



AGENDA MEMO - COMMUNITY DEVELOPMENT

PLANNING COMMISSION MEETING DATE: APRIL 9, 2024
DEPARTMENT: COMMUNITY DEVELOPMENT
ITEM DESCRIPTION: APPLICANT/OWNER: CENTURY COMMUNITIES OF NEVADA, LLC

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
23-0674-MOD1	Staff recommends APPROVAL.	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

NOTICES MAILED N/A

PROTESTS 0

APPROVALS 0

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**** STAFF REPORT ****

PROJECT DESCRIPTION

The Master Developer of the Skye Canyon Community is requesting to amend the Skye R-2 (Medium-Low Density Residential) District development standards and driveway criteria of the Skye Canyon Design Guidelines specifically tailored for proposed townhomes within Parcel 5.06 Builder Parcel, which is located at the southwest corner of Iron Mountain Road and Sheep Mountain Parkway.

ISSUES

- This request qualifies as a Major Modification of the Skye Canyon Design Guidelines pursuant to Section 3.05 of the Skye Canyon Development Agreement.
- As the final Builder Parcel to be entitled for residential use, all required infrastructure improvements must be constructed or guaranteed prior to any permits or mapping for Parcel 5.06. Therefore, Parcel 5.06 Final Maps affected by the proposed amendments have not yet been recorded.

ANALYSIS

Parcel 5.06 is proposed to include a mix of single family detached, townhome (single family attached) and cluster home products. A Tentative Map (22-0412-TMP1) was previously approved in 2022 to create the basic lot and street configuration for a maximum 449-lot subdivision. The proposed amendments to the R-2 standards are specific to townhomes only, allowing zero-foot front yard and side yard setbacks. The proposed zero-foot setbacks would not apply to any other product type in Parcel 5.06 or any other Builder Parcel within Skye Canyon. This request was prompted from changes in the location of townhome lot lines due to Las Vegas Valley Water District (LVVWD) requirements for water meters and building finish floor elevations being determined by lot grading and drainage criteria.

Another part of the applicant's request stemming from lot grading and drainage criteria concerns relaxation of maximum driveway slopes on at least 114 proposed attached and cluster lots, which are proposed to be a maximum of 17 percent where 12 percent is currently allowed, and reduction of the front yard setback from the garage door of the townhome buildings or side yard setback to common area on another 80 lots. (Exhibits showing the affected lots on the approved Tentative Map were submitted with this request.) This would allow for flexibility of the proposed housing product in the subdivision and eliminate the need to request separate deviations for each lot. The Master Developer has already obtained Minor Deviations on 22 other lots in Parcel 5.06 for reduced driveway setback, and per the Development Agreement may still request deviations on up to 25 percent of lots within a Builder Parcel.

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There are no local building code restrictions on residential driveway slope and no ADA restrictions on private residential driveways. The federal Department of Housing and Urban Development (HUD) has set guidelines with a maximum driveway slope of 14 percent for builders and developers processing home mortgage insurance eligibility cases through HUD; however, if funding or insurance through HUD is not used, these guidelines would not be applicable.

There is a potential issue with shallow driveways in that if vehicles attempt to park in them the vehicles would extend into the street and impede sidewalks and possible flow of traffic. All affected lots would occur on private streets, where the townhome or cluster homes are required to be sprinklered. The Department of Fire and Rescue - Fire Protection Engineering Section therefore has no comment on the proposed amendments. The Department of Public Works also has no objection, again since steep and/or shallow driveways would occur on private streets, which are maintained by a homeowners' association and not the City of Las Vegas. These streets are not constructed for high capacity, and low average daily trip counts are expected.

FINDINGS (23-0674-MOD1)

The proposed amendments would apply only to lots (primarily single family attached) within a single Builder Parcel. The Skye Canyon Development Agreement (Section 3.05) allows for modifications of the Design Guidelines to address unique situations arising in the actual development of the community. The external requirements for site grading and water meters on townhome lots qualify as an unusual burden that may be relieved through an adjustment of the Design Guidelines for the Skye R-2 District. Both Fire and Rescue and Public Works have no objection to the amendments. Staff therefore recommends approval of the Major Modification. If approved, the Skye Canyon Development Agreement will be amended and updated accordingly.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
08/07/19	The City Council adopted the Fifth Amendment and Restatement of the Skye Canyon Development Agreement through Bill 2019-24.
03/18/20	The City Council approved the First Amendment of the Fifth Amendment and Restatement of the Skye Canyon Development Agreement to amend Section 7.08 regarding Flood Control (DIR-78185). The Planning Commission and staff recommended approval.

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<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
06/09/20	The Planning Commission approved a request for a Major Modification (MOD-78707) of the Skye Canyon Development Standards to amend the minimum lot size for the Skye R-2 (Medium-Low Density Residential) District to allow a 1,280 square-foot minimum lot size for townhomes. The Planning Commission and staff recommended approval.
10/19/22	The City Council approved a request for a Tentative Map (22-0412-TMP1) for a 448-lot single-family attached and detached residential subdivision on 56.84 acres at the southwest corner of Iron Mountain Road and Sheep Mountain Parkway. The Planning Commission and staff recommended approval.
11/02/22	Department of Community Development staff administratively approved requests for 21 Minor Deviations (22-0412-DVN1 through DVN21) to allow setbacks to the garage door ranging between 6-10 feet where five feet or less or 18 feet or greater is required on 21 lots in an approved 448-lot single-family attached and detached residential subdivision on 56.84 acres at the southwest corner of Iron Mountain Road and Sheep Mountain Parkway.
12/01/22	Department of Community Development staff administratively approved a request for a Minor Deviation (22-0661-DVN1) to allow an eight-foot setback to the garage door where five feet or less or 18 feet or greater is required on Lot 133 of a previously approved tentative map (Skye Canyon Parcel 5.06) on 59.20 acres at the southwest corner of Iron Mountain Road and Sheep Mountain Parkway.
05/08/23	Department of Planning staff accepted a blueline for processing of a Final Map (100321-FMP) for Technical Review of a 26-lot single-family residential subdivision (Skye Canyon Parcel 5.06 Phase 1A) on 56.85 acres at the southwest corner of Iron Mountain Road and Sheep Mountain Parkway. Staff comments are being addressed; a final mylar of the map has not yet been submitted.
05/08/23	Department of Planning staff accepted a blueline for processing of a Final Map (100322-FMP) for Technical Review of a six-lot single-family residential subdivision (Skye Canyon Parcel 5.06 Phase 1B) on 1.95 acres at the southwest corner of Iron Mountain Road and Sheep Mountain Parkway. Staff comments are being addressed; a final mylar of the map has not yet been submitted.
05/08/23	Department of Planning staff accepted a blueline for processing of a Final Map (100323-FMP) for Technical Review of a seven-lot single-family residential subdivision (Skye Canyon Parcel 5.06 Phase 1C) on 0.37 acres at the southwest corner of Iron Mountain Road and Sheep Mountain Parkway. Staff comments are being addressed; a final mylar of the map has not yet been submitted.

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<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
08/21/23	Department of Planning staff accepted a blueline for processing of a Final Map (100358-FMP) for Technical Review of a 127-lot single-family residential subdivision (Skye Canyon Parcel 5.06 Phase 2A) on 16.82 acres at the southwest corner of Iron Mountain Road and Sheep Mountain Parkway. This map has been superseded by 100389-FMP.
	Department of Planning staff accepted a blueline for processing of a Final Map (100359-FMP) for Technical Review of a 25-lot single-family residential subdivision (Skye Canyon Parcel 5.06 Phase 2B) on 4.08 acres at the southwest corner of Iron Mountain Road and Sheep Mountain Parkway. Staff comments are being addressed; a final mylar of the map has not yet been submitted.
	Department of Planning staff accepted a blueline for processing of a Final Map (100360-FMP) for Technical Review of a 48-lot single-family residential subdivision (Skye Canyon Parcel 5.06 Phase 2C) on 3.48 acres at the southwest corner of Iron Mountain Road and Sheep Mountain Parkway. Staff comments are being addressed; a final mylar of the map has not yet been submitted.
	Department of Planning staff accepted a blueline for processing of a Final Map (100361-FMP) for Technical Review of a 51-lot single-family residential subdivision (Skye Canyon Parcel 5.06 Phase 3B) on 4.95 acres at the southwest corner of Iron Mountain Road and Sheep Mountain Parkway. Staff comments are being addressed; a final mylar of the map has not yet been submitted.
08/24/23	Department of Planning staff accepted a blueline for processing of a Final Map (100361-FMP) for Technical Review of a 91-lot single-family residential subdivision (Skye Canyon Parcel 5.06 Phase 3C) on 7.70 acres at the southwest corner of Iron Mountain Road and Sheep Mountain Parkway. Staff comments are being addressed; a final mylar of the map has not yet been submitted.
11/28/23	Department of Planning staff accepted a blueline for processing of a Final Map (100389-FMP) for Technical Review of a 127-lot single-family residential subdivision (Skye Canyon Parcel 5.06 Phase 2A) on 17.83 acres at the southwest corner of Iron Mountain Road and Sheep Mountain Parkway. Staff comments are being addressed; a final mylar of the map has not yet been submitted.

<i>Most Recent Change of Ownership</i>	
01/14/20	A deed was recorded for a change in ownership.

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Related Building Permits/Business Licenses	
06/01/23	An update to a conditionally approved technical drainage study (DS05623-1) for Skye Canyon Parcel 5.06 was approved by Department of Public Works staff.
07/11/23	Application was made (L23-01315) for civil improvement plan review for Oso Blanca Road/Drake Drive infrastructure. The plans are still in review. Planning denied its review pending amendment of Exhibit L of the Skye Canyon Development Agreement.

Pre-Application Meeting	
12/27/23	A pre-application meeting was held with the applicant to discuss submittal requirements for amendments to the Skye Canyon Development Agreement, including a Major Modification of the Skye Canyon Design Guidelines. Staff informed the applicant that these would be considered as separate projects.

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

Details of Application Request	
Site Area	
Gross Acres	1,032.00

Master and Neighborhood Plan Areas	Compliance
Las Vegas 2050 Master Plan Area: Kyle Canyon	Y
Skye Canyon Development Agreement	Y
Special Area and Overlay Districts	Compliance
T-D (Traditional 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 (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

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DEVELOPMENT STANDARDS

The Skye Canyon Design Guidelines are proposed to be amended to the following:

Skye R-2 (Medium Low Density Residential) District

<i>Standard</i>	<i>Existing Language</i>	<i>Amended Language</i>
<i>Min. Setbacks (main building)</i> <ul style="list-style-type: none"> • Front <u>From Interior Street</u> 	3' to Second Story Living Over Garage 5' to Porch 10' to Single Story Living 14' to Second Story Living <5' or 18'+ to face of Garage Door ¹	No change Add [0' to Porch*] Add [0' to Single Story Living*] Add [0' to Second Story Living*] Add [Garage door setback between 5' and 18' permitted*]
<u>From Court Street or Drive Aisle</u>	3' to Second Story Living Over Garage 3' to Porch 5' to Single Story Living 5' to Second Story Living <5' or 18'+ to face of Garage Door ¹	No changes
<u>From Paseo or Common Open Space</u>	0' to Porch 0' to Single Story Living 0' to Second Story Living	No changes
<ul style="list-style-type: none"> • Side 	0' at common wall 3' at building end wall	No change Add [0' at building end wall*]
<ul style="list-style-type: none"> • Corner Side 	5'	No change
<ul style="list-style-type: none"> • Rear <u>Rear Yard With No Alley</u> 	5'	No change
<u>Rear Yard with Alley</u>	3' to Second Story Living Over Garage (cantilevered) 3' to Porch 5' to Single Story Living 5' to Second Story Living <5' or 18'+ to face of Garage Door ¹	No changes

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12% maximum driveway slopes, except in Parcel 5.06, where 17% maximum driveway slopes shall be allowed (see Section 3.4.3). No inverted crown streets will be permitted. Front driveway length to be measured from back of sidewalk or back of curb where sidewalk does not exist.

*for Townhomes in Parcel 5.06

<i>Standard</i>	<i>Existing Language</i>	<i>Amended Language</i>
Maximum Slope of Driveways (Sec. 3.4.3)	The maximum slope of residential driveways is 12%	Add *For Parcel 5.6 (Cluster Configurations and Townhomes) maximum slope of a residential driveway is 17%)