

City of Las Vegas

AGENDA MEMO - PLANNING

CITY COUNCIL MEETING DATE: DECEMBER 16, 2020

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT/OWNER: 190 OCTANE FT PARTNERS, LLC

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
20-0199-MOD1	Staff recommends APPROVAL, subject to conditions:	
20-0199-TMP1	Staff recommends APPROVAL, subject to conditions:	20-0199-MOD1

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

28 - 20-0199 MOD1

23 - 20-0199-TMP1

NOTICES MAILED

1,583 (By City Clerk)

PROTESTS

9

APPROVALS

1

**** CONDITIONS ****

20-0199-MOD1 CONDITIONS

Planning

1. Revise sheet number 103 for Gated Parcel Entry (T), Exhibit (EX-13), to demonstrate a 50-foot minimum dimension from flow line to call box.
2. Provide design standards such as height limits, and design elements (stealth or non-stealth) for the cell tower land use to be incorporated into the Skye Hills Design Guidelines.

20-0199-TMP1 CONDITIONS

Planning

1. Approval of the Tentative Map shall be for no more than four (4) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within four (4) years of the approval of the Tentative Map, this action is void.
2. Approval of Major Modification (20-0199-MOD1) shall be required, if approved.
3. Perimeter walls, retaining walls and retaining wall stepbacks shall conform to the Skye Hills (BLM 270) Design Guidelines as adopted with Major Modification (20-0199-MOD1).
4. Guest parking shall include Handicap parking spaces in accordance with Title 19.
5. Street names must be provided in accordance with the City's Street Naming Regulations.
6. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

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7. In conjunction with creation, declaration and recordation of the subject common-interest community, and prior to recordation of the Covenants, Codes and Restrictions (“CC&R”), or conveyance of any unit within the community, the Developer is required to record a Declaration of Private Maintenance Requirements (“DPMR”) as a covenant on all associated properties, and on behalf of all current and future property owners. The DPMR is to include a listing of all privately owned and/or maintained infrastructure improvements, along with assignment of maintenance responsibility for each to the common interest community or the respective individual property owners, and is to provide a brief description of the required level of maintenance for privately maintained components. The DPMR must be reviewed and approved by the City of Las Vegas Department of Field Operations prior to recordation, and must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. Also, the CC&R are to include a statement of obligation of compliance with the DPMR. Following recordation, the Developer is to submit copies of the recorded DPMR and CC&R documents to the City of Las Vegas Department of Field Operations.
8. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

9. 20-0199-MOD1 shall be approved prior to the approval of this Tentative Map.
10. Private streets must be granted and labeled on the Final Map for this site as Public Utility Easements (P.U.E.), Public Sewer Easements, and Public Drainage Easements to be privately maintained by the Homeowner’s Association.
11. Common Element “F” shall be granted as a Public Sewer and Public Drainage Easement to be privately maintained.
12. Prior to the submittal of any construction drawings, meet with the Sanitary Sewer Planning Section of the Department of Public Works to discuss changes in the sewer layout to meet city standards including the width of easements for narrow streets.
13. An update to the approved Wastewater Master Plan shall be approved prior to the approval of any construction drawings.

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14. No trees or landscape taller than 3 feet tall shall be allowed within Public Sewer Easements.
15. Pedestrian access to the Puli Trail alignment shall be provided at locations acceptable to the City Traffic Engineer. Prior to submittal of construction drawings, a Pedestrian Circulation/Access and queuing analysis plan must be submitted to and approved by the Department of Public Works to identify nearby pedestrian attractors and recommend measures to accommodate pedestrians, such as but not limited to pedestrian access, crosswalk, pedestrian activated flashers and temporary sidewalks.
16. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.
17. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.
18. Site development to comply with all applicable conditions of approval for Tentative Map TMP-78365, Final Map FMP-78687 and all other applicable site-related actions.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is proposing modifications to the BLM 270 Design Guidelines, which include a name change to 'Skye Hills Design Guidelines,' and a Tentative Map for parcel C-1 to be developed to the proposed addition of the R-TH Development Standards.

ISSUES

- The applicant is proposing the following Modifications to the BLM 270 Design Guidelines last amended on April 9, 2020:
 1. Name change from BLM 270 to Skye Hills.
 2. Add the R-TH development standards [3.3.5] to Section 3 Site Planning Guidelines.
 3. Added Subdivision Interior Stepped Wall [6.2.4] and Subdivision Interior Stepped Wall (Rockery) [6.2.5].
 4. The addition of Cell Towers as a permitted land use within Parcel A and Parcel E, or other similar parcel within 200 feet of Sheep Mountain Parkway right-of-way with a height limit of 90 feet.
 5. A gated parcel entry section [E. Gated Parcel Entry].
 6. Section EX-10 [N. Private Residential Street Section w/ no parking and sidewalk one side – narrowed for traffic calming.].
 7. Two new private alley sections with no parking/no sidewalk [Q and R].
 8. A gated parcel entry (plan view) [EX-13].

ANALYSIS

Major Modification

The BLM 270 Development Guidelines were originally adopted on April 15, 2020. The applicant is now proposing to amend those originally adopted design guidelines. The first modification proposed is to change the name from BLM 270 to Skye Hills. The name "BLM 270" was originated in the creation of the overall site. The subject site is 275.80 acres that were acquired during a Bureau of Land Management public lands auction. While the applicant was in the process of acquiring the land and applying for the rezoning and proposing the development guidelines, the site was dubbed "BLM 270." The proposed "Skye Hills" name change brands the master planned community, and creates a sense of destination for the future residents.

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BLM 270 (Skye Hills) was adopted with four separate development districts: R-1, R-CL, AA-1 and C-V. The original district description described single family attached, townhomes and duplexes, but did not provide actual development standards such as setbacks, height restrictions and minimum lot sizes for a townhouse development. The applicant is proposing to add the R-TH development standards to the existing BLM 270 (Skye Hills) Design Guidelines. Below is a chart that demonstrates the proposed Skye Hills R-TH development standards to Title 19.06 development standards for R-TH (Single Family Attached) zoning district:

Comparison of the Proposed Skye Hills R-TH Standards to Title 19.06 R-TH Standards:

Standard	Skye Hills	Title 19.06
Min. Lot Size	1,280 SF	1,600 SF
DU's Per Lot	1 Unit	1 Unit
Max. Lot Coverage	95%	95%
Min. Lot Width	16 Feet	20 Feet
Min. Front Setbacks	<p><u>From Interior Street, Paseo or Common Open Space</u> 5 feet to Porch 8 feet to Single Story Living 12 feet to Second Story Living ** 5 feet or 20 feet + to face of Front Entry Garage Door.</p> <p><u>From Alley</u> 5 feet to Second Story Living over Garage ** 5 feet to Porch 10 feet to Single Story Living 10 feet to Second Story Living 5 feet or 20 feet + to face of Garage Door. **</p> <p><u>**Exception:</u> A 4 feet reduction to the minimum setback may be allowed if a minimum of (2) 3 feet horizontal offsets within a building and 12 feet horizontal massing feature are constructed.</p>	10 Feet (A porch, if provided, may encroach a maximum of five feet into the required setback area.)
Side Setbacks	0 Feet at Common Wall. 5 Feet at Building End Wall. 10 Feet Between Buildings.	N/A
Corner Side	10 Feet	10 Feet
Rear	<p><u>Rear Yard with No Alley</u> 10 feet.</p> <p><u>Rear Yard from Alley</u> 5 feet to Second Story Living over Garage (cantilevered). ** 5 feet to Porch, Portico, Courtyard Wall or similar element 8' to Single Story Living. 5 feet to Second Story Living. 5 feet or 20'+ to face of Garage Door.</p> <p><u>** Exception:</u> A 4 feet reduction to the minimum setback may be allowed if a minimum of (2) 3 feet horizontal offsets within a building and 12-inch horizontal massing feature are constructed.</p>	5 Feet

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Standard	Skye Hills	Title 19.06
Max. Building Height	3 Stories 45 Feet	3 Stories 45 Feet
Accessory Structure: Separation From Main Building	6 Feet	6 Feet
Accessory Structure: Size and Coverage	Not to exceed 50% of the floor area of the principal dwelling unit.	Not to exceed 50% of the floor area of the principal dwelling unit. (The aggregate total of the ground floor areas of all structures and dwellings, including accessory structures, shall not exceed the percentage of lot coverage permitted.)
Accessory Structure: Max. Height	14 Feet Maximum (single-story only).	Not to exceed 2 stories, 35 feet in height or the height of the principal dwelling unit, whichever is less.

The applicant is also adding development standards and sections for subdivision interior stepped walls for both CMU (Concrete Masonry Unit) and Rockery retaining walls. Title 19 requires a five-foot setback between retaining walls, where the proposed Skye Hills standard will require a four-foot setback. Gated entry development standards have also been proposed, including two new sections and a plan view exhibit. The new gated entry standards include a vehicle turn-around point and 24-foot wide drive aisles for neighborhood entry and exit.

Two new private alley sections with no parking and no sidewalk are proposed. Both street sections are 30 feet wide with varying types of curb and street width. The proposed 'Private Residential Street Section with No Parking and Sidewalk on One Side' proposes a 38-foot wide private street. This narrowed street section is being proposed for the development standards in order to achieve a 'traffic calming' effect in residential neighborhoods.

The last modification proposed is the addition of the Cell Tower land use as a permitted use within Parcel A and Parcel E, or other similar parcels within 200 feet of the Sheep Mountain Parkway right-of-way. The master developer's intent is to keep the cell towers limited to a maximum height of 90 feet. A Condition of Approval has been added for the Master Developer to provide design standards such as stealth or non-stealth, and maximum heights to the Skye Hills Design Guidelines for cell towers upon final approval.

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FINDINGS (20-0199-MOD1)

The proposed modifications to the BLM 270 Design Guidelines provide site identity with a name change to 'Skye Hills Design Guidelines,' provide section drawings of interior stepped walls, private streets and gated entry standards, as well as the addition of the R-TH district design standards and cell towers as a land use. Staff finds the proposed modifications provide further direction and clarification to future parcel developers and furthers the goals of the BLM 270, now Skye Hills Master Plan. Therefore, staff recommends approval of the proposed Major Modification.

Tentative Map

The applicant is proposing to develop a 215-lot single-family, attached residential subdivision. The proposed gated townhome community will consist of three and four-plexes on 15.30 gross acres, resulting in an overall density of 14.05 dwelling units per acre. The subject site is designated MLA (Residential Medium-Low Attached) which supports the proposed R-TH district, and allows a maximum density of 25 dwelling units per acre.

The submitted east/west cross section depicts maximum grade greater than two percent across this site. A six-foot retaining wall is shown along the western border and a 12-foot retaining wall adjacent to a four-foot retaining wall is shown along the eastern border. The submitted north/south cross section depicts maximum grade less than two percent across this site. A six-foot retaining wall adjacent to a four-foot retaining wall is shown on the southern boundary, and a six-foot retaining wall is shown along the northern boundary. This may require a separation as shown on the eastern border. A Condition of Approval has been added by staff to ensure compliance.

The proposed retaining wall heights are in conformance with the BLM 270 Planned Development Design Guidelines adopted under Rezoning (ZON-78241), and the proposed standards for Major Modification (20-0199-MOD1).

FINDINGS (20-0199-TMP1)

The proposed Tentative Map conforms to Nevada Revised Statutes, Title 19 and the Skye Hills – BLM 270 Design Guidelines for Tentative Maps. Therefore, staff recommends approval with conditions.

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BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Bldg., etc.</i>	
04/15/20	The City Council approved a request for a General Plan Amendment (GPA-78033) from PF (Public Facilities) and DR (Desert Rural Density Residential) to PCD (Planned Community Development) on 275.80 acres on the west side of Puli Road between Farm Road and Tropical Parkway. The Planning Commission and staff recommended approval.
	The City Council approved a request for a Rezoning (ZON-78241) from U (Undeveloped) [DR (Desert Rural Density Residential)] and C-V (Civic) to PD (Planned Development) on 275.80 acres on the west side of Puli Road between Farm Road and Tropical Parkway. The Planning Commission and staff recommended approval.
	The City Council approved a request for a Petition to Vacate (VAC-78242) Bureau of Land Management right-of-way grants generally located on the west side of Puli Road between Farm Road and Tropical Parkway. The Planning Commission and staff recommended approval.
	The City Council approved a request for a Site Development Plan Review (SDR-78243) for a proposed planned development on 275.80 acres on the west side of Puli Road between Farm Road and Tropical Parkway. The Planning Commission and staff recommended approval.
	The City Council approved a request for a Tentative Map (TMP-78365) for a 12-lot Master Planned residential subdivision on 275.80 acres on the west side of Puli Road between Farm Road and Tropical Parkway. The Planning Commission and staff recommended approval.
07/09/20	Final Map (FMP-78687) recorded for a 12-lot Parent Final Map on 275.80 acres at the west side of Puli Road between Farm Road and Tropical Parkway.
07/14/20	The Planning Commission approved a Tentative Map (TMP-78815) for a proposed 186-lot single-family residential subdivision (Parcel A) on 38.51 acres at the southwest corner of Farm Road and Puli Road. Staff recommended approval.
	The Planning Commission approved a Tentative Map (TMP-78826) for a proposed 358-lot single-family residential subdivision (Parcel B) on 47.97 acres at the northwest corner of Dorrell Lane and Puli Road. Staff recommended approval.
	The Planning Commission approved a Variance (VAR-78827) to allow a 1,655-foot long cul-de-sac where 660 feet is allowed on 60.75 acres at the northwest corner of Centennial Parkway and Puli Road. Staff recommended denial.

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<i>Related Relevant City Actions by Planning, Fire, Bldg., etc.</i>	
07/14/20	The Planning Commission approved a Tentative Map (TMP-78828) for a proposed 303-lot single-family residential subdivision (Parcel D) on 60.75 acres at the northwest corner of Centennial Parkway and Puli Road. Staff recommended denial.
10/13/20	The Planning Commission approved a Tentative Map (20-0131-TMP1) for a proposed 250-lot single-family residential subdivision (Parcel C-2 and C-3) on 38.61 acres on the west side of the Puli Trail alignment, approximately 610 feet south of Dorrell Lane. Staff recommended approval.
11/10/20	<p>The Planning Commission unanimously voted to recommend APPROVAL on the following Land Use Entitlement project (20-0199) requests, Ward 6 (Fiore).</p> <ul style="list-style-type: none"> • 20-0199-MOD1 - Major Modification of the BLM 270 Design Guidelines TO CHANGE THE NAME TO "SKYE HILLS (BLM 270);" ADD THE R-TH (SINGLE FAMILY ATTACHED RESIDENCES) ZONING CLASSIFICATION; ADD CELL TOWERS AS A PERMITTED USE; REVISE THE MAXIMUM HEIGHT ALLOWED FOR INTERIOR RETAINING WALLS; ADD A GATED STREET ENTRY SECTION; AND ADD A NARROWED STREET SECTION on 275.80 acres generally located south of Farm Road, West of the Puli Trail alignment, north of Tropical Parkway and east of the future Sheep Mountain Parkway alignment (APNs Multiple). • 20-0199-TMP1 - FOR A PROPOSED 215-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 15.30 acres at the southwest corner of Dorrell Lane and Puli Road (APN 126-23-610-001), PD (Planned Development) Zone.

<i>Most Recent Change of Ownership</i>	
04/2020	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
There are no building permits or business licenses related to the subject site.	

<i>Pre-Application Meeting</i>	
09/14/20	Staff conducted a pre-application meeting via email to discuss the application process for a Major Modification and Tentative Map, utilizing the modified design guidelines.

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Neighborhood Meeting

A neighborhood meeting was not required, nor was one held.
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Field Check

10/17/20	Staff was unable to gain access to the subject site as Dorrell Lane is blocked with construction barriers. The site is undeveloped and no issues are anticipated.
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Details of Application Request

Site Area

Gross Acres	(20-0199-MOD1)	275.80
Gross Acres	(20-0199-TMP1)	15.30

Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Undeveloped	PCD (Planned Community Development)	PD (Planned Development)
North	Undeveloped		
South	Undeveloped		
East	Single Family, Detached		
West	Undeveloped	PF (Public Facilities)	C-V (Civic)

Master and Neighborhood Plan Areas	Compliance
Skye Hills - BLM 270	Y
Special Area and Overlay Districts	Compliance
No Applicable Special Area or Overlay Districts	N/A
Other Plans or Special Requirements	Compliance
Las Vegas Valley Perimeter Open Space Plan	Y
Northwest Open Space Plan	Y
Trails (Puli Trail – Multi-Use Non Equestrian)	Y
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 Skye Hills Design Guidelines the following standards apply for the R-TH District:

<i>Standard</i>	<i>Required/Allowed</i>
Min. Lot Size	1,280 SF
DU's Per Lot	1 Unit
Min. Lot Width	16 Feet
Min. Front Setbacks	<p><u>From Interior Street, Paseo or Common Open Space</u> 5 feet to Porch 8 feet to Single Story Living 12 feet to Second Story Living ** 5 feet or 20 feet + to face of Front Entry Garage Door.</p> <p><u>From Alley</u> 5 feet to Second Story Living over Garage ** 5 feet to Porch 10 feet to Single Story Living 10 feet to Second Story Living 5 feet or 20 feet + to face of Garage Door. **</p> <p><u>**Exception:</u> A 4 feet reduction to the minimum setback may be allowed if a minimum of (2) 3 feet horizontal offsets within a building and 12 feet horizontal massing feature are constructed.</p>
Side Setbacks	<p>0 Feet at Common Wall. 5 Feet at Building End Wall. 10 Feet Between Buildings.</p>
Corner Side	10 Feet
Rear	<p><u>Rear Yard with No Alley</u> 10 feet.</p> <p><u>Rear Yard from Alley</u> 5 feet to Second Story Living over Garage (cantilevered). ** 5 feet to Porch, Portico, Courtyard Wall or similar element 8' to Single Story Living. 5 feet to Second Story Living. 5 feet or 20'+ to face of Garage Door.</p> <p><u>** Exception:</u> A 4 feet reduction to the minimum setback may be allowed if a minimum of (2) 3 feet horizontal offsets within a building and 12-inch horizontal massing feature are constructed.</p>

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Street Name	Functional Classification of Street(s)	Governing Document	Actual Street Width (Feet)	Compliance with Street Section
Dorrell Lane	Collector	Master Plan of Streets and Highways Map	80	Y

19.04.040 Connectivity			
Transportation Network Element		# Links	# Nodes
Internal Street		16	
Intersection – Internal			15
Total			
		Required	Provided
Connectivity Ratio (Links / Nodes):		1.30	1.07

Projects located within BLM 270 – Skye Hills are not subject to the automatic application of connectivity requirements. However, the above table should be used to illustrate the requirements of an analogous project in another location in the City.

Pursuant to the Skye Hills Design Guidelines the following parking standards apply for the R-TH District:

Use	Gross Floor Area or Number of Units	Required		
		Parking Ratio	Parking	
			Regular	Handi-capped
Single Family, Attached	215 Units	1 Per Dwelling Unit	215	
	Guest Parking	1 Per 6 Units	36	
TOTAL SPACES REQUIRED			251	

Department of Public Works Traffic Study

Tentative Map for a Proposed 215-Unit Single Family Residential Development – Southwest corner of Dorrell Lane and Puli Road.				
Proposed Use				
Average Daily Traffic (ADT)	SINGLE FAMILY	215	12.38	2,661
AM Peak Hour	DETACHED		0.74	159
PM Peak Hour	[DWELL]		0.99	213

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Existing Traffic on Nearby Streets	
Dorrell Lane	
Average Daily Traffic (ADT)	3,138
PM Peak Hour (Heaviest 60 Minutes)	251
Shaumber Road	
Average Daily Traffic (ADT)	8,688
PM Peak Hour (heaviest 60 minutes)	695
Adjacent Street ADT Capacity	
Dorrell Lane	35,490
Shaumber Road	35,490
Summary	
<p>This project will add approximately 2,661 trips per day on Puli Road, Dorrell Lane and Shaumber Road. Currently, Dorrell Lane is at about nine percent of capacity and Shaumber Road is at about 24 percent of capacity. With this project, Dorrell Lane is expected to be at about 16 percent of capacity and Shaumber Road to be at about 32 percent of capacity. Puli Road does not currently exist adjacent to this project, but it is expected to be under capacity. Based on Peak Hour use, this development will add into the area roughly 213 additional cars, or about seven every two minutes.</p>	