



AGENDA MEMO - COMMUNITY DEVELOPMENT

CITY COUNCIL MEETING DATE: JUNE 5, 2024

DEPARTMENT: COMMUNITY DEVELOPMENT

ITEM DESCRIPTION: APPLICANT/OWNER: CENTURY COMMUNITIES OF NEVADA, LLC

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
23-0676-DIR1	Staff recommends APPROVAL	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

N/A

NOTICES MAILED

Newspaper Only

PROTESTS

0

APPROVALS

0

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request from the applicant to amend the Skye Canyon Parks Agreement to remove and replace the conceptual landscape plan for Park 5.12 and update the Required Facilities Matrix for all recreation facilities within the Skye Canyon community. Park 5.12 is located on 1.92 acres along the south side of Iron Mountain Road, west of the Sheep Mountain Parkway alignment.

ISSUES

- This is the first amendment of the Second Amended and Restated Skye Canyon Parks Agreement between KAG Property, LLC (and its successors) and the City of Las Vegas, which was adopted August 7, 2019 with the Fifth Amendment and Restatement to the Development Agreement for Skye Canyon Maser Planned Community.
- Subsequent to the March 12 Planning Commission, the applicant submitted a revised Park Amenity Matrix (Exhibit E) specifying that a non-plumbed restroom building is required for Park 5.12. The matrix had originally indicated no required restroom building and staff concurs with this clarifying revision to the matrix.
- This item was abeyed from the May 15, 2024 City Council meeting. The applicant later submitted a revised Park Amenity Matrix (Exhibit E) further clarifying that the restroom building required for Park 5.12 will initially be installed as a non-plumbed facility, but the installation of stubouts for water, sewer and power will be provided on the site for potential future use.

ANALYSIS

The applicant, who is the Master Developer of the Skye Canyon community, has proposed changes to Park 5.12, which is now envisioned to be an equestrian trailhead. Amenities to be provided include horse trailer parking, pedestrian and bike trails, an artificial turf area and a possible demonstration garden. Restroom facilities will initially consist of non-plumbed facilities, but stubouts for utilities will be provided for future use. Accordingly, Exhibit D of the Skye Canyon Parks Agreement (hereafter "Parks Agreement") is proposed to be amended to remove the existing conceptual landscape plan and replace it with a more detailed conceptual site plan (date stamped 02/15/24).

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Exhibit E of the Parks Agreement contains a matrix of all required neighborhood park amenities within Skye Canyon. Pursuant to Paragraph 2 of the Parks Agreement, the Master Developer and the City of Las Vegas have agreed that Skye Canyon parks must, at a minimum, contain the amenities and features described in the matrix, regardless of the amenities shown on the conceptual plans for each of the parks. The matrix may be updated from time to time as facilities are developed. Exhibit E is proposed to be amended by replacing the existing Amenity Matrix with one containing the newly proposed amenities for Park 5.12. The option for either including bike/trike trails or a demonstration garden, or both, within the park, is memorialized on the matrix. The total area of Qualified Parks within Skye Canyon will now be 49.53 acres.

The full list of amendments to the Parks Agreement includes the following:

Section/Paragraph	Proposed Amendment(s)
5N Completion Schedule - PARK 7	Add "(Trailhead)" to clarify that Park 5.12 is to be designated as a trailhead
Exhibit D - Conceptual Park Plans	Remove the conceptual landscape plan for Park 5.12 and replace with a conceptual site plan for Park 5.12
Exhibit E - Required Facilities Matrix	Remove the Amenity Matrix and replace with a new matrix modifying the amenities for Park 5.12 <ul style="list-style-type: none"> • Parking spaces reduced from 12 to 10 • Add horse trailer parking spaces • Add one (1) shade structure • Reduce turfed area from 0.59 acres to 0.19 acres • Remove dog park • Provide one (1) non-plumbed restroom building • Add option for a 0.27-acre demonstration garden (first of its kind among all Skye Canyon parks)

FINDINGS (23-0676-DIR1)

This amendment will allow the concept for Park 5.12 to be changed to a trailhead, which is appropriate for its location adjacent to federal lands to the west. This amendment will also provide a necessary update to the Required Facilities Matrix, which the City of Las Vegas recognizes as the minimum amenities for all Qualified Parks within Skye Canyon.