

January 30, 2025

City of Las Vegas Development Services
495 S. Main St.
Las Vegas, NV
89101

Re: **Justification Letter for:**

Kyle Canyon and SMP – North: Vacation, Tentative Map and Variance

APN: 126-01-201-011 and -012

Kyle Canyon and SMP – South: Vacation, Tentative Map and Variance

APN: 126-01-301-014 and -015; 126-01-301-005 through -007

APN: 126-01-301-008 and -016 (Offsite Vacation)

Associated Entitlements:

Kyle Canyon and SMP: General Plan Amendment and Zone Change

Project Number: 24-0254

To Whom it May Concern:

Westwood Professional Services, on behalf of our client, Tri Pointe Homes Nevada, Inc, respectfully submit this justification letter for General Plan Amendment and Zone Change applications. These applications were previously submitted under project number 24-0254 (102692-PRE). The applications were held so that the site planning could be further coordinated with City staff and elected officials prior to tentative map submittal.

This submittal includes approximately 30 acres of real estate (note that the acreage listed on the Assessor's site does not match the area mapped by survey per deeds and title). The 30 acres will be sectioned into two separate communities to include a tentative map submittal for each. The northern community, Kyle Canyon and SMP – North, will be approximately 10.63 acres while the southern community, Kyle Canyon and SMP – South, will be approximately 19.32 acres. Our client's goal is to create a neighborhood with diverse home offerings that will appeal to a wide range of homebuyers. The feel of the communities will be similar to the existing communities of Skye Canyon to the south and Kyle Canyon Gateway Planned Development to the east. Please see the included documentation and exhibits for additional information.

General Plan Amendment

The requested Amendment is to change the Land Use from Planned Community Development (PCD) to Medium Low (ML). Medium Low is selected to accommodate the proposed single-family detached product. This change will allow the property to be developed without meeting the minimum acreage required for Planned Community Developments.

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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. A Tentative Map and associated applications will be submitted with details specific to the neighborhood will follow.

Zone Change

The requested Zone Change will modify the zoning of Kyle Canyon and SMP - South property from Undeveloped to R-1 (Single Family Residential District). The requested Zone Change will also modify the zoning of Kyle Canyon and SMP - North property from Undeveloped to R-SL (Residential Small Lot). The existing Undeveloped zoning is a placeholder designation that necessarily must be changed for development to occur. The communities propose product types of varying size and price points to accommodate a diverse variety of housing. These collections of homes will include single-family detached lots. All products are compatible with the existing designated Land Use for the Kyle Canyon Gateway Planned Development communities east of this property. The density of Kyle Canyon and SMP – South is 3.5 dwelling units per acre. The density of Kyle Canyon and SMP – North is 3.20 dwelling units per acre. The combined density of these communities is to be approximately 3.4± dwelling units per acre. The proximity of the US-95 freeway, the 200' wide SR-157 (Kyle Canyon Road), and planned commercial developments, along with the proposed Sheep Mountain Parkway corridor, makes this parcel a good candidate for the R-1 and R-SL zoning. Additionally, there are several large commercial and recreational areas nearby that provide shopping and entertainment for residential developments.

Kyle Canyon and SMP - North

Vacation Justification

The proposed vacations include patent easements that are encumbering the project. The existing easements to be vacated are within the subject site boundary for both Kyle Canyon and SMP -North and Kyle Canyon and SMP -South. They are no longer a public necessity. A vacation exhibit has been provided to show an overall view of the requested vacations.

Tentative Map Justification

The subject Tentative Map for Kyle Canyon and SMP – North provides a summary of the project information, sections of proposed streets, preliminary grading of the site from south to north and east to west, details of typical wall sections, and locations on existing and proposed utilities. The development will consist of 34 single family residential lots consisting of only detached homes. The community density will be 3.20 dwelling units per acre.

The community will use modified roll curb in lieu of R-type curb as requested. Parking for residents is satisfied by the 2-car garage attached to each home. On-street parking is also available on both sides of the streets throughout the community for visitor parking.

Pedestrian connectivity for the community is 1.43. Pedestrian connections are provided to Log Cabin Way and the north paseo trail, which in turn connects to Sheep Mountain Parkway and Larry

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McBryde Street/Ruston Road. These connections are in addition to the two connections provided at the gated entry.

Usable common open space, in the form of a small onsite park, is provided near the community entry. Additionally, a minimum 35'-wide offsite paseo with 12' trail is proposed along the north edge of the community. This is not a requirement but rather an amenity we've provided to help with external pedestrian connectivity along Ruston Road. This paseo will be accessible to the public and offer pedestrian connectivity from a future knuckle at Larry McBryde Street and Ruston Road to Sheep Mountain Parkway. Additionally, offset sidewalk is being installed along Log Cabin Way and Sheep Mountain Parkway. The sidewalk being offset allows for a 5' landscaped strip between the curb and sidewalk and another 5' landscape strip between sidewalk and the community wall. The aggregate landscape buffer along these public streets is 10', exceeding the minimum code requirement of 6'. A 15' trail will be installed in Kyle Canyon Road to further help pedestrian connectivity within the area. Details of the proposed amenities are shown on the included conceptual landscape plan. The landscape plan also includes details for the required planting along the perimeter public streets.

There is 42,649 square feet of usable common open space provided throughout the community. Additionally, there is open space provided throughout the community in the form of common areas, entry landscaping and required side corner landscaping. Combined open space provided throughout the community totals 59,956 square feet and over 10% of the gross area of the community. The amount of open space being provided shows Tri Pointe's commitment to creating highly desirable communities with varied amenities, given code only requires landscape buffers at block ends and along public streets.

The community incorporates concrete masonry retaining walls up to 6' high throughout the community and along adjacent streets and properties, consistent with Table 7 of 19.06.090 for sites over 2%. The combined maximum wall height with screen and retaining wall is 12'.

Variance Justification

Variance #1 Section 19.04

Street Terminations Other Than at Intersections - Section 19.04.100

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:

1. 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
2. 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.

Justification

The applicant respectfully requests the allowance of two (2) stub streets within the community where cul-de-sacs are required. 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.

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Kyle Canyon and SMP – South

Vacation Justification

The proposed vacations include patent easements that are encumbering the project. The existing easements to be vacated are within the subject site boundary for both Kyle Canyon and SMP -North and Kyle Canyon and SMP -South. They are no longer a public necessity. A vacation exhibit has been provided to show an overall view of the requested vacations.

This application includes a proposed vacation for Randlett Way at the direction of City staff. This request was made due to the Randlett Way alignment not being included through the Kyle Canyon and SMP – South community. There is existing public right of way that will be vacated back to APN 126-01-301-008 as shown on the Kyle Canyon and SMP – South vacation map. A signed and notarized vacation application is provided with the submittal for APN 126-01-301-016 to show their support of the vacation. Public right of way for the subject alignment is not a necessity for access to affected parcels.

Tentative Map Justification

The subject Tentative Map for Kyle Canyon and SMP – South provides a summary of the project information, sections of proposed streets, preliminary grading of the site from south to north and east to west, details of typical wall sections, and locations on existing and proposed utilities. The development will consist of 68 single family residential lots consisting of single family detached product. The community density will be 3.5 dwelling units per acre. The typical lot size is 65'x115' with an area of 7,475 square feet. The minimum lot area proposed within the community is 7,445 square feet.

The vehicular circulation plan for the community includes 41-foot primary private streets throughout, inclusive of sidewalk on one side. The community will use modified roll curb in lieu of R-type curb as requested. Certain streets within the community may utilize "L" curb in lieu of modified roll curb where driveways are not present. Parking for residents is satisfied by the 2-car garage attached to each home. On-street parking is also available on both sides of the streets throughout the community for visitor parking.

The connectivity ratio for the community is 1.3. Pedestrian connections are provided to Log Cabin Way and to the trail along Kyle Canyon Road. These connections are in addition to the two connections provided at the gated entry. There are limited opportunities for connectivity of this community. The existing grade from west to east across this site is in excess of 3.5%. This grade necessitates the use of stacked retaining walls along Sheep Mountain Parkway to the west, limiting the ability to make vehicular or pedestrian connections there. Additionally, it is not desirable to have added vehicular connections to Sheep Mountain Parkway or the NDOT right-of-way of Kyle Canyon Road. Primary vehicular connection is proposed to Log Cabin, east of the intersection with Sheep Mountain Parkway. Additional pedestrian connections are proposed to Log Cabin, east of the primary community entry and to the Kyle Canyon roadside trail along the south.

There is approximately 3,500 square feet of usable common open space provided within the community. Additionally, there is open space provided throughout the community in the form of common areas, entry landscaping and required side corner landscaping Combined open space provided throughout the community.

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The applicant requests a Waiver per 19.16.130 to reduce the landscape buffer requirement along Kyle Canyon Road from 6' to allow 0'. Because Kyle Canyon Road is a 200' right of way, there will be adequate buffer between the homes and the roadway, without including the additional 6' buffer as required by Section 19.06.070 of Title. The area between the back of curb and property line/right of way that will serve as a buffer when Kyle Canyon Road is fully constructed. This request is consistent with previously approved waivers for the adjacent Kyle Canyon Gateway Unit 1 and 3 communities that were also developed by the applicant.

The community incorporates concrete masonry retaining walls up to 6' high along adjacent streets and properties, consistent with Table 7 of 19.06.090 for sites over 2%. The combined maximum wall height with screen and retaining wall is 12' for visible portions of perimeter walls. Retaining walls interior to the private community will incorporate up to 10' of retaining with 6' of screen wall. A variance for the interior retaining walls is included with this submittal and addressed below.

Variance Justification

Variance #1 Section 19.04

Connectivity and Street Terminations Other Than at Intersections - Section 19.04.040 & .100

The minimum required Connectivity Ratio is 1.3 (links/nodes) for all development in R-D, R-1, R-SL, R-MH, R-CL, R-TH, R-2, R-3 and R-4 zoning districts.

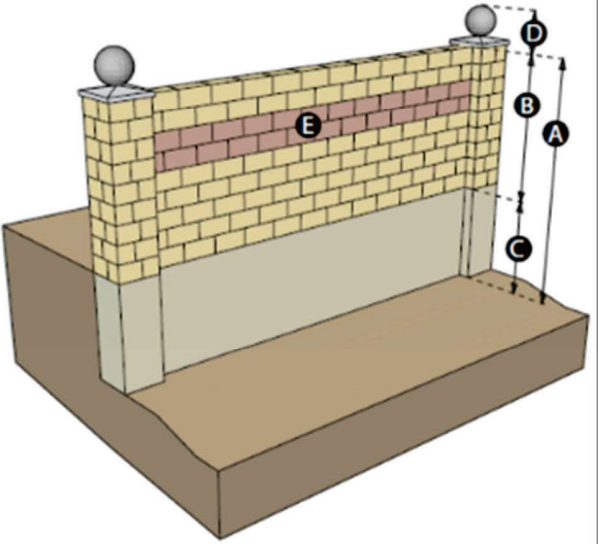
For public streets which terminate other than at an intersection with another public street, and private streets that terminate other than at an intersection with another private or public street, the termination shall be provided by one of the following, as applicable:

1. 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
2. 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.

Justification

The applicant respectfully requests the allowance of a cul-de-sac length up to 760 feet and a stub street up to 150' where cul-de-sacs are required. The limited use of this variance allows the significant grade of the existing terrain to be addressed while providing safe means of ingress and egress for residents. 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 cul-de sac includes emergency access to another onsite street to mitigate safety concerns. Finally, the applicant requests the allowance of a connectivity ratio of 1.2777, which rounds to 1.28. A reduction of the minimum required connectivity ratio is necessary due to the significant grade of the existing terrain and the use large retaining walls throughout the site. Therefore, the number of pedestrian and vehicular connections possible is limited.

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Table 8 - Perimeter and Retaining Walls (see Figure 7)			Figure 7 - Retaining and Perimeter Wall	
				
Perimeter and Retaining Walls with Slope > 2%				
A.	Maximum Wall Height	12 feet		
B.	Maximum Perimeter Wall Height	6 - 8 feet		
C.	Maximum Retaining Wall Height	6 feet		
D.	Maximum Ornament Height above wall	18 inches		
E.	Contrasting Material	20%		

Justification

The applicant requests the allowance of 10 ft retaining walls where 6 ft is allowed. Due to existing grade of the site and the higher grading of adjacent parcel, as well as the existing conditions of the adjacent streets (including NDOT Right of way), an increased wall retaining wall height will ensure a smooth transition going east to west along the site, limiting interior street slopes and at the community entry.

Thank you for considering this application request. Please contact me at (702) 284-5300 if you have any questions.

Sincerely,

WESTWOOD PROFESSIONAL SERVICES



Dan Poll, PE
Sr. Project Manager

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