



AGENDA MEMO - COMMUNITY DEVELOPMENT

PLANNING COMMISSION MEETING DATE: MARCH 12, 2024

DEPARTMENT: COMMUNITY DEVELOPMENT

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

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
23-0675-DIR1	Staff recommends APPROVAL, subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

N/A

NOTICES MAILED

N/A

PROTESTS

0

APPROVALS

0

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request from the applicant to amend the Skye Canyon Development Agreement to modify Exhibit L (Village Street and Trail Sections) specifically for Oso Blanca Road between Kyle Canyon Road and Drake Drive.

ISSUES

- This is the second amendment of the 5th Amendment and Restatement of the Skye Canyon Development Agreement between KAG Property, LLC (and its successors) and the City of Las Vegas, which was adopted August 7, 2019.
- The Nevada Department of Transportation concurs with the proposed changes as permitted by the City of Las Vegas Department of Public Works, Transportation Engineering Division.

ANALYSIS

The applicant, who is the Master Developer of Skye Canyon, is requesting private amenities along the frontage road to U.S. 95 (commonly known as Oso Blanca Road) that will reduce the existing public right-of-way width from 80 feet to a minimum of 63 feet adjacent to a multi-family residential complex on Assessor's Parcel 125-07-101-015, and will provide a wider sidewalk on segments north of this segment that are adjacent to lands controlled by the Master Developer. Each roadway segment would contain at least two travel lanes in each direction and require a median. The amenities would include a bench on the side nearest the U.S. 95 Freeway and a 20-foot common element on the west side of the road containing a 12-foot meandering sidewalk and landscaping.

The street cross sections are labeled "F" and "F1" on Exhibit L of the Skye Canyon Development Agreement. The designations remain the same, while the segment lengths are slightly altered. The designations refer to new "F" and "F1" details on a subsequent page in the Agreement, replacing the current "F" and "F1" details. The only change proposed to Detail "F1" is the widening of the sidewalk in the west common element in order to connect with the 12-foot sidewalk proposed in Detail "F".

Turn lanes may be added to the segments as necessary; however, the curb-to-curb width of the roadway must be at least 68 feet wide with a minimum 14-foot wide median.

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According to the applicant's justification letter, "This street section is what is planned for Skye Canyon and will create a functional and aesthetically pleasing frontage road in the community." No other changes to the Skye Canyon Development Agreement are requested at this time.

FINDINGS (23-0675-DIR1)

The Transportation Engineering Division of Public Works has no objection to the amendment of Exhibit L and has provided the Master Developer with guidelines for safe design of the segments. The Nevada Department of Transportation concurs with the requirements put forth by the City of Las Vegas Department of Public Works. The improvements will further enhance the aesthetic appeal of Skye Canyon Community. Staff therefore recommends approval. 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.

<i>Pre-Application Meeting</i>	
12/27/23	A pre-application meeting was held with the applicant to discuss submittal requirements for this application.

<i>Related Building Permits/Business Licenses</i>	
05/18/23	Civil improvement plans (L22-00627) were approved for an approved 315-unit multi-family residential complex at the northeast corner of Drake Drive and Grand Canyon Drive. A final inspection has not yet been approved.
07/05/23	Multiple building permits (C22-01540 through 01549 and C22-01551 through 01555) were issued for multi-family residential buildings and related onsite improvements at 8888 North Grand Canyon Drive. Final inspections have not yet been approved.

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Related Building Permits/Business Licenses	
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.

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

Field Check	
02/01/24	Oso Blanca Road is currently a two-lane roadway with hard, narrow shoulders between Kyle Canyon Road and the edge of the Elysian Apartments under construction. An above-ground NV Energy electrical transmission line runs along the east side of the road, approximately 10 feet from the current pavement edge.

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