



## AGENDA MEMO

**PLANNING COMMISSION MEETING DATE: JULY 26, 2007**

**DEPARTMENT: PLANNING AND DEVELOPMENT**

**ITEM DESCRIPTION: MOD-22589 - APPLICANT/OWNER: KYLE ACQUISITION GROUP, LLC**

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### **\*\* CONDITIONS \*\***

**STAFF RECOMMENDATION: APPROVAL**, subject to:

#### **Public Works**

1. An update to the Master Sewer Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Kyle Canyon Gateway Parent Final Map. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works.
2. An update to the Master Drainage Plan and Master Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Kyle Canyon Gateway Parent Final Map. Provide and improve all drainageways as recommended in the approved drainage plan/study.
3. An update to the Master Traffic Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Kyle Canyon Gateway Parent Final Map. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site.
4. This modification, if approved, establishes Iron Mountain Road as an arterial. The horizontal curve shall have a 45 mph design speed. Dedicate the appropriate right-of-way on the Parent Final Map to accommodate 3 travel lanes in each direction for the realignment of Iron Mountain Road between Hualapai Way and Horse Drive. Iron Mountain Road shall be dedicated and constructed in accordance with roadway cross section P-3 as approved in the Design Guidelines for Iron Mountain Road west of Hualapai Way, with full dedications for turn lanes and bus turnouts in accordance with Standard Drawings #201.1, #234.1 and #234.3. Cross Section B-5 as approved in the Design Guidelines for Legato is not approved for the proposed re-alignment of Iron Mountain Road as shown on Figure 6-1 herein. Any additional right-of-way required to accomplish dedication and construction of this cross section shall be dedicated by the Master Developer so as not to require in excess of a 40-foot half street dedication from Assessors Parcel Number 125-07-601-005. The southern leg of Grand Canyon Drive at the intersection with Horse Drive shall be modified to match the alignment and cross section north of Horse Drive.

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5. Sight Visibility Restriction Zones (SVRZs) are required to be adhered to along Iron Mountain Road along the horizontal curve and at all intersections including driveways.

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

**PROJECT DESCRIPTION**

This is a request for a Major Modification to amend the Kyle Canyon Development Standards and Design Guidelines to clarify certain street cross section diagrams and illustrate a realignment of Iron Mountain Road between Hualapai Way and Grand Canyon Drive.

The proposed modification to the Kyle Canyon Development Standards and Design Guidelines will bring the plans land use maps into agreement with the proposed street alignment depicted on the Parent Tentative Map proposed for this area and approval of this request is recommended.

**BACKGROUND INFORMATION**

<i>Related Relevant City Actions by P&amp;D, Fire, Bldg., etc.</i>	
01/03/01	The City Council approved a petition (A-0019-99) to annex property generally located on the northwest corner of Hualapai Way and Grand Teton Road containing 667 acres of land.
04/02/03	ZON-1364 The City Council approved a request to Rezone (ZON-1364) portions of property along the Rancho Corridor in an attempt to clean up the disparity between the zone and general plan designations in this area. The Planning Commission and staff recommended approval.
05/19/04	The City Council approved a request to amend a portion of Map 10 of the General Plan (GPA-4044) to realign power line corridors within the Cliffs Edge Master Development Plan area. The realignment placed power lines on the north side of Grand Teton Drive, within the Kyle Canyon area and within the overall subject parcel. The Planning Commission and staff recommended approval.
12/01/04	The City Council approved a request to amend the Master Plan Recreation and Transportation Trail Elements (GPA-5157) to re-designate portions of proposed alignments in developed areas as pedestrian paths. The Planning Commission and staff recommended approval.
01/05/05	The City Council approved a request to adopt the Northwest Open Space Plan (DIR-5543) for property generally located north of Cheyenne Avenue, west of Decatur Boulevard, and east of Puli Drive. The Planning Commission and staff recommended approval.
01/18/06	The City Council approved a request (GPA-9167) to amend a portion of the Centennial Hills Sector Plan of the Master Plan from SC (Service Commercial), PCD (Planned Community Development) 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.

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06/07/06	The City Council approved a request (GPA-12339) to amend Map Eleven of the Centennial Hills Sector Plan to allow the relocation of an approved Electric Utility Substation from the northeast corner of Hualapai Way and Grand Teton Drive to a site north and west of the approved location; and for the addition of transmission lines related to the proposed relocation of the proposed substation. The Planning Commission and staff recommended approval.
07/19/06	The City Council approved a Site Development Plan Review (SDR-13535) and Special Use Permit (SUP-13536) to allow the relocation of an approved Electric Utility Substation from the northeast corner of Hualapai Way and Grand Teton Drive to a site north and west of the approved location. The Planning Commission and staff recommended approval.
05/16/07	The City Council approved a Rezoning (ZON-20543) and Development Agreement (DIR-21605) to adopt the Kyle Canyon Development Standards and Design Guidelines and the Development Agreement for the Kyle Canyon Master Plan area. The Planning Commission and staff recommended approval.
07/18/07	The City Council will hear a Review of Condition (ROC-22954) to remove extraneous conditions from a Rezoning (ZON-20543) approval. This rezoning action approved the Kyle Canyon Development Standards and Design Guidelines. Staff is recommending approval.
07/26/07	A companion item for a Tentative Map (TMP-22586) will be heard to establish the Parent Tentative Map for the Kyle Canyon Master Plan area.

<b><i>Related Building Permits/Business Licenses</i></b>	
There are no building permits or businesses licenses related to this site or action.	
<b><i>Pre-Application Meeting</i></b>	
No pre-application meeting was held for this item.	
<b><i>Neighborhood Meeting</i></b>	
A neighborhood meeting is not required nor was one held.	

<b><i>Field Check</i></b>	
06/08/07	Unimproved desert w/ a few subdivision directional signs for area subdivisions. Some abandoned structures and trash dumped in scattered places. Dispursed homes in the area.

<b><i>Details of Application Request</i></b>	
<b><i>Site Area</i></b>	
Gross Acres	1,712

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Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	TND (Traditional Neighborhood Development)	T-D (Traditional Development)
North	Undeveloped	PCD (Planned Community Development)	U (PCD) (Undeveloped) [PCD (Planned Community Development) General Plan Designation]
	Undeveloped	TND (Traditional Neighborhood Development)	U (TND) (Undeveloped) [TND (Traditional Neighborhood Development) General Plan Designation]
South	Undeveloped	PCD (Planned Community Development)	PD (Planned Development)
	Undeveloped	PCD (Planned Community Development)	R-E (Residence Estates)
	Undeveloped	SC (Service Commercial)	R-E (Residence Estates)
	Undeveloped	SC (Service Commercial)	C-2 (General Commercial)
	Single-Family Residential	PCD (Planned Community Development)	PD (Planned Development)
	Multi-Family Residential	PCD (Planned Community Development)	PD (Planned Development)
East	Undeveloped	PF (Public Facilities)	R-E (Residence Estates)
	Undeveloped	L (Low Density Residential)	R-E (Residence Estates)
	Undeveloped	ML (Medium-Low Density Residential)	R-E (Residence Estates)
	Public School, Primary	PCD (Planned Community Development)	C-V (Civic)
	Single-Family Residential	PCD (Planned Community Development)	R-PD3 (Residential Planned Development 3 Units Pr Acre)

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	Single-Family Residential	PCD (Planned Community Development)	R-PD6 (Residential Planned Development 6 Units Per Acre)
	Multi-Family Residential	PCD (Planned Community Development)	PD (Planned Development)
West	Undeveloped	PCD (Planned Community Development)	U (Undeveloped) [PCD (Planned Community Development) General Plan Designation]
	Undeveloped	Clark County	Clark County

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
<b>Special Area Plan</b>			
T-D Traditional Development District	X		Y
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
<b>Special Purpose and Overlay Districts</b>			
T-D (Traditional Development) District	X		Y
<b>Trails</b>	X		Y
<b>Rural Preservation Overlay District</b>		X	n/a
<b>Development Impact Notification Assessment</b>	X		Y
<b>Project of Regional Significance</b>	X		Y

**DETAILS OF APPLICATION REQUEST:**

The applicant is proposing to revise the Kyle Canyon Development Standards and Design Guidelines. A summary of those changes, with staffs recommendations, are shown in the following tables:

Plan Area Maps	
<b>PROPOSED CHANGE</b>	<b>STAFF RECOMMENDATION</b>
Update Figure 2-1: altered alignment of Iron Mountain Road	No objection
Update Figure 2-2: altered alignment of Iron Mountain Road	No objection
Update Figure 2-3: altered alignment of Iron Mountain Road	No objection
Update Figure 3-1: altered alignment of Iron Mountain Road	No objection
Update Figure 3-15: altered alignment of Iron Mountain Road	No objection
Update Figure 6-1: altered alignment of Iron Mountain Road	No objection

RTS

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Section 6.5 Engineered Drawings (Street Cross Sections)	
PROPOSED CHANGE	STAFF RECOMMENDATION
Update DG-S-P8A	No objection
Update DG-S-P9	No objection
Update DG-S-P10	No objection
Update DG-S-P10B	No objection
Update DG-S-P10C	No objection
Add DG-S-C4B	No objection

**ANALYSIS**

The subject site is located on the Centennial Hill Sector Map of the General Plan. The site is designated as TND (Traditional Neighborhood Development). This category allows development that is characterized as a mixed-use development type that allows for a balanced mix of housing, commercial, and civic uses. It is intended to be organized as a series of pedestrian-oriented neighborhoods with a mixture of housing types, with the uses of daily living within proximity of dwellings. The TND (Traditional Neighborhood Development) category differs from other designations by focusing on pedestrian-oriented neighborhoods that de-emphasizes gated, private streets, cul-de-sacs and perimeter walls along the roadways.

Although the overall Kyle Canyon Master Development Plan area contains trails and was a Project of Regional Significance, these issues were incorporated in the consideration and approval of the original Plan and related documents. These factors are not affected by the contents of the proposed Major Modification.

The site encompasses multiple parcels that are a part of the Kyle Canyon Master Plan area and are covered under the plans Development Agreement. The proposed major modification is consistent with the existing TND (Traditional Neighborhood Development) General Plan designation. This modification represents further fine-tuning of the Kyle Canyon Development Standards and Design Guidelines documents that were previously approved by City Council on May 16, 2007. This Plan update is in keeping with the standards of the original plan and merely updates various maps to illustrate the altered alignment of Iron Mountain Road and modifies Section 6.5 Engineered Drawings by add one new street cross section and replacing five others. The application is recommended for approval.

**FINDINGS**

In order to approve a Major Modification application, per Title 19.18.050 the Planning Commission and/or City Council must affirm the following:

- 1. The proposal conforms to the General Plan.**

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The General Plan designates the subject lands as TND (Traditional Neighborhood Development). The proposed text change to the Design Guidelines is unrelated to General Plan policies.

**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 Modification does not conflict with the T-D (Traditional Development) zoning that applies to lands within the Plan area. The proposed amendment is compatible with, and supportive of, the overall land use intent of the Plan.

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

The Modification request is appropriate given the need for the development industry to be able to adequately accommodate right-of-way improvements.

**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.**

The request clarifies the provisions of the street alignments and cross sections to ensure adequate size and connections to meet the access and circulation requirements of the T-D (Traditional Development) zoning district.

**NEIGHBORHOOD ASSOCIATIONS NOTIFIED 5**

**ASSEMBLY DISTRICT 13**

**SENATE DISTRICT 9**

**NOTICES MAILED 2,036 [Mailed with TMP-22586]**

**APPROVALS 3**

**PROTESTS 8**