



AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JULY 8, 2014

DEPARTMENT: PLANNING

ITEM DESCRIPTION: ABEYANCE - APPLICANT: NINETY FIVE MANAGEMENT, LLC - OWNERS: K A G DEVELOPMENT SOUTH, LLC

** STAFF RECOMMENDATION(S) **

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
TMP-53897	Staff recommends APPROVAL, subject to conditions:	N/A

** CONDITIONS **

TMP-53897 CONDITIONS

Planning

1. 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.
2. 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.
3. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
4. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to the issuance of any building permits.
5. A Master Homeowners Association shall be formed prior to the recordation of the first residential subdivision map in conformance with the Kyle Canyon Development Agreement Section 4.01(a).

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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. 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.
10. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

11. The Parent Final Map for Skye Canyon Phase 1, FMP-53700, shall record prior to the recordation of the Final Map for this site to provide legal access.
12. 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.

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13. If not already constructed or guaranteed by the master developer, construct half street improvements on Horse Drive, Hualapai Way, Racel Street, and Street "E" including appropriate over paving (where legally able) adjacent to this site concurrent with development. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system 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). Per condition #11 of the Skye Canyon parent Tentative Map (TMP-53058), if not already constructed or guaranteed by the master developer, a minimum two lanes of asphalt pavement village streets providing the main access to this site and a working sanitary sewer connection shall be provided prior to a final inspection of any dwelling units within this Tentative Map.
14. Per condition of approval #9 of the Skye Canyon parent Tentative Map (TMP-53058), grant Pedestrian Access Easements for all sidewalks located outside of the public street right-of-way by adding a note within the Owner's Certificate on each Final Map to read, "A minimum 5-foot wide pedestrian walkway easement is hereby granted overlying all sidewalks located in common areas abutting public streets, where such sidewalks are not located within public street right-of-way, together with the right of ingress thereto and egress there from these easements." Additionally, grant Equestrian Trail Easements and other Multi-Use Non-Equestrian Trail Easements on each Final Map where such Trails are required by the Development Agreement.
15. Per condition of approval #16 of the Skye Canyon parent Tentative Map (TMP-53058), All 40-foot wide right-of-way streets (back of curb to back of curb dimension) will need to be "flared" with curb transitions where they intersect other 40-foot wide right-of-way streets to provide an adequate receiving lane for vehicles turning onto the narrowed 40-foot rights-of-ways.
16. 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. Per condition of approval #15 of the Sky Canyon Parent Tentative Map, landscaping within calculated Site Visibility Restriction Zones (SVRZs) will be limited in height by the City Traffic Engineer.
17. No structures, and no trees or vegetation taller than three feet, shall be allowed within any Public Sewer Easements.

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18. A working sanitary sewer connection shall be in place prior to final inspection of any units within this development. 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% 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%. The above thresholds notwithstanding, all required improvements shall be constructed in accordance with the approved Development Agreement.
19. 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, submittal of any construction drawings or the submittal of a Map subdividing this site, 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.
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.
21. Comply with all applicable conditions of approval for the Sky Canyon Parent Tentative Map (TMP-53058) and any other site related actions.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is proposing a Tentative Map (TMP-53897) for a 165-lot single-family residential subdivision located on the southeast corner of Horse Drive and Hualapai Way. The subject property is zoned T-D (Traditional Development) with the L (Residential Low) Kyle Canyon land use designation. The Kyle R-1 (Single Family Residential) development district standards are proposed for this subdivision. The development, as proposed will have an overall land use density of 4.68 residential units per acre. Lots sizes for the proposed development will range from 4,740 square feet to 10,524 square feet in size. This project meets all the minimum requirements for the Kyle Canyon Development Standards; therefore, staff recommends approval of this Tentative Map with conditions.

ISSUES

- The Parent Phase I Final Map (FMP-53700) is required to record prior to the recordation of a builder parcel final map.
- A Tentative Map is required to subdivide this property into 165 single-family residential lots.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
05/19/04	The City Council approved a General Plan Amendment (GPA-4044) request to amend a portion of Map 10 of the Centennial Hills Sector of the to realign power line corridors within the Cliff's 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 Road. The Planning Commission and staff recommended approval.

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<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
01/18/06	The City Council approved a General Plan Amendment (GPA-9167) request 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 General Plan Amendment (GPA-12339) request to amend Map 11 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) request 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. These entitlements have expired.
05/16/07	The City Council approved a Rezoning (ZON-20543) request from R-E (Residence Estates) and U (Undeveloped) TND [General Plan designation] to TD (Traditional Development). The Planning Commission and staff recommended approval.
	The City Council approved a 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) request to remove all Conditions of Approval from a Rezoning (ZON-20543). This Rezoning action approved the Kyle Canyon Development Standards and Design Guidelines. Staff recommended approval.
08/15/07	The City Council approved a Major Modification (MOD-22589) request to amend the Kyle Canyon Development Standards and Design Guidelines to realign a major roadway and clarify street cross sections within the plan area. Planning Commission and staff recommended approval.
	The City Council approved Tentative Map (TMP-22586) request for a Parent Tentative Map for the Kyle Canyon Master Plan area was approved. The Planning Commission and staff recommended approval. This map is expired.
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 map expired.

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<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
09/19/07	The City Council approved a General Plan Amendment (GPA-20469) request to change the land use designation from PCD (Planned Community Development) and SC (Service Commercial) to TND (Traditional Neighborhood Development). The Planning Commission and staff recommended approval.
09/19/07	The City Council approved a Rezoning (ZON-22351) request 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) at the southeast corner of Oso Blanca Road and the Hualapai Way alignment. The Planning Commission and staff recommended approval.
	The City Council approved a Rezoning (ZON-20475) request to add 51.38 acres to the G-O (Gaming Enterprise Overlay) District at the southeast corner of Oso Blanca Road and the Hualapai Way alignment. The Planning Commission and staff recommended approval.
	The City Council approved a Special Use Permit (SUP-20478) request to allow a non-restricted gaming facility at the southeast corner of Oso Blanca Road and the Hualapai Way alignment. The Planning Commission and staff recommended approval. This entitlement has expired.
12/20/07	The Planning Commission approved a Tentative Map (TMP-25492) request for a Parent Tentative Map for a 105-lot mixed-use subdivision on 1,711.97 acres at the southwest corner of Fort Apache Road and Moccasin Road. Staff recommended approval of the request. This map expired.
02/06/08	The City Council approved a Master Plan of Streets and Highways (MSH-25695) and a Major Modification (MOD-25875) to the Kyle Canyon Development Standards and Design Guidelines to update the appropriate street names and roadway alignments proposed as a part of this Tentative Map application. The Planning Commission and staff recommended approval.
02/20/08	The City Council approved a General Plan Amendment (GPA-25383) requested to modify Map Number 7 of the Centennial Hills Sector Plan to remove the alignments of a proposed Multi-Use Non-Equestrian Trail along the Hualapai Way alignment between Grand Teton Drive and Kyle Canyon Road and along Log Cabin Way between Fort Apache Road and a point approximately 4,080 feet in a westerly direction. The Planning Commission and staff recommended approval.
07/02/08	The City Council approved an Extension of Time (EOT-28126) requested for a Site Development Plan (SDR-13535) for a proposed Electric Utility Substation on 4.09 acres approximately 560 feet west of Hualapai Way and 890 feet north of Grand Teton Drive. Staff recommended approval.
	The City Council approved an Extension of Time (EOT-28126) requested for a Special Use Permit (SUP-13535) for a proposed Electric Utility Substation on 4.09 acres approximately 560 feet west of Hualapai Way and 890 feet north of Grand Teton Drive. Staff recommended approval.

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<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
08/06/08	The City Council approved a Required Review (DIR-28767) of the Development Agreement between the city of Las Vegas and the Kyle Acquisition Group, LLC on approximately 1,712 acres generally located at the southwest corner of Fort Apache Road and Moccasin Road. Staff recommended approval.
12/03/08	The City Council approved a Required Review (DIR-29916) of the Development Agreement between the city of Las Vegas and the Kyle Acquisition Group, LLC on approximately 1,712 acres generally located at the southwest corner of Fort Apache Road and Moccasin Road. Staff recommended approval.
08/05/09	The City Council approved a Required Review (DIR-34955) of the Development Agreement dated 08/08/07 between the city of Las Vegas and the Kyle Acquisition Group, LLC on approximately 1,712 acres generally located at the southwest corner of Fort Apache Road and Moccasin Road. Staff recommended approval.
08/17/11	The City Council approved a Required Review (DIR-42369) of the Development Agreement dated 08/08/07 between the city of Las Vegas and the Kyle Acquisition Group, LLC on approximately 1,712 acres generally located at the southwest corner of Fort Apache Road and Moccasin Road. Staff recommended approval.
11/16/11	The City Council approved an amendment to the Kyle Canyon Development Agreement (DIR-42266) on approximately 1,662 acres at the southwest corner of Fort Apache Road and Moccasin Road. Staff recommended approval.
04/08/14	The Planning Commission approved a Parent Tentative Map (TMP-53058) for a 45-lot subdivision for on 1,661.8 acres approximately 1,800 feet north or Horse Drive on the west side of Oso Blanca Road. Staff recommended approval.
04/15/14	A Parent Final Map (FMP-53700) for Sky Canyon Phase I was submitted for a four builder parcels on 163.65 acres. The Final Map has not been recorded.
06/10/14	The Planning Commission voted to hold this item in abeyance to the 07/08/14 Planning Commission meeting to allow for the redesign of the site. The abeyance was requested by the applicant.

<i>Most Recent Change of Ownership</i>	
11/07/13	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
08/22/07	A Civil Improvement Plan (#24191) was applied for the repair of conduit under the sidewalk. The permit was finalized on 02/17/10.

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<i>Pre-Application Meeting</i>	
04/14/14	A pre-application meeting was held with the applicant's designated representative and the points below were discussed. 1. Provide a letter from the Master Developer indicating the land use designation and the development will be reviewed under. 2. Street knuckles are needed on stub streets. 3. Show all driveway locations on private drives. 4. Dimension all lots. 5. Streets 1E and 1D should have cul-de-sacs. 6. Ensure site visibility zones on corner lots. 7. Ensure the Nevada Energy poles are not in the right-of-way or impede traffic signal equipment. 8. The subdivision is designed to be gated. 9. Streets I and D area not in the traffic study. 10. A subdivision with over 100-lots requires a secondary access. 11. Identify and show all ½ street improvement plans.
04/21/14	A follow up pre-application meeting was held with the applicant's designated representative and the points below were discussed. 1. Cross section D on Sheet 1 of Hualapai Way and Horse Road exceeds the prescribed standards found within the Kyle Canyon Development Standards Manual. 2. Cross Section A on Sheet 1 complies with the 32-foot private drive detail found within the Kyle Canyon Development Standards Manual. 3. Cross Section B on Sheet 1 Complies with the 49-foot private/public street cross section found within the Kyle Canyon Development Standards manual. 4. The density of the site is incorrect within the "Project Summary." Based on a net acreage of 35.28 acres. 5. The lot count has increased to a total of 157 lots from the previous 154 lots. 6. There is no connectivity score has been placed upon the cover sheet. Pedestrian access points have been denoted as PED easement. 7. Vacation of the utility easements along Hualapai way has been requested. 8. Perimeter wall details are to comply with Title 19 with the exception of design or health as noted within the Kyle Canyon Development Standards Manual.

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<i>Pre-Application Meeting</i>	
	9. Project Summary information needs to be updated to reflect a connectivity score, proper minimum and maximum lot size values, net acreage pursuant to the submitted Parent Final Map. 10. Property lines are to be relocated to the back of curb and common elements created that encapsulate the streetscapes. 11. Perimeter wall details to comply with the 20% contrasting material requirements 12. Development Standard letter to be submitted by the Master Developer to delineate which development standards are to be applied to the subdivision or portion thereof.

<i>Neighborhood Meeting</i>
A neighborhood meeting was not required, nor was one held.

Field Check	
02/27/14	A field check was conducted. The subject property consists of undeveloped desert.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	35.28

<i>Surrounding Property</i>	<i>Existing Land Use Per Title 19.12</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property	Undeveloped	L (Residential Low)	T-D (Traditional Development)
North	Undeveloped	BU (Blended Land Use)	T-D (Traditional Development)
South	Undeveloped	L (Residential Low)	T-D (Traditional Development)
East	Undeveloped	L (Residential Low)	T-D (Traditional Development)
West	Undeveloped	L (Residential Low)	T-D (Traditional Development)

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Master Plan Areas	Compliance
Kyle Canyon Master Plan	Y
Special Purpose and Overlay Districts	Compliance
T-D (Traditional Development) District	Y
Other Plans or Special Requirements	Compliance
Trails	Y
Las Vegas Redevelopment Plan Area	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

19.04.040 Connectivity		
Transportation Network Element	# Links	# Nodes
Internal Street	17	
Intersection – Internal		13
Cul-de-sac Terminus		4
Intersection – External Street or Stub Terminus	0	
Intersection – Stub Terminus w/ Temporary Turn Around Easements	0	
Non-Vehicular Path - Unrestricted	2.5	
Total	19.5	18
	<i>Required</i>	<i>Provided</i>
<i>Connectivity Ratio (Links / Nodes):</i>	NA	1.08

DEVELOPMENT STANDARDS

Pursuant to the Kyle Canyon Development Standards Manual the following standards apply to the Kyle R-1 (Single Family Residential) District:

Standard	Required/Allowed	Provided	Compliance
Min. Lot Size	4,500 SF	4,740 SF	Y
Min. Lot Width	40 Feet	40.84 Feet	Y
Min. Setbacks			
• Front Side entry garage	10 Feet	10 Feet	Y
• Front entry garage	18 Feet	18 Feet	Y
• Side	5 Feet	5 Feet	Y
• Corner Porch	10 Feet	10 Feet	Y
• Living	10 Feet	10 Feet	Y
• Rear	10 Feet	10 Feet	Y

Lot coverage, building heights and equipment screening will be reviewed through the building permit process.

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<i>Street Name</i>	<i>Functional Classification of Street(s)</i>	<i>Governing Document</i>	<i>Actual Street Width (Feet)</i>	<i>Compliance with Street Section</i>
Hualapai Way	Arterial Street with Trail	Kyle Cannon Development Standards	46	N*
Hose Drive	Arterial Street with Trail	Kyle Cannon Development Standards	47	N*
Racel Street	Minor Collector Street	Kyle Cannon Development Standards	43	Y
Street E	Minor Collector Street	Kyle Cannon Development Standards	43	Y

*Only half street improvements are required at this time.

Pursuant to the Kyle Canyon Village Street Standards the following standards apply:

<i>Street name</i>	<i>Alignment</i>	<i>Tree requirement met</i>	<i>Shrub requirement met</i>	<i>Landscape buffer Compliance</i>
Horse Drive	North	Y	Y	Y
E Street	East	Y	Y	Y
Racel Street	South	Y	Y	Y
Hualapai Way	West	Y	Y	Y

Pursuant to the Kyle Canyon Development Standards 19.06.040:

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	165 Units	2 spaces per unit	330				
TOTAL SPACES REQUIRED			330		330		Y

The minimum parking requirement to be satisfied by providing unimpeded parking spaces via driveway or garage.

ANALYSIS

The applicant is proposing a Tentative Map (TMP-53897) for a 165-lot single-family residential subdivision located on the southeast corner of Horse Drive and Hualapai Way. The subject property is zoned T-D (Traditional Development) with the L (Residential Low) Kyle Canyon land use designation. The development is proposing the Kyle Canyon R-1 (Single Family Residential) district development standards.

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The L (Residential Low) Kyle Canyon land use designation allows for a maximum of 15 residential dwelling units per acre with an average of 5.49 dwelling units per acre. The proposed development has a land use density of 4.68 dwelling units per acre.

The Master Developer has determined the residential district development standards for this project. Per the documents submitted, this project has been reviewed under the Kyle R-1 (Single Family Residential) district development standards. Proposed lots range in from 4,740 square feet to 10,524 square feet in size. The minimum lot width for this development is 40.84 feet. The proposed lot sizes and widths meet the minimum requirements for the Kyle R-1 (Single Family Residential) district development standards.

Since the first abeyance of this project, the applicant has increased the land use density from 4.45 dwelling units per acre to 4.68 dwelling units per acre, increased the number of lots proposed from 157 single-family lots to 165 lots, and decreased the maximum lot size from 11,798 square feet to 10,524 square feet. The proposed changes comply with the development requirements for the Kyle R-1 (Single Family Residential) development standards.

The applicant has submitted typical lot details that are in conformance to the Kyle Canyon Development Standards. No comments will be made on the proposed residential structures, as no building models were submitted for public review. In addition, all development must be reviewed and approved by the Kyle Canyon Design Review Community and in accordance with the Kyle Canyon Design Review Process prior to the issuance of building permits.

Although the Connectivity Ratio is not required for projects with Kyle Canyon Master Planned community this project's Connectivity Ratio is 1.08 which is below the minimum 1.3 ratio required for similar projects in others parts of the city.

There are Kyle Canyon multi-use trails along Horse Drive and Hualapai Way. The trails have an eight-foot wide sidewalk, with a zero-foot to four-foot wide amenity zone and a three-foot to five-foot wide landscape buffer. Both trails comply with the Kyle Canyon parks agreement in location and design.

The Kyle Canyon Village Street Standards allows for landscape buffer of varying widths based on right-of-way width. The perimeter landscape buffer widths for this project range from a minimum of three feet to a minimum of five feet. In addition, the standards allows for tree spacing based upon tree size. Tree spacing requirements for large trees are 30 to 45 feet, medium trees are 20 feet and small trees are 10 feet. Tree sizes are not defined per the Kyle Canyon Development Standards or the Unified Development Code; therefore, tree size was determined by the Southern Nevada Regional Plan list. Based upon the street cross sections and landscape plans provided, the Kyle Canyon minimum landscape buffer and streetscape requirements are being met.

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The Clark County School District expressed opposition to the increased density of the new development, as the existing public primary and secondary schools in the area are near or over capacity. Additional schools are planned for the area; however, not in the near future. Thompson Elementary is at 100.7 percent capacity and Bozarth Elementary is at 140 percent capacity, Escobedo is at 72 percent capacity and Arbor View High School is at 105 percent of capacity.

The submitted east/west cross section depicts depict maximum natural grade greater than 2% across this site. Per the Kyle Canyon (Skye Canyon) Development Standards 19.06.040, a development with natural slope greater than 2% is allowed a maximum 6-foot retaining wall. A maximum four-foot retaining wall is shown along the west property line and a 12.0-foot combination wall/retaining wall is shown along the east property line.

The submitted north/south cross section depicts depict maximum natural grade less than 2% across this site. Per the Tables in Kyle Canyon (Skye Canyon) Development Standards 19.06.040 a development with natural slope less than or equal to 2%, is allowed a maximum 4-foot retaining wall. A maximum four-foot retaining wall is shown on the north and south property lines.

The typical perimeter wall for the proposed development will consist of a concrete masonry unit block wall that is split-face on both side, nine-courses tall, Rinker Sandstone in color with a two-inch masonry cap. When provided, columns will be, a two-foot square, 10-courses tall with a beveled three-foot square cap and be Rinker Sandstone in color. Column spacing will be a maximum of 100 feet apart. Additionally, a 6.5-foot tall tubular steel fence Dark Hunter Green in color will be incorporated along party walls.

The provided wall details comply with the Residential District Development Standards (19.06.040) of the Kyle Canyon Development Standards.

The proposed development is consistent with Kyle Canyon Development Standards, as well as the zoning ordinance (Title 19) in effect when the standards were adapted. In summations, this project meets all the minimum requirements for the Kyle Canyon Development Standards; therefore, staff recommends approval of this Tentative Map with conditions.

FINDINGS TMP-53897

The proposed Tentative Map conforms in density to L (Residential Low) Kyle Canyon land use designation and the Kyle Canyon Design Standards for the Kyle R-1 (Single Family Residential District); therefore, staff recommends approval of the request with conditions.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

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NOTICES MAILED

N/A