

**AGENDA MEMO - PLANNING****CITY COUNCIL MEETING DATE: AUGUST 17, 2022****DEPARTMENT: PLANNING****ITEM DESCRIPTION: APPLICANT: TRI POINTE HOMES NEVADA, INC. – OWNER:
VFR SOUTHWEST DESERT EQUITIES II, LLC, ET AL****** STAFF RECOMMENDATION(S) ****

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
22-0270-MOD1	Staff recommends APPROVAL.	
22-0270-ZON1	Staff recommends APPROVAL.	22-0270-MOD1
22-0270-VAC1	Staff recommends APPROVAL, subject to conditions:	22-0270-MOD1 22-0270-ZON1
22-0270-SDR1	Staff recommends APPROVAL, subject to conditions:	22-0270-MOD1 22-0270-ZON1 22-0270-VAC1
22-0270-TMP1	Staff recommends APPROVAL, subject to conditions:	22-0270-MOD1 22-0270-ZON1 22-0270-VAC1 22-0270-SDR1

**** NOTIFICATION ******NEIGHBORHOOD ASSOCIATIONS NOTIFIED**

N/A

NOTICES MAILED

48 (by City Clerk)

PROTESTS

0

APPROVALS

3

**** CONDITIONS ****

22-0270-VAC1 CONDITIONS

1. The limits of this Petition of Vacation shall be defined as the unused patent easements on Assessor Parcel Numbers 126-01-601-001 through 126-01-601-005 and all of the right-of way for Michelli Crest Way between Rocky Avenue and Ruston Road.
2. The Order of Vacation and Order of Relinquishment of Interest shall record concurrently with the Final Map associate with 22-0270-TMP1.
3. Provide a plan showing how the right-of-way proposed to be vacated will be incorporated into the abutting properties so that an unmaintained “no-man’s land” area is not produced by this action. The required plan shall identify exactly who is responsible to reclaim each portion of right-of-way and exactly how the right-of-way will be reclaimed, and shall provide a schedule of when such reclamation will occur. Such plan shall be approved by the City Engineer prior to the recordation of the Order of Vacation or the submittal of any construction drawings adjacent to or overlying the area requested for vacation, whichever may occur first.
4. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The drainage study required by 22-0270-TMP1 may be used to satisfy this requirement provided that it addresses the area to be vacated.
5. The Order of Vacation shall reserve easements for the facilities of all City of Las Vegas Franchise Holders unless written verifiable letters of consent without reservation are received prior to recordation.
6. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.
7. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress there from shall be provided if required.
8. All development shall be in conformance with code requirements and design standards of all City Departments.

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9. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.
10. If the Order of Vacation and Order of Relinquishment of Interest is not recorded within four (4) years after approval by the City of Las Vegas or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.

22-0270-SDR1 CONDITIONS

Planning

1. Approval of a Major Modification of the Kyle Canyon Gateway Master Development Plan and Design Guidelines (22-0270-MOD1) and Rezoning (22-0270-ZON1), and approval of and conformance to the conditions of approval for a Petition to Vacate (22-0270-VAC1) and a Tentative Map (22-0270-TMP1) shall be required, if approved.
2. This approval shall be void four 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.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 05/21/22, except as amended by conditions herein.
4. 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.

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5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time as Final Map submittal. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.
7. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
8. 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.
9. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

10. Landscape and maintain all unimproved right-of-way adjacent to this site. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
11. Submit a License Agreement for landscaping and private improvements in the public rights-of-way prior to the issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the License Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property within the public right-of-way at the applicant's expense pursuant to the terms of the City's License Agreement. The installation and maintenance of all private improvements in the public right of way shall be the responsibility of the applicant and any successors in interest to the property and assigns pursuant to the terms of the License Agreement. Coordinate all requirements for the License Agreement with the Land Development Section of the Department of Building and Safety (702-229-4836).

22-0270-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 a Major Modification of the Kyle Canyon Gateway Master Development Plan and Design Guidelines (22-0270-MOD1) and Rezoning (22-0270-ZON1) and approval of and conformance to the conditions of approval for a Petition to Vacate (22-0270-VAC1) and a Site Development Plan Review (22-0270-SDR1) shall be required, if approved.
3. Street names must be provided in accordance with the City's Street Naming Regulations.
4. 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.
5. 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.

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6. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

7. Prior to and concurrent with the recordation of a Final Map for this site, a Petition of Vacation, such as 22-0270-VAC1 shall be recorded to eliminate the public right of way and patent easements in conflict with this proposed.
8. Dedicate 30 feet on Ruston Road, 40 feet on Alpine Ridge Way, 30 feet on Rocky Avenue including 15-foot radii at the northeast corner of Alpine Ridge Way and Ruston Road and the southeast corner of Alpine Ridge Way and Rocky Avenue adjacent to this site on the Final Map for this site.
9. 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.
10. Grant a minimum 20-foot wide Public Sewer Easement over the public sewer lines within Common Elements "N" and "B" on the appropriate Final Map for this site.
11. Construct half-street improvements including a minimum four-foot overpaving for Alpine Ridge Way, Rocky Avenue, and Ruston Road adjacent to this site, concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete). All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
12. Per the Kyle Canyon Gateway Master Sewer Study, coordinate with the Sanitary Sewer Planning Section to execute a sewer oversizing/extension agreement with Sanitary Sewer Section of the Department of Public Works to extend sewer the full frontage on Rocky Avenue.
13. A minimum two lanes of asphalt pavement on all public streets providing the main access to the site and a working sanitary sewer connection shall be provided prior to a final inspection of any dwelling units within this Tentative Map.

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14. Full permanent improvements on all major access streets, including all required landscaped areas between the perimeter wall and adjacent public street, shall be constructed and accepted by the City prior to issuance of any building permits beyond 50 percent of all units within this development. All off-site improvements adjacent to this site, including all required landscaped areas between the perimeter walls and adjacent public streets, shall be constructed and accepted prior to issuance of building permits beyond 75 percent. The above thresholds notwithstanding, all required Improvements shall be constructed in accordance with Title 19.02.130.D.
15. An update to the previously approved Master Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or the submittal of any construction drawings, whichever may occur first. Comply with the recommendations of the approved update to the Traffic Impact Analysis prior to occupancy of the site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development.
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. Provide for adequate separation requirements between proposed 60" RCP storm drain and proposed sewer line in Blue Ridge Street.
18. No structures, or permanent landscaping having a mature height of greater than 3-feet shall be placed anywhere in any Public Sewer Easement.
19. As per Unified Development Code (UDC) 19.16.060.G, all requirements must be complied with or such future compliance must be guaranteed by an approved performance security method in accordance with UDC sections 19.02.130.

20. 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.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is proposing to develop a 54-lot single-family residential development on four undeveloped parcels on 15.84 acres at the northeast corner of Ruston Road and Alpine Ridge Way. One of the parcels is included in the Kyle Canyon Gateway (KCG) Master Plan area; the other three are not and require modification of the Plan to be annexed into the KCG Plan area. Michelli Crest Way between Rocky Avenue and Ruston Road would need to be vacated to include this area within the proposed development, as well as U.S. Government patent easements in conflict with the site.

ISSUES

- Rezoning of the three new parcels is requested from U (Undeveloped) [PCD] to PD (Planned Development), which would match the zoning of other KCG parcels and provide flexibility to use special KCG development standards.
- A Major Modification of the KGC Master Development Plan and Design Guidelines is requested to add three parcels totaling 9.13 acres to the plan, to update the Master Development Plan land use map and to amend various provisions within the Design Guidelines, including perimeter wall heights.
- A new procedure similar to the Administrative Deviation process is proposed in Section 8 of the Design Guidelines to provide for minor deviations from certain design standards.
- The applicant is petitioning to vacate certain public rights-of-way and U.S. Government patent easements in conflict with the proposed development. Staff recommends approval.
- Title 19.10.040 requires all development within a PD (Planned Development) zoning district to be subject to the site development plan review procedures set forth in Title 19.16.100.
- If approved, the applicant has requested to build this development to the KCG R-1 residential development standards.

ANALYSIS

A Rezoning to PD (Planned Development) is necessary in order for the parcel to be integrated into the KCG master development plan and be subject to KCG Design Standards. A Major Modification pursuant to Title 19.10.040.G is required to add the three parcels (which total 9.13 acres) and to designate them as L (Residential Low) for compatibility with the adjacent parcels.

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On the KCG Master Development Plan land use map, the L (Residential Low) designation allows for residential density up to 15 dwelling units per acre with an average density of 5.49 dwelling units per acre. This proposal is for 3.41 dwelling units per acre on this site keeping the overall average density below the allowance in conformance with the KCG Master Development Plan.

If the proposed Major Modification is approved, development of the site will be subject to the KCG Design Guidelines approved in April 2021 as amended by this request. Where particular standards or procedures are not called out in the KCG Design Guidelines, analogous standards in Title 19 apply pursuant to LVMC 19.10.040.I. Title 19.10.040.H requires that all development in a PD (Planned Development) zoning district be subject to the site development plan review procedures in Title 19.16.100.

The applicant has opted to use the Kyle Canyon Gateway R-1 development standards for the proposed development, which conform to the L (Residential Low) designation. These standards require a minimum lot size of 6,000 square feet and a minimum lot width of 50 feet. There are no common open space requirements under this designation.

Rezoning and Major Modification

The applicant requests that Assessor's Parcel Numbers 126-01-601-001, 003 and 005 (9.13 acres) generally located at the northeast corner of Ruston Road and Alpine Ridge Way be rezoned to PD (Planned Development) so that this acreage can be made part of this development and the same standards can be applied. The current zoning of these parcels is U (Undeveloped) [PCD (Planned Community Development) General Plan designation], which serves as a holding zone until a parcel is developed. Other surrounding parcels in this area also have the PCD designation, which allows for residential development of up to 8.00 dwelling units per acre. The requested Rezoning to PD is appropriate, as it conforms to the General Plan and provides continuity in development of the Kyle Canyon Gateway community.

The requested Major Modification can only be approved after the subject parcels are rezoned to PD (Planned Development). If approved, the total Kyle Canyon Gateway Master Development Plan area would be increased to 101.91 acres with 815 possible residential units based on the PCD (Planned Community Development) density cap.

Kyle Canyon Gateway

<i>Current Total Acreage</i>	<i>Proposed Total Acreage</i>
92.78	101.91
<i>Max Number of Units</i>	<i>Max Number of Units after MOD</i>
742	815

The proposed land use designation for the subject parcel is L (Residential Low), which is compatible with the surrounding parcels within the plan area. Given this compatibility of land use, the proposed modification will allow for continuity and predictability of development in this area.

The Master Developer has proposed several changes to the KCG Design Guidelines to update the land use plan and streetscape exhibit as well as to amend certain development standards. A summary of these changes is shown in the table below.

Summary of proposed changes to Design Standards

Section	Description	Proposed Language
2.A.1	KCG R-1 Single Family Residential District Development Standards	Correct contradicting second story setback requirement. 14' should be the correct setback.
2.A.1,2,3	Single-Family Residential Standards	Perimeter Walls: Max overall height - 12' on exterior side of development, 14' on interior side Perimeter screen wall - 6-8' max Retaining wall - 6' max (exterior), 8' max (interior) Stepped walls: Primary Wall Height - 6' (exterior), 8' (interior); Secondary Wall Height - 4'; Inside dimension of horizontal landscaped space - 4'
3.A.2	Street Layout	Specifically codifies that dead end stub streets are permitted, with references to Exhibits
5	Landscape Architectural Guidelines	Update street section exhibits to allow wider street sections than those previously approved, at the developer's discretion Add 35' minimum stub street section

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Section	Description	Proposed Language
6.B.3	Retaining Walls	Increased allowable maximum retaining wall height from 6' to 8' on the interior side of the wall
		Increased overall wall height with retaining from 10' to 12' (exterior) and from 12' to 14' (interior), depending on whether the wall is a perimeter or interior wall
8.A	Minor Deviations from Standards	Introduces a process to allow minor deviations of KCG standards on a lot-by-lot basis. The process is similar to the Administrative Deviation process of Title 19.16.120. For deviations outside the scope of Title 19.16.120, a Variance is required pursuant to Title 19.16.140.

Staff finds that the proposed amendments to the development standards are reasonable and compatible with existing and future adjacent development in this area. With respect to perimeter walls, the average natural grade is greater than two percent in this area, warranting greater retaining wall height. The proposed 14-foot wall heights would not be visible from perimeter streets or neighboring properties, and the maximum visible height would be similar to the 12 feet already allowed. With regard to street sections, stub streets within private, gated subdivisions were already allowed by the current standards; however, the text and exhibits now make this explicit. The Department of Public Works has no objection to allowing wider streets than the current sections show.

With regard to minor deviations, a process such as this allows staff to consider certain minor adjustments to wall heights, setbacks, planting areas and materials administratively that currently require a variance. Since the process references the procedures of Title 19.16.120 related to Administrative Deviations, such requests would be limited in scope and restricted to a certain percentage of the standard. The Master Developer must pre-approve each request prior to submittal for City review. The process allows staff through the Director of Planning the discretion to approve or deny such requests.

The proposed Major Modification is appropriate for this area and will allow for continuity and predictability of development in this area. The proposed changes to the Kyle Canyon Gateway Design Guidelines will not have a negative effect on surrounding properties. For these reasons, staff recommends approval of the Major Modification.

Vacation of Public Right-of-Way and U.S. Government Patent Easements

The proposed vacation of Michelli Crest Way between Ruston Road and Rocky Avenue will not result in reduced traffic handling capability, as the right-of-way is no longer needed for access to these parcels. The patent easements are no longer needed in their current configuration and therefore may be relinquished to allow for the proposed development. The Department of Public Works has no objection to these requests. Staff therefore recommends approval of the Petition to Vacate, with conditions.

Site Development Plan Review and Tentative Map

Access to the development is proposed from Rocky Avenue. The KCG Design Guidelines identifies this as a 60-foot wide public street. The proposed street design includes a 53-foot wide private gated entry section, a 40-foot wide private street section with sidewalk on one side, and a 44-foot wide private street section with sidewalk on one side which meets KCG Design Guidelines Exhibit 5.T.1 as amended by the proposed Major Modification. The subdivision also includes several stub streets, which are permitted by the Design Guidelines.

As the proposed subdivision is to be located within the PD (Planned Development) zoning district, it is not subject to the 1.30 Connectivity Ratio required within standard zoning districts; however, the ratio is required to be indicated on the tentative map. The map shows that the Connectivity Ratio (links: nodes) for the proposed subdivision is 1.23 and contains two bicycle/pedestrian links.

Landscape improvements are proposed at the subdivision entry and along the perimeter streets in conformance with the KCG Design Guidelines, which calls for staggered 24-inch box and 36-inch box trees within the perimeter buffers and streetscape areas. Additional landscaping will be provided along several interior private streets and in common areas. A small dog park is provided within the subdivision near Ruston Road. There is no common open space requirement under the KCG R-1 development standards.

One and two-story models are proposed. The submitted elevations indicate three modern design styles with sloped roofs and painted stucco exteriors. They are desirable in appearance and will be harmonious and compatible with other residential development in the Kyle Canyon Gateway community.

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The submitted east/west cross sections depict maximum natural grade greater than two percent across this site. With approval of the related Major Modification, Section 6.B.3 of the KCG Design Guidelines permits retaining walls to be eight feet in height on the interior side and six feet in height on the exterior side of the wall, irrespective of the natural grade. A maximum eight-foot retaining wall is shown on the west perimeter and tiered four-foot retaining walls are shown on the east property line.

The submitted north/south cross section depicts maximum natural grade less than two percent across this site. With approval of the related Major Modification, Section 6.B.3 of the KCG Design Guidelines permits retaining walls to be eight feet in height on the interior side and six feet in height on the exterior side of the wall, irrespective of the natural grade. A maximum six-foot retaining wall is shown along the north property line and no retaining wall is shown along the south property line.

The Traffic Engineering Section of the Department of Public Works states that the proposed development will add approximately 387 trips per day on Rocky Avenue, Alpine Ridge Way and Kyle Canyon Road. With this project, Kyle Canyon Road is expected to be at about 25 percent of capacity. Recent counts are not available in this vicinity for Rocky Avenue or Alpine Ridge Way, but they are believed to be under capacity. Based on Peak Hour use, this development will add into the area roughly 53 additional cars, or about one every minute.

The Clark County School District (CCSD) has commented on the impact future development might have on the three levels of schools in the area. CCSD projects that 21 additional primary and secondary school students would be generated by the proposed development on this site. According to CCSD, Indian Springs High School and Indian Springs Middle School are each under capacity for the 2021-22 school year. Indian Springs Elementary School is 39 percent over capacity. All are located outside the corporate limits of the city of Las Vegas.

The Rezoning and Major Modification of the Kyle Canyon Gateway Master Development Plan are appropriate and compatible with surrounding approved land uses. Low density residential development is anticipated in this area by the 2050 Las Vegas Master Plan. The proposed development conforms to the Kyle Canyon Gateway Master Development Plan and Design Guidelines as modified through this request. Staff therefore recommends approval of the Site Development Plan Review and Tentative Map requests.

FINDINGS (22-0270-MOD1)

The addition of 9.13 acres of undeveloped land into the Kyle Canyon Gateway Master Development Plan will not significantly increase the total number of potential residential units within the community. The L (Residential Low) special land use designation is appropriate for this site and compatible with similar designations on parcels to the north, south and west. The proposed modification will allow for continuity and predictability of development in this area. The amendment to the Design Guidelines will maintain compatibility with the adjacent residential development. For these reasons, staff recommends approval of the Major Modification.

FINDINGS (22-0270-ZON1)

In order to approve a Rezoning application, pursuant to Title 19.16.090(L), the Planning Commission or City Council must affirm the following:

1. The proposal conforms to the General Plan.

The PD (Planned Development) zoning district conforms to the existing PCD (Planned Community Development) General Plan designation on this site and on surrounding parcels.

2. The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts.

The PD (Planned Development) zoning district allows for varying types of development according to an approved set of development standards that will ensure compatibility with the surrounding properties, most of which are already zoned PD north of Kyle Canyon Road.

3. Growth and development factors in the community indicate the need for or appropriateness of the rezoning.

The subject parcels are bounded on at least one side by PD (Planned Development) zoning designations with an approved set of standards for future development. Rezoning of the subject site would allow for continuity and predictability of development across the entire Kyle Canyon Gateway community.

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4. Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district.

Access to the subject parcels is currently provided by Alpine Ridge Way, Ruston Road and Rocky Avenue. Alpine Ridge Way is a planned 80-foot public street. Rocky Avenue, a 60-foot Minor Street, will provide access to the private streets within the subdivision. These streets will be adequate in size to accommodate the requirements for development within the proposed PD (Planned Development) District.

FINDINGS (22-0270-VAC)

The Department of Public Works has no objection to the Petition to Vacate Michelli Crest Way between Rocky Avenue and Ruston Road and presents the following information to justify its recommendation:

A. Does this vacation request result in uniform or non-uniform right-of-way widths?	Uniform
B. From a traffic handling viewpoint will this vacation request result in a reduced traffic handling capability?	No
C. Does it appear that the vacation request involves only excess right-of-way?	Yes, Michelli Crest Way will no longer be a street within this site area
D. Does this vacation request coincide with development plans of the adjacent parcels?	Yes, 22-0270-TMP1
E. Does this vacation request eliminate public street access to any abutting parcel?	No
F. Does this vacation request result in a conflict with any existing City requirements?	No
G. Does the Department of Public Works have an objection to this vacation request?	No

The Department of Public Works has no objection to the Petition to Vacate U.S. Government Patent Easements on Assessor Parcel Numbers 126-01-601-001, 002, 003 and 005.

FINDINGS (22-0270-SDR1)

In order to approve a Site Development Plan Review application, per Title 19.16.100(E) the Planning Commission and/or City Council must affirm the following:

- 1. The proposed development is compatible with adjacent development and development in the area;**

The proposed 54-lot residential development is compatible with the type and density of other planned and approved residential developments within Kyle Canyon Gateway.

- 2. The proposed development is consistent with the General Plan, this Title, and other duly-adopted city plans, policies and standards;**

The proposed development is consistent with the 2050 Master Plan and the Kyle Canyon Gateway Master Development Plan and Design Standards, with no Waivers of standards proposed.

- 3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

The Traffic Engineering Section of the Department of Public Works projects that approximately 387 vehicle trips per day would be added on Rocky Avenue, Alpine Ridge Way and Kyle Canyon Road as a result of the proposed development. This is roughly equivalent to 53 additional cars, or about one every minute, based on peak hour use.

- 4. Building and landscape materials are appropriate for the area and for the City;**

The proposed landscape materials are appropriate for the Kyle Canyon Gateway community and this area of the city. Building materials will be reviewed during the building permit process.

- 5. Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;**

Submitted building elevations indicate New Century Modern, Desert Modern, Nevada Modern design styles with sloped roofs and painted stucco exteriors. They are desirable in appearance and will be harmonious and compatible with other residential development in this area (Kyle Canyon Gateway). The elevations and floor plans will be fully reviewed during the building permit process.

6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.

Site development is subject to building permit review and inspection, thereby protecting the public health, safety and general welfare.

FINDINGS (22-0270-TMP1)

The proposed tentative map conforms to Nevada Revised Statutes, the Kyle Canyon Gateway Master Development Plan and Design Standards and the minimum requirements set forth by Title 19 for Tentative Maps. Staff recommends approval, subject to conditions.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Bldg., etc.</i>	
06/01/05	The City Council adopted Ordinance 5774 (ANX-5528), which annexed the subject property into the City of Las Vegas as part of a larger request. The subject site was designated PCD (Planned Community Development) and the zoning classification was designated U (Undeveloped). The Annexation became effective 06/10/05.
04/21/21	The City Council approved a request for a Rezoning (20-0370-ZON1) from U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development) on 87.78 acres at the northeast corner of Kyle Canyon Road and Alpine Ridge Way. The proposal included the Master Development Plan and Design Guidelines for the Kyle Canyon Gateway Master Plan. The Planning Commission and staff recommended approval.

<i>Related Relevant City Actions by Planning, Fire, Bldg., etc.</i>	
	The City Council approved a Petition to Vacate (20-0370-VAC1) portions of Log Cabin Way between Alpine Ridge Way and Michelli Crest Way, Michelli Crest Way between Ruston Road and Log Cabin Way, and various U.S. Government Patent Easements generally located at the northeast corner of Kyle Canyon Road and Alpine Ridge Way. The Planning Commission and staff recommended approval.
	The City Council approved a request for a Site Development Plan Review (20-0372-SDR1) for a 21-lot single family residential development on 4.73 acres generally located at the northeast corner of Rocky Avenue and Michelli Crest Way. The Planning Commission and staff recommended approval.
	The City Council approved a Tentative Map (20-0372-TMP1) for a 21-lot single family residential subdivision (Kyle Canyon Gateway Unit 2) on 4.73 acres generally located at the northeast corner of Rocky Avenue and Michelli Crest Way. The Planning Commission and staff recommended approval.
	The City Council approved a request for a Variance (20-0373-VAR1) to allow no offsite improvements where such are required on 22.90 acres generally located at the southeast corner of Ruston Road and Michelli Crest Way. The Planning Commission recommended approval; staff recommended denial.
	The City Council approved a request for a Site Development Plan Review (20-0373-SDR1) for a 115-lot single family residential development on 22.90 acres generally located at the southeast corner of Ruston Road and Michelli Crest Way. The Planning Commission recommended approval; staff recommended denial.
	The City Council approved a Tentative Map (20-0373-TMP1) for a 115-lot single family residential subdivision (Kyle Canyon Gateway Unit 1) on 22.90 acres generally located at the southeast corner of Ruston Road and Michelli Crest Way. The Planning Commission recommended approval; staff recommended denial.
05/11/21	The Planning Commission approved a Tentative Map (21-0163-TMP1) for a 232-lot single-family residential subdivision (Kyle Canyon Gateway East) on 33.31 acres at the southwest corner of Rocky Avenue and Oso Blanca Road. Staff recommended approval.
11/17/21	The City Council approved a request for a Major Modification (21-0526-MOD1) of the Kyle Canyon Gateway Master Development Plan to add 5.00 acres to the plan and designate the land use as L (Residential Low). The Planning Commission and staff recommended approval.

<i>Related Relevant City Actions by Planning, Fire, Bldg., etc.</i>	
	The City Council approved a request for a Rezoning (21-0526-ZON1) from U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development) on 5.00 acres at the southwest corner of Log Cabin Way and Michelli Crest Way. The Planning Commission and staff recommended approval.
	The City Council approved a request for a Variance (21-0526-VAR2) to allow stub street terminations on private streets where culs-de-sac or hammerheads are required on 29.46 acres at the northeast corner of Kyle Canyon Road and Alpine Ridge Way. The Planning Commission recommended approval; staff recommended denial.
	The City Council approved a request for a Petition to Vacate (21-0526-VAC1) U.S. Government Patent Easements generally located at the northeast corner of Kyle Canyon Road and Alpine Ridge Way; and portions of public right-of-way between Alpine Ridge Way and Michelli Crest Way. The Planning Commission and staff recommended approval.
	The City Council approved a request for a Site Development Plan Review (21-0526-SDR1) for a proposed 157-lot single-family residential development on 29.46 acres at the northeast corner of Kyle Canyon Road and Alpine Ridge Way. The Planning Commission recommended approval; staff recommended denial.
	The City Council approved a Tentative Map (21-0526-TMP1) for a 157-lot single-family residential subdivision (Kyle Canyon Gateway Unit 3) on 29.46 acres at the northeast corner of Kyle Canyon Road and Alpine Ridge Way. The Planning Commission recommended approval; staff recommended denial. This map was determined to be void by Department of Planning staff.
03/08/22	The Planning Commission approved a Petition to Vacate (22-0027-VAC1) - U.S. Government Patent Easements generally located on the north side of the Rocky Avenue alignment, approximately 610 feet west of Oso Blanca Road. Staff recommended approval.
	The Planning Commission approved a request for a Site Development Plan Review (22-0027-SDR1) for a proposed 41-lot single-family detached residential development on 9.08 acres on the north side of the Rocky Avenue alignment, approximately 610 feet west of Oso Blanca Road. Staff recommended approval.
	The Planning Commission approved a Tentative Map (22-0027-TMP1) for a 41-lot single-family detached residential subdivision (Kyle Canyon Gateway Unit 2) on 9.08 acres on the north side of the Rocky Avenue alignment, approximately 610 feet west of Oso Blanca Road. Staff recommended approval.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
07/12/22	<p>The Planning Commission (6-0 vote) recommends APPROVAL on the following Land Use Entitlement project requests on 15.84 acres at the northeast corner of Ruston Road and Alpine Ridge Way (APNs 126-01-601-001 through 003 and 005), U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] and PD (Planned Development) Zones, Ward 6 (Fiore)</p> <ul style="list-style-type: none"> • 22-0270-MOD1 - MAJOR MODIFICATION - TO AMEND THE KYLE CANYON GATEWAY MASTER DEVELOPMENT PLAN TO ADD 9.13 ACRES TO THE PLAN AND DESIGNATE THE LAND USE AS L (RESIDENTIAL LOW) [APNs 126-01-601-001, 003 and 005], TO AMEND VARIOUS DEVELOPMENT STANDARDS WITHIN THE DESIGN GUIDELINES AND TO ADD PROCEDURES TO THE DESIGN GUIDELINES REGARDING DEVIATIONS FROM THE KYLE CANYON GATEWAY RESIDENTIAL DEVELOPMENT STANDARDS • 22-0270-ZON1 - REZONING - FROM: U (UNDEVELOPED) [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] TO: PD (PLANNED DEVELOPMENT) [9.13 acres on APNs 126-01-601-001, 003 and 005] • 22-0270-VAC1 - VACATION - PETITION TO VACATE THE EAST 30 FEET OF MICHELLI CREST WAY (PUBLIC RIGHT-OF-WAY) BETWEEN RUSTON ROAD AND ROCKY AVENUE AND U.S. GOVERNMENT PATENT EASEMENTS GENERALLY LOCATED AT THE NORTHEAST CORNER OF RUSTON ROAD AND ALPINE RIDGE WAY • 22-0270-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 54-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT • 22-0270-TMP1 - TENTATIVE MAP - KYLE CANYON GATEWAY UNIT 4 - FOR A 54-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION

Most Recent Change of Ownership	
01/25/11	A deed was recorded for a change in ownership on APN 126-01-601-003.
03/18/16	A deed was recorded for a change in ownership on APN 126-01-601-002.
01/31/22	A deed was recorded for a change in ownership on APNs 126-01-601-001 and 005.

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

Pre-Application Meeting

05/03/22	A pre-application meeting was held with the applicant to discuss submittal requirements for entitling the proposed residential development. The discussion included the possibility of opening up the Design Guidelines to allow for deviations of residential development standards on a lot-by-lot basis.
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Neighborhood Meeting

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

05/27/22	The site is undeveloped with native vegetation and free of trash and debris.
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Details of Application Request

Site Area	
Net Acres	15.84 (overall)
Net Acres	9.13 (Rezoning, Major Modification)

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)	U (Undeveloped)
			PD (Planned Development)
North	Undeveloped	PCD (Planned Community Development)	U (Undeveloped)
South	Undeveloped	PCD (Planned Community Development)	PD (Planned Development)
			U (Undeveloped)
East	Undeveloped	PCD (Planned Community Development)	PD (Planned Development)
West	Undeveloped	PCD (Planned Community Development)	U (Undeveloped)

<i>Master and Neighborhood Plan Areas</i>	<i>Compliance</i>
Las Vegas 2050 Master Plan Area: Kyle Canyon	Y
Kyle Canyon Gateway	Y
<i>Special Area and Overlay Districts</i>	<i>Compliance</i>
PD (Planned Development) District	Y
<i>Other Plans or Special Requirements</i>	<i>Compliance</i>
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 Kyle Canyon Gateway Design Guidelines, the following standards apply:

Kyle Canyon Gateway R-1 Residential Development Standards

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	6,000 SF	7,200 SF	Y
Min. Lot Width	50 Feet	70 Feet	Y

<i>Existing Zoning</i>	<i>Permitted Density</i>	<i>Units Allowed</i>
U (Undeveloped)	2.18 du/ac	19 (9.13 acres)
PD (Planned Development)	15.00 du/ac Per the KCG Master Development Plan	75 (5 acres)
<i>Proposed Zoning</i>	<i>Permitted Density</i>	<i>Units Allowed</i>
PD (Planned Development)	15.00 du/ac Per the KCG Master Development Plan	237 (15.84 acres)
<i>Existing General Plan</i>	<i>Permitted Density</i>	<i>Units Allowed</i>
PCD (Planned Community Development)	8.00 du/ac	126 (15.84 acres)

Pursuant to the Kyle Canyon Gateway Design Guidelines and Title 19, the following standards apply:

<i>Landscaping and Open Space Standards</i>				
<i>Standards</i>	<i>Required</i>		<i>Provided</i>	<i>Compliance</i>
	<i>Ratio</i>	<i>Trees</i>		
Buffer Trees:				
• North	1 Tree / 30 Linear Feet	38 Trees	38 Trees	Y*
• South	1 Tree / 30 Linear Feet	19 Trees	19 Trees	Y*
• East	1 Tree / 30 Linear Feet	9 Trees	9 Trees	Y*
• West	1 Tree / 30 Linear Feet	17 Trees	17 Trees	Y*
TOTAL PERIMETER TREES		83 Trees	83 Trees	Y
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	6 Feet		6 Feet	Y
• South	6 Feet		6 Feet	Y
• East	6 Feet		6 Feet	Y
• West	6 Feet		6 Feet	Y

*Trees to be clustered between buffer area and streetscape area with 60% 24" box and 40% 36" box trees with maximum spacing of 45'.

<i>Streetscape Standards</i>	<i>Required</i>	<i>Provided</i>	<i>Compliance</i>
Alpine Ridge Wy (80')	5' sidewalk	5' sidewalk	Y
	3' amenity zone	3' amenity zone	Y
	5 - 5-gallon shrubs per tree in amenity zone 1 tree per 30' (18 required)	<u>18 trees</u> Wilsonii Olive Honey Mesquite Cathedral Live Oak African Sumac Texas Mountain Laurel 60% 24" box 40% 36" box	Y
Ruston Rd (60')	5' sidewalk	5' sidewalk	Y
	3' amenity zone	3' amenity zone	Y
	5 - 5-gallon shrubs per tree in amenity zone 1 tree per 30' (18 required)	<u>18 trees</u> Wilsonii Olive Honey Mesquite Cathedral Live Oak African Sumac Texas Mountain Laurel 60% 24" box 40% 36" box	Y

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Streetscape Standards	Required	Provided	Compliance
McKinster Rd (60')	5' sidewalk	5' sidewalk	Y
	3' amenity zone	3' amenity zone	Y
	5 - 5-gallon shrubs per tree in amenity zone 1 tree per 30' (8 required)	<u>8 trees</u> Wilsonii Olive Honey Mesquite Cathedral Live Oak African Sumac Texas Mountain Laurel 60% 24" box 40% 36" box	Y
Rocky Ave (60')	5' sidewalk	5' sidewalk	Y
	3' amenity zone	3' amenity zone	Y
	5 - 5-gallon shrubs per tree in amenity zone 1 tree per 30' (37 required)	<u>37 trees</u> Wilsonii Olive Honey Mesquite Cathedral Live Oak African Sumac Texas Mountain Laurel 60% 24" box 40% 36" box	Y

Street Name	Functional Classification of Street(s)	Governing Document	Actual Street Width (Feet)	Compliance with Street Section
Alpine Ridge Wy	80' Public Street	Kyle Canyon Gateway Design Guidelines	32	N*
Ruston Rd	60' Public Street	Kyle Canyon Gateway Design Guidelines	0	N*

*Applicant will agree to improve half-streets, including overpaving and transition paving.

19.04.040 Connectivity		
Transportation Network Element	# Links	# Nodes
Internal Street	15	
Intersection – Internal		8
Cul-de-sac Terminus		0
Intersection – External Street or Stub Terminus		5
Intersection – Stub Terminus with Temporary Turnaround Easements		0
Non-Vehicular Path - Unrestricted (2 x 0.5 link)	1	
Total	16	13
	Required	Provided
Connectivity Ratio (Links / Nodes):	N/A	1.23

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

According to Title 16C and 16D2, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Single Family, Detached	54 units	2 unimpeded spaces per unit with at least one space in an enclosed garage	108 (all in garage)				
TOTAL SPACES REQUIRED			108		108		Y
Regular and Handicap Spaces Required			108	0	108	0	Y