



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 10, 2008
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: MOD-25875 - APPLICANT/OWNER: KYLE ACQUISITION
GROUP, LLC

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

1. Master Developer shall submit an application for a Street Name Change (SNC) to change the name of the portion of Horse Drive located between Grand Canyon Drive and U.S. Highway 95 to the name Kyle Heights Parkway and shall receive City Council approval prior to the issuance of the first on-site permit issued for the Kyle Canyon Master Plan area.

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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 amend various street names and clarify certain street cross section diagrams. The existing street names affected by this modification are as follows: Horse Drive, from Grand Canyon Drive to Hualapai Way; Vibrato; Sonatina; Kyle Gate; Libretto; Acapella; Adagio; Ostinato; Da Capo; and Chorale.

The proposed modification to the Kyle Canyon Development Standards and Design Guidelines will bring the plans land use maps into agreement with the street names approved as a part of the mapping process for this area and further refine the right-of-way widths for various streets by clarifying the street cross sections. Approval of this request is recommended.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&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	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 Centennial Hills Sector 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.

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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.
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 approved 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 recommended approval.
07/05/07	Staff administratively approved a Parcel Map (PMP-22508) technical review for a merger and resubdivision of two lots on 80.48 acres on the east side of US-95, approximately 2700 feet south of Kyle Canyon Road. This map recorded on 07/31/07.
08/15/07	The City Council approved a Major Modification (MOD-22589) to amend the Kyle Canyon Development Standards and Design Guidelines to realign a major roadway and clarify street cross sections within the plan area. Further, a Tentative Map (TMP-22586) for a Parent Tentative Map for the Kyle Canyon Master Plan area was approved. The Planning Commission and staff recommended approval.
09/11/07	The applicant filed a Final Map (FMP-24541) technical review for a Parent Final Map for the Kyle Canyon Master Plan area. This application has not received final blueline approval nor has an action letter been sent pending approval of this new version of the Tentative Map and any necessary revisions to the submitted plans.

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09/19/07	The City Council approved a General Plan Amendment (GPA-20469) to change the land use designation from PCD (Planned Community Development) and SC (Service Commercial) to TND (Traditional Neighborhood Development); a Rezoning (ZON-22351) to change the zoning from U(Undeveloped) [PCD (Planned Community Development) General Plan Designation], C-1 (Limited Commercial), and C-2 (General Commercial) to T-D (Traditional Development); a Rezoning (ZON-20475) to add 51.38 acres to the G-O (Gaming Enterprise Overlay) District; and a Special Use Permit (SUP-20478) to allow a non-restricted gaming facility. The Planning Commission and staff recommended approval.
12/20/07	The Planning Commission approved a Tentative Map (TMP-25492) for a Parent Tentative Map for the Kyle Canyon Master Plan area. This approval expunged the previous Tentative Map (TMP-22586). The Planning Commission and staff recommended approval.
01/10/08	A companion item to amend the Master Plan of Streets and Highways (MSH-25695) will be heard concurrently.
<i>Related Building Permits/Business Licenses</i>	
There are no building permits or businesses licenses related to this site or action.	
<i>Pre-Application Meeting</i>	
10/23/07	A formal pre-application meeting was not held related to this submission; however, during a meeting with the applicant concerning the mapping of the master plan area, staff discussed the requirements for this application.
<i>Neighborhood Meeting</i>	
12/18/07	<p>A neighborhood meeting was held at the Centennial Hills Community Center, 6601 North Buffalo Drive. Thirty members of the public, two city staff members and three representatives on behalf of the applicant attended the meeting. Those in attendance had the following comments and concerns:</p> <ul style="list-style-type: none"> • Residents were generally okay with the Master Plan of Streets and Highways Amendment (MSH-25695) and Major Modification (MOD-25875) regarding streets. • Primary concern among citizens was the Major Modification (MOD-25755) for the Town Center Development Standards. Residents asked for a presentation, maps and renderings. They also asked for an opportunity to provide input in a neighborhood meeting. • The applicant told residents that the Town Center Development Standards were on the internet, and that residents were welcome to review the document and send comments by email. The applicant assured residents that all e-mail comments would be forwarded to City staff.

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	<ul style="list-style-type: none"> • Residents were concerned that this approach was not what was promised to them by the applicant and council when the Kyle Canyon Development Standards and Design Guidelines were approved. They were assured that there would be opportunity for public input and comment on the Town Center Development Standards in a neighborhood meeting. • Applicant focused attention on new park and commercial project, neither of which were the subject of this meeting, nor are they being heard by council. • Residents offered ideas on how to conduct an open public meeting to present information and collect input from residents regarding the town center standards. • The applicant told residents that their ideas on how to run the meeting were of no interest to the applicant. • Residents were concerned that the materials and presentation were focused on projects other than the items that are scheduled for the Planning Commission and City Council to hear, and that there was no information on the actual Planning Commission meeting items. • Residents were concerned that the meeting was being held before a holiday and it was difficult to get people to attend the meeting. • Other general concerns were: <ul style="list-style-type: none"> • Air quality • Increased traffic • Impact of increased traffic and emissions on school kids.
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Field Check	
06/08/07	The Department of Planning and Development conducted a site visit that found that this area is generally unimproved desert with a few subdivision directional signs for area subdivisions. There are some abandoned structures and trash dumped in scattered places. Dispersed homes can be found on not a part parcels in the area.

Details of Application Request	
Site Area	
Gross Acres	1,712.97

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	TND (Traditional Neighborhood Development)	T-D (Traditional Development)

RTS

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North	Undeveloped	PCD (Planned Community Development)	U (Undeveloped)
	Undeveloped	TND (Traditional Neighborhood Development)	U (Undeveloped)
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 Per Acre)
	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)
	Undeveloped	Clark County	Clark County

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

<i>PLAN AREA FIGURES AND MAPS</i>	
PROPOSED CHANGE	STAFF RECOMMENDATION
Update Figure 2-1: to reflect street names approved as a part of the mapping process	No objection
Update Figure 2-2: to reflect street names approved as a part of the mapping process	No objection
Update Figure 2-3: to reflect street names approved as a part of the mapping process	No objection
Update Figure 3-1: to reflect street names approved as a part of the mapping process	No objection
Update Figure 3-15: to reflect street names approved as a part of the mapping process	No objection
Update Figure 6-1: to reflect street names approved as a part of the mapping process	No objection
Update Figure 6-2: to change the reference to Horse Drive to Kyle Heights Parkway	No objection

<i>SECTION 6.5 ENGINEERED DRAWINGS (STREET CROSS SECTIONS)</i>	
PROPOSED CHANGE	STAFF RECOMMENDATION
Update Index Pages - Pages 178 and 179: to make current the list of drawings and make adjustments to the street section descriptions related to street names and some widths (now three pages)	No objection

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Update DG-S-A1	No objection
Update DG-S-A2	No objection
Update DG-S-A3	No objection
Update DG-S-A3A	No objection
Update DG-S-A3B	No objection
Update DG-S-B3	No objection
Update DG-S-B3A	No objection
Update DG-S-B3B	No objection
Update DG-S-B3C	No objection
Update DG-S-B4	No objection
Update DG-S-B4A	No objection
Update DG-S-B4B	No objection
Update DG-S-B5	No objection
Update DG-S-C6	No objection
Update DG-S-P4	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 and modified on 08/15/07. This Plan update is in keeping with the standards of the original plan and merely updates various maps to reflect the street names as approved as a part of the mapping process and modifies Section 6.5 Engineered Drawings by replacing street cross section drawings to reflect the new names of the streets. The application is recommended for approval.

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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.

The General Plan designates the subject lands as TND (Traditional Neighborhood Development). The proposed figure and drawing changes to the Design Guidelines are 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 parcels 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 and properly denote roadways.

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 names and cross sections to ensure adequate size and connections to meet the access and circulation requirements of the T-D (Traditional Development) zoning district.

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NEIGHBORHOOD ASSOCIATIONS NOTIFIED 13

ASSEMBLY DISTRICT N/A

SENATE DISTRICT N/A

NOTICES MAILED NEWSPAPER ONLY

APPROVALS 0

PROTESTS 0