

*City of Las Vegas*

**AGENDA MEMO**

**CITY COUNCIL MEETING DATE: MAY 16, 2007**  
**DEPARTMENT: PLANNING AND DEVELOPMENT**  
**ITEM DESCRIPTION: KYLE ACQUISITION GROUP, LLC**

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

Staff recommends APPROVAL.

**\*\* STAFF REPORT \*\*****APPLICATION REQUEST**

Consideration and possible action regarding the Development Agreement for the Kyle Canyon Development on approximately 1,712 acres at the southwest corner of Fort Apache Road and Moccasin Road.

**EXECUTIVE SUMMARY**

The current version of the Kyle Canyon Development Standards and Design Guidelines illustrates how the Master Developer and the City of Las Vegas are attempting to meet the objectives of the TND (Traditional Neighborhood Development) General Plan Designation and the T-D (Traditional Development) zoning district. Specifically, the design guidelines emphasize the pedestrian and neighborhood connectedness called for by the proposed zoning designation. One way that they do this is by requiring that in certain positional situations, residential neighborhoods that make use of a cul-de-sac street have terminuses that end not in the typical residential lots completely surrounding the bulb but with a pedestrian oriented common lot. This configuration allows bicycle and pedestrian access between these normally cut off neighborhoods and the surrounding community. Additionally, the latest draft of the preliminary pod access points plan depicts efforts to maintain connections between neighboring developer parcels using both vehicular and pedestrian paths. Streets within the master plan area provide various ways to emphasize the pedestrian orientation by providing protected sidewalks and trails that are separated from the roadway by landscaping buffers of varying widths. Additionally, collector and neighborhood streets provide on-street parking lanes to add an extra layer of separation between pedestrian and vehicular traffic.

The development standards outline the use of walls in this master planned community. There are standards for walls along the perimeter of the overall community (village walls) as well as standards for product and front yard walls. The emphasis of the guidelines has been to minimize the solid block walls and incorporate more wrought iron view fencing. The wall heights are variable based on the topographic constraints of the individual site, but typically can not exceed heights of 12.67 feet for Village Walls, 18 feet for Product Walls, and 5.33 feet for front yard walls.

One main component of the TND (Traditional Neighborhood Development) General Plan Designation is that neighborhoods contain a mix housing types. Under the typical zoning or master plan certain areas are reserved for a limited type of housing (i.e. Title 19s R-1 (Single Family Residential) zoning district and The Cliffs Edge Master Plans L (Low Density Residential) designation only allow single family detached structures conforming to development wide lot sizes and setback requirements). Under the development standards for Kyle Canyon

various housing types are encouraged in each residential parcel type. Specifically, within the Neighborhood Residential Parcels, each builder is required to produce a minimum of two single family building types and no type may exceed 60 percent of the units in that developer parcel. In the Neighborhood Residential designation there are 11 building type variants to work with.

Further, the plan limits the number of gated communities within the plan area to a maximum of 4,000 units or 25 percent of the master plans residential offerings. The guidelines prohibit these gated neighborhoods from using solid perimeter walls to enclose the development and are encouraged to use wrought iron view fences where possible. As a part of the allowance for gated communities, the standards still require that a number of these developments provide secured pedestrian access points to neighboring developer parcels and village streets.

The design guidelines include detailed descriptions of how the developers are to incorporate and make accessible the areas natural environment and the proposed trail system. The arroyos are being excluded from development and being integrated as a part of the communitys parks and open space. The development standards give special attention to how neighborhoods and roadways that border these areas are to emphasize their openness and accessibility. One way that this is accomplished is to provide pedestrian access points from all developer parcels that are adjacent to these natural features. The trail and pedestrian pathways system within the master plan area is rather extensive, making the entire master plan area pedestrian accessible. The interior trail system connects to the broader community by linking to the Red Rock Canyon National Conservation Area, the Mountain Edge Parkway Trail and the citys trail system along Grand Teton Drive.

Overall the current version of the Kyle Canyon Development Standards and Design Guidelines meet the objectives of the TND (Traditional Neighborhood Development) General Plan Designation and proposed T-D (Traditional Development) zoning district. The allowance of cul-de-sac streets and the potential use of product walls to separate the developments have been mitigated in part by providing the pedestrian connections at select bulb terminuses and requiring access points between adjacent developer parcels. The potential for community and development walls are limited by the development standards and their impact reduced due to the direction to use view fences where possible versus solid, block walls.

The site encompasses multiple parcels that are to be included with the Kyle Canyon Development Standards and Design Guidelines and covered under the plans Development Agreement. The proposed rezoning to the T-D (Traditional Development) zoning district is consistent with the existing TND (Traditional Neighborhood Development) General Plan designation. This rezoning is one of the necessary steps in moving forward with the master plan process for this area and staff is recommending approval of this item.

**NEIGHBORHOOD ASSOCIATIONS NOTIFIED** N/A

**ASSEMBLY DISTRICT** N/A

**SENATE DISTRICT** N/A

**NOTICES MAILED** NEWSPAPER ONLY

**APPROVALS** 0

**PROTESTS** 0