“L” or Rolled
28 Feet	1 Side	1 Side	“L” or Rolled
33 Feet	2 Sides	1 Side	“L” or Rolled

The applicant has provided the following private street sections for the development.

<i>Kyle Canyon and SMP - South - Private Gated Community Street Sections</i>			
<i>Street Width</i>	<i>On-street Parking</i>	<i>Sidewalk**</i>	<i>Curb Type</i>
Street Section C - 41 Feet	2 Sides	1 Side	“L” or Rolled
Street Section G - 30 Feet	Not Allowed	No Sidewalk	“L” or Rolled
Street Section H - 31 Feet	1 Side	No Sidewalk	“L” or Rolled

24-0254 [GPA1, ZON1, VAR1, VAR2, VAC1, VAC2, TMP1, AND TMP2]
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The applicant has requested a Variance (24-0254-VAR2) to allow private gated community streets with no sidewalk where a sidewalk is required on one side of the street, as depicted on street cross section “G” and “H”. Staff does not support the request, primarily due to the increased safety risks for pedestrians. Without sidewalks, pedestrians are often forced to walk on the streets, putting them at greater risk of accidents, especially in areas with frequent vehicle traffic. Children, the elderly, and people with disabilities are particularly vulnerable.

Pursuant to Title 19.04.100 Street Terminations Other Than at Intersections development standards, “For public streets which terminate other than at an intersection with another public street, and private streets that terminate other than at an intersection with another private or public street, the termination shall be provided by one of the following, as applicable:

- A. A cul-de-sac with a minimum radius of 40 feet as measured from the flowline of the curb for street lengths up to 600 feet; or
- B. In the case of a private street up to 250 feet in length that is located behind a gate, a hammerhead meeting the Standard 212.1.S1 design.”

The applicant has requested to a Variance (24-0254-VAR2) to allow stub streets where a cul-de-sac is required with the residential subdivision. As proposed the development will have one non-standard stub street terminuses located at the northwest perimeter of the site on proposed “Street F” that does not comply with Title 19.04.100 development standards. The submitted justification letter indicates, “The limited use of a stub street allows a more efficient use of the land while providing safe means of ingress and egress for residents as well as helping offset the loss of density that resulted from providing open space well in excess of code requirements. Additionally, the stub street location facilitates underground storm drain and sanitary sewer connections from the community to the public street without significant limitations to landscaping in the area. The stub street will be less than 150 feet in length.” However, Staff does not support this request, as the resulting stub streets would not allow large vehicles, such as emergency response vehicles, trash collection trucks and moving trucks, to turn around in a forward motion or maneuver in a safe manner without backing down the street.

Pursuant to Title 19.06.090 landscape buffer development standards, a six-foot wide landscape buffer is required adjacent to a right-of-way that is 80 feet or greater in width. The submitted landscape plan indicates that the required six-foot landscape buffer located on the southern perimeter of the development adjacent to Kyle Canyon Road does not provide the required trees and shrubs. Also, this buffer narrows to approximately zero feet in width as it approaches the southeastern corner of the subdivision, there is also a pedestrian walkway that encroaches into this area to provide access to the building. As a result, the applicant has requested a Waiver to allow a zero-foot landscape buffer along a portion of the south perimeter.

In addition, the applicant has requested a Petition of Vacation (24-0254-VAC2) to vacate US Government Patent easements and right-of-way that are located on the subject site. The City of Las Vegas has no objection to the vacation application request to vacate public rights-of-way for Ruston Road nor to the relinquishment of the City's interests in U.S. Government Patent Reservations generally located between Kyle Canyon Road and Ruston Way, west of Alpine ridge Way to Shaumber Road / Sheep Mountain Parkway on or adjacent to Assessor's Parcel Numbers (APNs) 126-01-301-005, 126-01-301-006, 126-01-301-007, 126-01-301-014, and 126-01-301-015.

The Department of Public Works has presented the following information concerning this request to vacate certain public street ROW:

- A. Does this vacation request result in uniform or non-uniform right-of-way widths? Uniform, as it entirely eliminates existing non-uniform rights-of-way.
- B. From a traffic handling viewpoint will this vacation request result in a reduced traffic handling capability? No, since the street rights-of-way are currently unused.
- C. Does it appear that the vacation request involves only excess right-of-way? No, the right-of-way needs to be vacated so that this development doesn't need to have a matching dedication.
- D. Does this vacation request coincide with development plans of the adjacent parcels? Yes, the Kyle Canyon and Sheep Mountain Parkway South subdivision.
- E. Does this vacation request eliminate public street access to any abutting parcel? No, all existing lots will be incorporated into this development.
- F. Does this vacation request result in a conflict with any existing City requirements? No
- G. Does the Department of Public Works have an objection to this vacation request? No

The submitted east/west cross section depicts maximum grade greater than two percent across this site. Per the Tables in Subdivision Code 19.06.090 a development with natural slope greater than percent is allowed a maximum six-foot retaining wall. Per the detail sheet, no single retaining wall height appears to be taller than six feet. The submitted north/south cross section depicts maximum grade less than two percent across this site. Per the Tables in Subdivision Code 19.06.090 a development with natural slope less than two percent is allowed a maximum four-foot retaining wall. Per the detail sheet, no single retaining wall height appears to be taller than four feet.

The Clark County School District projects that approximately 60 primary and secondary school students would be generated by the proposed development on this site. Of the four schools serving the area (Bilbray Elementary School, Scherkenbach Elementary School, Escobedo Middle School and Centennial High School), the District notes that Bilbray Elementary School and Centennial High School are over capacity for the 2024-25 school year by approximately three and 18 percent respectively. No new schools are planned in this area at this time.

24-0254 [GPA1, ZON1, VAR1, VAR2, VAC1, VAC2, TMP1, AND TMP2]
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In summary, Staff has determined that the City is currently working on building complete streets throughout the City. No unique or extraordinary evidence has been presented to warrant the two requested deviations to Title 19.04 Complete Street Standards that are associated with Variance (24-0254-VAR2), to allow private streets that do not meet private gated community street development standards and to allow stub street terminations where cul-de-sacs are required. As such, staff has determined the hardship is self-imposed and therefore, staff recommends denial of the requested applications associated with the proposed Kyle Canyon and SMP - South development including Variance (24-0254-VAR2), Petition of Vacation (24-0254-VAC2) and Tentative Map (24-0254-TMP2).

FINDINGS (24-0254-GPA1)

Section 19.16.030(l) of the Las Vegas Zoning Code requires that the following conditions be met in order to justify a General Plan Amendment:

- 1. The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations,**

The proposed MLA (Medium Low Density Residential - Attached) General Plan designation which has an allowable density of 12.50 dwelling units per gross acre and ML (Medium Low Density Residential) General Plan Designation which has an allowable density of 8.50 dwelling units per acre, is consistent and harmonious with the existing PF (Public Facility) and PCD (Planned Community Development) General Plan Designation land uses to the north, west and east.

- 2. The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts,**

The applicant has proposed a Rezoning (24-0254-ZON1) to utilize the R-CL (Single Family Compact-Lot) zoning district for the detached homes within Kyle Canyon and SMP - North. The R-TH (Single Family Attached) zoning district has been proposed the attached homes within Kyle Canyon and SMP - South on the subject site. Staff finds these zoning districts are appropriate for the subject site and surrounding area.

- 3. There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and**

There are adequate transportation, utility and other facilities within close proximity to the subject site, which are now becoming available due to the Kyle Canyon Gateway planned development to the east of the subject site.

4. The proposed amendment conforms to other applicable adopted plans and policies.

All applicable plans and policies are met with the proposed amendment.

FINDINGS (24-0254-ZON1)

In order to approve a Rezoning application, pursuant to Title 19.16.090(L), the Planning Commission or City Council must affirm the following:

1. The proposal conforms to the General Plan.

The proposed R-TH (Single Family Attached) zoning district conforms to the proposed MLA (Medium Low Density Residential - Attached) General Plan designation which allows four zoning districts: R-TH (Single Family Attached), R-2 (Medium-Low Density Residential), R-MH (Mobile/Manufactured Home) and PD (Planned Development) zoning districts. In addition, the proposed R-CL (Single Family Compact-Lot) zoning district conforms to the proposed ML (Medium Low Density Residential) General Plan designation which allows eight zoning districts: U (Undeveloped), R-E (Residence Estates), R-1 (Single Family Residential), R-SL (Residential Small Lot), R-CL (Single Family Compact-Lot), R-2 (Medium-Low Density Residential), R-MH (Mobile/Manufactured Home) and PD (Planned Development).

2. The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts.

The residential uses allowed in the proposed R-CL (Single Family Compact-Lot) and R-TH (Single Family Attached) zoning districts are compatible with the existing surrounding undeveloped parcels located on larger lots that are zoned U (Undeveloped) located to the west, north and east within the area.

3. Growth and development factors in the community indicate the need for or appropriateness of the rezoning.

There are growth or development factors in the community that indicate the proposed R-CL (Single Family Compact-Lot) and R-TH (Single Family Attached) zoning districts are appropriate for the subject site.

4. Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district.

Once developed the street and highway facilities providing access to the property will be adequate in size to meet the requirements of the proposed zoning district. The subject site is located adjacent to the Kyle Canyon Road alignment, approximately 336 feet west of the intersection with Alpine Ridge Way. Currently, the Kyle Canyon Road alignment has not been developed west of Alpine Ridge Way, so the subject site has no vehicular access.

FINDINGS (24-0254-VAR1 and 24-0254-VAR2)

In accordance with the provisions of Title 19.16.140(B), the Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.16.140(L) states:

"Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing an interior street private streets that do not comply with Title 19.04 Complete Street Standards. Alternative, street design would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

FINDINGS (24-0254-VAC1 and 24-0254-VAC2)

The City of Las Vegas has no objection to the vacation application request to vacate public rights-of-way for Ruston Road and Randlett Way nor to the relinquishment of the City's interests in U.S. Government Patent Reservations generally located between Kyle Canyon Road and Ruston Way, west of Alpine ridge Way to Shaumber Road / Sheep Mountain Parkway on or adjacent to Assessor's Parcel Numbers (APNs) 126-01-201-011, 126-01-201-012, 126-01-301-005, 126-01-301-006, 126-01-301-007, 126-01-301-014, and 126-01-301-015. However, since the applications are associated with Tentative Maps with associated Variances of Title 19.04 Complete Street Standards, staff recommends denial of the requests.

FINDINGS (24-0254-TMP1)

The proposed Tentative Map conforms to Nevada Revised Statute, however the applicant has requested a Variance of Title 19.04 Complete Street development standards. Staff supports the requested General Plan Amendment (24-0254-GPA1) and Rezoning (24-0254-ZON1). However, staff recommends denial of the associated Variance (24-0254-VAR1), Petition of Vacation (24-0254-VAC1) and Tentative Map (24-0254-TMP1).

FINDINGS (24-0254-TMP2)

The proposed Tentative Map conforms to Nevada Revised Statute, however the applicant has requested a Variance of Title 19.04 Complete Street development standards. Staff supports the requested General Plan Amendment (24-0254-GPA1) and Rezoning (24-0254-ZON1). However, staff recommends denial of the associated Variance (24-0254-VAR2), Petition of Vacation (24-0254-VAC2) and Tentative Map (24-0254-TMP2).

BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
06/01/05	The City Council approved Annexation (ANX-5528) petition to Annex approximately 529 acres of land, generally located north of Iron Mountain Road and west of Hualapai Way.
10/11/22	The Planning Commission accepted a request to withdraw without prejudice a request for a General Plan Amendment (22-0267-GPA1) from PCD (Planned Community Development) to M (Medium Density Residential) [APNs: 126-01-201-011 and 012] and from PCD (Planned Community Development) to H (High Density Residential) [APNs: 126-01-301-005 through 007 and 126-01-301-014 through 015] on 28.27 acres located on the north side of Kyle Canyon Road, approximately 336 feet west of Alpine Ridge Way.
	The Planning Commission accepted a request to withdraw without prejudice a request for a Rezoning (22-0267-ZON1) from U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] to R-TH (Single Family Attached) [APNs: 126-01-201-011 and 012] and from U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] to R-4 (High Density Residential) [APNs: 126-01-301-005 through 007 and 126-01-301-014 through 015] on 28.27 acres located on the north side of Kyle Canyon Road, approximately 336 feet west of Alpine Ridge Way.
	The Planning Commission accepted a request to withdraw without prejudice a request for a Variance (22-0267-VAR1) to allow a connectivity ratio of 1.25 where 1.30 is required and to allow stub street termini where a cul-de-sac or hammerhead is required on 28.27 acres located on the north side of Kyle Canyon Road, approximately 336 feet west of Alpine Ridge Way.
	The Planning Commission accepted a request to withdraw without prejudice a request for a Tentative Map (22-0267-TMP1) - Kyle Canyon Townhomes - for a proposed 112-lot single-family attached residential subdivision [APNs: 126-01-201-011 and 012].

24-0254 [GPA1, ZON1, VAR1, VAR2, VAC1, VAC2, TMP1, AND TMP2]
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<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
07/09/24	<p>The Planning Commission voted (7-0) to HOLD IN ABEYANCE the following Land Use Entitlement project requests on 28.27 acres on the north side of Kyle Canyon Road, approximately 336 feet west of the Alpine Ridge Way alignment (APNs 126-01-201-011 and 012; 126-01-301-005, 006, 007, 014 and 015).</p> <p>24-0254-GPA1 - GENERAL PLAN AMENDMENT - FROM: PCD (PLANNED COMMUNITY DEVELOPMENT) TO: MLA (MEDIUM LOW DENSITY RESIDENTIAL - ATTACHED)</p> <p>24-0254-ZON1 - REZONING - FROM: U (UNDEVELOPED) [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] TO: R-TH (SINGLE FAMILY ATTACHED)</p>
09/10/24	<p>The Planning Commission voted (7-0) to HOLD IN ABEYANCE the following Land Use Entitlement project requests on 28.27 acres on the north side of Kyle Canyon Road, approximately 336 feet west of the Alpine Ridge Way alignment (APNs 126-01-201-011 and 012; 126-01-301-005, 006, 007, 014 and 015), Ward 6 (Brune).</p> <p>24-0254-GPA1 - GENERAL PLAN AMENDMENT - FROM: PCD (PLANNED COMMUNITY DEVELOPMENT) TO: MLA (MEDIUM LOW DENSITY RESIDENTIAL - ATTACHED)</p> <p>24-0254-ZON1 - REZONING - FROM: U (UNDEVELOPED) [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] TO: R-TH (SINGLE FAMILY ATTACHED)</p>

<i>Most Recent Change of Ownership</i>	
02/21/02	A deed was recorded for a change in ownership. (APNs: 126-01-301-006 and 014)
10/01/09	A deed was recorded for a change in ownership. (APNs: 126-01-301-005, 007 and 015)
03/30/11	A deed was recorded for a change in ownership. (APN: 126-01-201-011)
04/23/12	A deed was recorded for a change in ownership. (APN: 126-01-201-012)

<i>Related Building Permits/Business Licenses</i>
There are no Building Permits or Business Licenses associated with the subject site.

**24-0254 [GPA1, ZON1, VAR1, VAR2, VAC1, VAC2, TMP1, AND TMP2]
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<i>Pre-Application Meeting</i>	
05/07/24	A pre-application meeting was held with the applicant to discuss submittal requirements for General Plan Amendment and Rezoning applications.
10/15/24	A pre-application meeting was held with the applicant to discuss submittal requirements for two Tentative Maps with associated Variances and Petitions to Vacate right-of-way and US Government Patent Easements.

<i>Neighborhood Meeting</i>	
06/10/24	<p>A neighborhood meeting was held at Findlay Honda Car Dealership – Meeting Room at 7494 West Azure Drive, Las Vegas, NV 89130, at 5:30pm to discuss the proposed General Plan Amendment and Rezoning. In attendance were four members of the public, three representatives for the applicant, Ward 6 Planning Commissioner Taylor, and one member of City staff in attendance.</p> <p>The following is a list of questions, concerns and comments from the attendants of the meeting:</p> <ul style="list-style-type: none"> • What are the lot sizes of the proposed single family portion of the development? • What is the timeline of the development? • These are new elevations by TriPointe Homes and will not be the same as what is currently under construction. • The townhomes will have a price point in 400's and the single family homes will be priced in the 800's.

<i>Field Check</i>	
05/23/24	During a routine site inspection staff noted that the subject site is undeveloped with natural desert vegetation. Staff noted that there was small amounts of trash and debris present around the northern and western perimeter of the site.

<i>Details of Application Request</i>	
<i>Site Area - Overall Area</i>	
Gross Acres	28.27

<i>Details of Application Request</i>	
<i>Site Area - Kyle Canyon and SMP - North (APNs 126-01-201-011 and 012)</i>	
Gross Acres	10.00

JB

24-0254 [GPA1, ZON1, VAR1, VAR2, VAC1, VAC2, TMP1, AND TMP2]
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Details of Application Request	
Site Area - Kyle Canyon and SMP - South (APNs 126-01-301-005, 006, 007, 014 and 015)	
Gross Acres	18.27

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)	U (Undeveloped) [PCD (Planned Community Development) General Plan Designation]
North	Undeveloped	PCD (Planned Community Development)	U (Undeveloped) [PCD (Planned Community Development) General Plan Designation]
South	Undeveloped	PCD (Planned Community Development)	U (Undeveloped) [PCD (Planned Community Development) General Plan Designation]
East	Undeveloped	PCD (Planned Community Development)	U (Undeveloped) [PCD (Planned Community Development) General Plan Designation]
West	Undeveloped	PCD (Planned Community Development)	U (Undeveloped) [PCD (Planned Community Development) General Plan Designation]
		PF (Public Facility)	C-V (Civic)

Master and Neighborhood Plan Areas	Compliance
Las Vegas 2050 Master Plan Area: Kyle Canyon	Y
Special Area and Overlay Districts	Compliance
No Applicable Special Area or Overlay Districts	N/A
Other Plans or Special Requirements	Compliance
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

DEVELOPMENT STANDARDS

Pursuant to 19.06.080, the following standards apply:

R-CL - Standard	Required/Allowed	Provided	Compliance
Min. Lot Size	3,000 SF	3,864 SF	Y
Max. Lot Coverage	70 %	70%	Y
Min. Setbacks:			
• Front (feet to house)	14 Feet	14 Feet	Y
• Front (feet to front entry garage)	18 Feet	18 Feet	Y
• Side	10 Feet	10 Feet	Y
• Corner	10 Feet	10 Feet	Y
• Rear	10 Feet	10 Feet	Y
Max. Building Height	35 Feet or 2 Stories	N/A	N/A

Pursuant to 19.06.090, the following standards apply:

R-TH - Standard	Required/Allowed	Provided	Compliance
Min. Lot Size	1,600 SF	1,869 SF	Y
Min. Lot Width	20 Feet	24 Feet	Y
Max. Lot Coverage	95 %	95 %	Y
Min. Setbacks:			
• Front (feet to house)	10 Feet	10 Feet	Y
• Front (feet to front entry garage)	18 Feet	18 Feet	Y
• Side	N/A	N/A	Y
• Corner	10 Feet	10 Feet	Y
• Rear	5 Feet	5 Feet	Y
Max. Building Height	45 Feet or 3 Stories	N/A	N/A

Existing Zoning	Permitted Density	Units Allowed
U (Undeveloped) [PCD (Planned Community Development) General Plan Designation]	1 du/lot	1 du/lot
Proposed Zoning	Permitted Density	Units Allowed
R-TH (Single Family Attached)	1 du/lot	1 du/lot
Proposed Zoning	Permitted Density	Units Allowed
R-CL (Single Family Compact-Lot)	1 du/lot	1 du/lot
Existing General Plan	Permitted Density	Units Allowed
PCD (Planned Community Development)	< 8.00 du/acre	226
Proposed General Plan - 18.27 acres	Permitted Density	Units Allowed
MLA (Medium Low Density Residential - Attached)	< 12.50 du/acre	228
Proposed General Plan - 10 acres	Permitted Density	Units Allowed
ML (Medium Low Density Residential)	< 8.49 du/ac	84

Pursuant to Title 19.06.080, the following standards apply:

Landscaping and Open Space Standards Kyle Canyon and SMP - North (APNs 126-01-201-011 and 012)				
Standards	Required		Provided	Compliance
	Ratio	Trees		
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• West	6 Feet		6 Feet	Y
• South	6 Feet		6 Feet	Y
PERIMETER AND RETAINING WALL WITH SLOPE > 2%				
Max Wall Height	12 Feet		12 Feet	Y
Perimeter Wall Height	6 to 8 Feet		6 Feet	Y
Retaining Wall Height	6 Feet		6 Feet	Y

Pursuant to Title 19.06.090, the following standards apply:

Landscaping and Open Space Standards Kyle Canyon and SMP - South (APNs 126-01-301-005, 006, 007, 014 and 015)				
Standards	Required		Provided	Compliance
	Ratio	Trees		
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• West	6 Feet		6 Feet	Y
• North	6 Feet		6 Feet	Y
• South	0 Feet		0 Feet	N*
PERIMETER AND RETAINING WALL WITH SLOPE > 2%				
Max Wall Height	12 Feet		12 Feet	Y
Perimeter Wall Height	6 to 8 Feet		6 Feet	Y
Retaining Wall Height	6 Feet		6 Feet	Y

* The applicant has requested a Waiver to allow a zero-foot landscape buffer along a portion of the south perimeter.

Street Name	Functional Classification of Street(s)	Governing Document	Actual Street Width (Feet)	Compliance with Street Section
Kyle Canyon Road	Parkway Arterial	Master Plan of Streets and Highways Map	200	Y
Log Cabin Way	Major Collector	Master Plan of Streets and Highways Map	80	Y

24-0254 [GPA1, ZON1, VAR1, VAR2, VAC1, VAC2, TMP1, AND TMP2]
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19.04.040 Connectivity - Kyle Canyon and SMP - North (APNs 126-01-201-011 and 012)		
Transportation Network Element	# Links	# Nodes
Internal Street	7	-
Intersection - Internal	-	4
Cul-de-sac or Hammerhead Terminus	-	2
Intersection - External Street or Stub Terminus	-	-
Intersection - Stub Terminus with Temporary Turnaround Easements	-	-
Non-Vehicular Path - Unrestricted	2 (1/2)	-
Total	8	6
	Required	Provided
Connectivity Ratio (Links / Nodes):	1.30	1.33

19.04.040 Connectivity - Kyle Canyon and SMP - South (APNs 126-01-301-005, 006, 007, 014 and 015)		
Transportation Network Element	# Links	# Nodes
Internal Street	14	-
Intersection - Internal	-	10
Cul-de-sac or Hammerhead Terminus	-	1
Intersection - External Street or Stub Terminus	-	-
Intersection - Stub Terminus with Temporary Turnaround Easements	-	-
Non-Vehicular Path - Unrestricted	3 (1/2)	-
Total	15.5	11
	Required	Provided
Connectivity Ratio (Links / Nodes):	1.30	1.41

Kyle Canyon and SMP - North (APNs 126-01-201-011 and 012) & Kyle Canyon and SMP - South (APNs 126-01-301-005, 006, 007, 014 and 015)			
Streetscape Standards	Required	Provided	Compliance
Sheep Mountain Parkway - 120-foot Parkway Arterial (Half-Street Improvements)	60-foot right-of-way, including an 11-foot amenity zone, five-foot sidewalk and three-foot landscape buffer	60-foot right-of-way with five-foot amenity zone, five-foot sidewalk and five-foot landscape buffer in common element adjacent to right-of-way	Y*
Log Cabin Way - 80-foot Major Collector	80-foot right-of-way, including a three-foot amenity zone and five-foot sidewalk	80-foot right-of-way, including a three-foot amenity zone and five-foot sidewalk	Y

* The Department of Public Works notes that the cross section proposed for Sheep Mountain includes sidewalk outside of the required 60-foot right-of-way footprint and Public Works accepts this proposed cross section.

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement - Kyle Canyon and SMP - North (APNs 126-01-201-011 and 012)							
Use	Gross Floor Area or Number of Units	Parking Ratio	Required		Provided		Compliance
			Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Residential, Single Family, Detached	47 Lots	2 spaces per dwelling unit	94				
TOTAL SPACES REQUIRED			94		94		Y
Regular and Handicap Spaces Required			94	-	94	-	Y

24-0254 [GPA1, ZON1, VAR1, VAR2, VAC1, VAC2, TMP1, AND TMP2]
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Pursuant to Title 19.08 and 19.12, the following parking standards apply:

<i>Parking Requirement - Kyle Canyon and SMP - South (APNs 126-01-301-005, 006, 007, 014 and 015)</i>							
<i>Use</i>	<i>Gross Floor Area or Number of Units</i>	<i>Required</i>			<i>Provided</i>		<i>Compliance</i>
		<i>Parking Ratio</i>	<i>Parking</i>		<i>Parking</i>		
			Regular	Handi-capped	Regular	Handi-capped	
Townhomes	169 Lots	2 spaces per dwelling unit	338				
Guest Parking		1:6	29				
TOTAL SPACES REQUIRED			367		410		Y
Regular and Handicap Spaces Required			365	2	408	2	Y

<i>Waivers</i>		
<i>Requirement</i>	<i>Request</i>	<i>Staff Recommendation</i>
A six-foot wide landscape buffer is required adjacent to the right-of-way.	To allow a zero-foot landscape buffer along a portion of the southern perimeter of Kyle Canyon & SMP - South (APNs 126-01-301-005, 006, 007, 014 and 015)	Denial