

*City of Las Vegas*

**AGENDA MEMO - PLANNING**

CITY COUNCIL MEETING DATE: NOVEMBER 18, 2020

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT: LENNAR HOMES - OWNER: NORTHLAND, LLC

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

<b>CASE NUMBER</b>	<b>RECOMMENDATION</b>	<b>REQUIRED FOR APPROVAL</b>
<b>20-0004-VAR1</b>	Staff recommends DENIAL, if approved subject to conditions:	
<b>20-0004-SNC1</b>	Staff recommends DENIAL, if approved subject to conditions:	20-0004-VAR1

**\*\* NOTIFICATION \*\***

**NEIGHBORHOOD ASSOCIATIONS NOTIFIED** 11

**NOTICES MAILED** 1386 - 20-0004-VAR1 (By City Clerk)  
16 - 20-0004-SNC1 (By City Clerk)

**PROTESTS** 1 - 20-0004-VAR1  
0 - 20-0004-SNC1

**APPROVALS** 5 - 20-0004-VAR1  
0 - 20-0004-SNC1

**\*\* CONDITIONS \*\***

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## **20-0004-VAR1 CONDITIONS**

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**Planning**

1. This approval shall be void two 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.
2. 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 Department of Building and Safety.
3. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
4. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

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## **20-0004-SNC1 CONDITIONS**

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**Planning**

1. Approval of and conformance to the Conditions of Approval for Variance (20-0004-VAR1) shall be required, if approved.
2. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.
3. This approval shall be void two 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.

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**Public Works**

4. The applicant shall be responsible for all costs related to this Street Name Change including signage and installation.
5. The Master Developer for the Sunstone Master Planned Community must modify all signage on US 95 that references Log Cabin Way and Sky Pointe Drive associated with this Street Name Change at the developer's expense. Obtain approval from the Nevada Department of Transportation (NDOT) prior to changing street names within NDOT jurisdiction.

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**\*\* STAFF REPORT \*\***

**PROJECT DESCRIPTION**

This is a request to allow four Street Name Changes, of which three fail to comply with the requirements of the City of Las Vegas Street Naming and Address Assignment regulations generally located at the southwest corner of the Moccasin Road alignment and N Skye Canyon Park Dr.

**ISSUES**

- A Variance is requested to allow Trail as a suffix where such is not allowed. Staff does not support the request.
- A Variance is requested to allow a Street Name Change to Sunstone Parkway where Sunstone Street already exists. Staff does not support the request.
- A Variance is requested to allow a Street Name Change to Edgestone Drive where Edgestone Avenue already exists. Staff does not support the request.
- All lots adjacent to the subject streets are under the same ownership.
- The City of Las Vegas Fire Department have voiced their opposition to the proposal.

**ANALYSIS**

The subject area is home to the future Sunstone Masterplan community. Currently, the area is undeveloped and no existing addresses will be impacted. The applicant proposes to rename four streets, of which three fail to meet the minimum requirements of the City of Las Vegas Street Naming and Addressing Assignment Regulations, 2009 Edition.

Pursuant to the Street Naming and Address Assignment Regulations, 2009 Edition, Section IV.B., a primary street name shall be used only once and shall not be used in any other alignment. The applicant requests a Variance to utilize the following duplicate street names with a different suffix:

- Sunstone Parkway where Sunstone Street already exists. (There is an approximate 10 mile distance between these streets)
- Edgestone Drive where Edgestone Avenue already exists. (There is an approximate three mile distance between these streets)

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The use of suffixes is limited to the requirements of the Street Naming and Address Assignment Regulations, 2009 Edition, Section IV.C. The “Trail” suffix is only intended to be used to represent a meandering road in a rural mountainous region. The applicant requests a Variance to allow the usage of ‘Trail’ as a suffix for the proposed street name of Brightstone Trail. This street does not qualify for the “Trail” suffix as it is not a meandering road in a rural mountainous region.

Per the submitted justification letter, the applicant stresses the importance of having Sunstone as a street name within the community that shares the same name. They also argue that there is an adequate distance separation between the duplicate streets and that the “trail” suffix should be allowed as the area is predominately rural.

The City of Las Vegas Fire & Rescue, Fire Prevention Division has commented that they are opposed to the proposed changes due to the associated Variance requests. Objectives of the City of Las Vegas Street Naming and Addressing Assignment Regulations, 2009 Edition include the assurance of rapid emergency response and competent growth management. In an effort to protect these objectives, staff recommends denial of all entitlement requests. If approved, they are subject to conditions.

**FINDINGS (20-0004-VAR1)**

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.”

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No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing street name changes that fail to meet minimum requirements of the City of Las Vegas Street Naming and Addressing Assignment Regulations, 2009 Edition. 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 (20-0004-SNC1)**

The proposed street name changes are not in conformance with the City of Las Vegas Street Naming and Addressing Assignment Regulations, 2009 Edition. The applicant has requested Variances in regards to the usage of duplicate street names and the usage of a suffix that does not comply with the Street Naming regulations. Staff therefore recommends denial of the requested Street Name Changes. If approved, subject to conditions.

**BACKGROUND INFORMATION**

<b><i>Related Relevant City Actions by Planning, Fire, Bldg., etc.</i></b>	
01/18/06	The City Council approved a request (GPA-9167) to amend a portion of the Centennial Hills Sector Plan of the General Plan to change land use designations from PCD (Planned Community Development), SC (Service Commercial) and PF (Public Facilities) to TND (Traditional Neighborhood Development) on 1,712 acres generally located north of Grand Teton Drive, between Puli Road and Fort Apache Road. The Planning Commission and staff recommended approval.
05/16/07	The City Council approved a Development Agreement (DIR-21605) between Kyle Acquisition Group, LLC and the City of Las Vegas on 1,712 acres at the southwest corner of Fort Apache Road and Moccasin Road for the development of the Kyle Canyon Master Plan. The Planning Commission and staff recommended approval. In a related item, the City Council voted to approve a Parks Agreement between Kyle Acquisition Group, LLC and the City of Las Vegas. Staff recommended approval.

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<b><i>Related Relevant City Actions by Planning, Fire, Bldg., etc.</i></b>	
05/16/07	The City Council approved a request for a Rezoning (ZON-20543) from U (Undeveloped) [TND (Traditional Neighborhood Development) General Plan Designation] and R-E (Residence Estates) to T-D (Traditional Development) on 1,712 acres at the southwest corner of Fort Apache Road and Moccasin Road. The Kyle Canyon Development Standards and Design Guidelines were approved as part of this action. The Planning Commission and staff recommended approval.
06/20/07	The Development Agreement between Kyle Acquisition Group, LLC and the City of Las Vegas was recorded in the Office of the County Recorder. The approved Parks Agreement was recorded together with the Development Agreement. This is the Effective Date of the Development Agreement.
01/21/18	The City Council approved a Variance (VAR-55892) to allow deviations from the Street Naming Guidelines and Street Naming Configuration sections of the City of Las Vegas Street Naming and Addressing Assignment Regulations, 2009 Edition on Horse Drive between U.S. 95 and Iron Mountain Road, Fort Apache Road between U.S. 95 and Moccasin Road, and Hualapai Way from Grand Teton Drive to Moccasin Road. The Planning Commission and staff recommended approval.
	The City Council approved a request for a Street Name Change (SNC-55060) from Horse Drive to W Skye Canyon Park Dr (between the US 95 and Iron Mountain Road); from Fort Apache Road to N Skye Canyon Park Dr (between U.S. 95 and Moccasin Road); and from Hualapai Way to Skye Village Road (between Grand Teton Drive and Moccasin Road). The Planning Commission and staff recommended approval.
11/21/18	The City Council approved the Fourth Amendment and Restatement of the Skye Canyon Development Agreement (DIR-74292), reducing the area within the Skye Canyon community from 1,663 acres to 1,031 acres. The Planning Commission and staff recommended approval.
	The City Council approved a Parks Agreement accompanying the Fourth Amendment to the Skye Canyon Development Agreement (DIR-74293). The Planning Commission and staff recommended approval.
	The City Council approved the Eastland Development Agreement (DIR-74289) between SC East Landco, LLC and the City of Las Vegas on approximately 633 acres at the southwest corner of Moccasin Road and N Skye Canyon Park Dr. The Planning Commission and staff recommended approval.
	The City Council approved a Parks Agreement accompanying the Eastland Development Agreement (DIR-74290). The Planning Commission and staff recommended approval.

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<b><i>Related Relevant City Actions by Planning, Fire, Bldg., etc.</i></b>	
01/16/19	The City Council adopted the Eastland Development and Parks Agreement through Ordinance #6666.
06/19/19	The City Council approved the Fifth Amendment and Restatement of the Skye Canyon Development Agreement on approximately 1,030 acres at the northwest corner of Grand Teton Drive and Grand Canyon Drive (DIR-76242). The Planning Commission and staff recommended approval.
	The City Council approved the Second Amendment and Restatement of the Parks Agreement accompanying the Fifth Amendment and Restatement of the Skye Canyon Development Agreement (DIR-76243). The Planning Commission and staff recommended approval.
	The City Council approved the First Amendment and Restatement of the Sunstone Development Agreement (thereby dissolving the Eastland) on approximately 628 acres at the southwest corner of Moccasin Road and N Skye Canyon Park Dr (DIR-76290). The Planning Commission and staff recommended approval.
	The City Council approved the First Amendment and Restatement of the Sunstone Parks Agreement (DIR-76291). The Planning Commission and staff recommended approval.
07/23/19	The Planning Commission approved a request for a Parent Tentative Map (TMP-76718) for a 22-Parcel Master Planned Community on 630.39 acres at the southwest corner of the Moccasin Road alignment and N Skye Canyon Park Dr. Staff recommended approval of the request.
02/10/20	A Final Map (FMP-77750) was processed for a 20-parcel Master Planned Community on 630.39 acres at the southwest corner of the Moccasin Road alignment and N Skye Canyon Park Dr. The map recorded on 02/10/20.
07/14/20	Major Modification (MOD-78829) is scheduled to be heard before the Planning Commission to allow an amendment to the Sunstone Master Plan located at the southwest corner of N Skye Canyon Park Drive and Moccasin Road. Planning Staff recommended approval.
	Tentative Map (TMP-78830) is scheduled to be heard before the Planning Commission to allow a Parent Tentative Map for a 26-parcel master planned community on 630.39 acres at the southwest corner of the Moccasin Road alignment and N Skye Canyon Park Drive. Planning Staff recommended approval.
08/11/20	The Planning Commission voted (5-0) to hold in ABEYANCE project 20-0004 to the September 8, 2020 Planning Commission meeting.
09/08/20	The Planning Commission voted (5-0) to hold in ABEYANCE project 20-0004 to the October 13, 2020 Planning Commission meeting.



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<b>Related Relevant City Actions by Planning, Fire, Bldg., etc.</b>	
10/13/20	<p>The Planning Commission unanimously voted to recommend APPROVAL on the following Land Use Entitlement project requests generally located at the southwest corner of the Moccasin Road alignment and North Skye Canyon Park Drive (APNs Multiple), Ward 6 (Fiore).</p> <ul style="list-style-type: none"> <li>• <b>20-0004-VAR1</b> - TO ALLOW TRAIL AS A SUFFIX WHERE SUCH IS NOT ALLOWED AND TO ALLOW A STREET NAME CHANGE TO SUNSTONE PARKWAY WHERE SUNSTONE STREET ALREADY EXISTS.</li> <li>• <b>20-0004-SNC1</b> - TO ALLOW MULTIPLE STREET NAME CHANGES FROM: SUNBRIDGE POINTE WAY TO: SUN PARK DRIVE; FROM: SKYE VILLAGE ROAD TO: BRIGHTSTONE TRAIL; FROM: SKYE POINTE DRIVE TO: SUN VILLAGE PARK DRIVE AND FROM: LOG CABIN WAY TO: SUNSTONE PARKWAY.</li> </ul>

<b>Most Recent Change of Ownership</b>	
05/12/20	A deed was recorded for a change in ownership.

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

<b>Pre-Application Meeting</b>	
06/01/20	Staff conducted a virtual pre-application meeting with the applicant where the submittal requirements and deadlines were reviewed for a proposed Street Name Change.

<b>Neighborhood Meeting</b>	
A neighborhood meeting was not required, nor was one held.	

<b>Field Check</b>	
07/02/20	The site is undeveloped and contains desert vegetation free from trash and debris.

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<b>Details of Application Request</b>	
<b>Site Area</b>	
Net Acres	N/A
Street Segment	All of Sunbridge Pointe Way, Skye Village Road, Skye Pointe Drive and Log Cain Way
Parcels directly affected	Every abutting parcel is undeveloped without an existing address.

<b>Surrounding Property</b>	<b>Existing Land Use Per Title 19.12</b>	<b>Planned or Special Land Use Designation</b>	<b>Existing Zoning District</b>
Subject Property	Undeveloped	TND (Traditional Neighborhood Development)	T-D (Traditional Development)
North	Undeveloped	TND (Traditional Neighborhood Development)	U (Undeveloped)
South	Undeveloped	SC (Service Commercial)	C-1 (Limited Commercial)
East	Public or Private School, Primary	PCD (Planned Community Development)	R-E (Residence Estates)
	Undeveloped		R-PD3 (Residential Planned Development – 3 Units per Acre)
	Single Family, Detached		R-PD6 (Residential Planned Development – 6 Units per Acre)
	Undeveloped		O (Office)
West	Undeveloped	PCD (Planned Community Development)	U (Undeveloped)
	U.S. 95 Freeway	Right-of-Way	Right-of-Way

<b>Master and Neighborhood Plan Areas</b>	<b>Compliance</b>
Sunstone	N/A
<b>Special Area and Overlay Districts</b>	<b>Compliance</b>
T-D (Traditional Development) District	N/A

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<b><i>Other Plans or Special Requirements</i></b>	<b><i>Compliance</i></b>
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 the Street Naming and Address Assignment Regulations, 2009 Edition, the following standards are applicable to the proposed street name change:

<b><i>Code Section</i></b>	<b><i>Requirements</i></b>	<b><i>Proposed</i></b>
IV.B.1	A primary street name shall be used only once and shall not be used in any other alignment. The same primary street name cannot be repeated with a different suffix, in the case where the street crosses jurisdictional boundaries.	A Variance is requested to allow a Street Name Change to Sunstone Parkway where Sunstone Street already exists and Edgestone Drive where Edgestone Avenue already exists.
IV.B.8	Street names are restricted to a maximum of 20 characters (includes street name, space, affix, and suffix).	All proposed street names adhere to this requirement
IV.C.2	When used, "Trail" shall represent a meandering road in a rural mountainous region.	A Variance is requested to allow Trail as a suffix where such is not allowed.