



AGENDA MEMO - PLANNING

CITY COUNCIL MEETING DATE: JANUARY 21, 2015

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT/OWNER: CITY OF LAS VEGAS

** STAFF RECOMMENDATION(S) **

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
VAR-55892	Staff recommends APPROVAL.	N/A
SNC-55060	Staff recommends APPROVAL.	VAR-55892

** CONDITIONS **

VAR-55892 CONDITIONS

Planning

1. This approval shall be void two 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 City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

SNC-55060 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for with Variance (VAR-55892), if approved.
2. This approval shall be void two years from the date of final approval, unless exercised by means of a recorded agreement outlining the associated financial responsibility of the Master Developer being reviewed and approved by the City.

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Public Works

3. The Master Developer for the Skye Canyon Master Planned Community shall enter into an agreement with the City of Las Vegas to assume all costs and responsibilities for the street name change and said agreement shall be executed and recorded prior to the implementation of the street name change.

4. The Master Developer for the Skye Canyon Master Planned Community must modify the name on the Horse Drive interchange bridge over US 95, as well as all signage on US 95 that references Fort Apache Road, Horse Drive and/or Hualapai Way associated with this Street Name Change at the developer's expense. This will required N.D.O.T. approval.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The city of Las Vegas is requesting that the current street names of Horse Drive, Fort Apache Road and Hualapai Way be renamed within and on the boundaries of the Kyle Canyon master planned community. With the recent acquisition of the community by a new master development company the City is seeking to create a sense of place by renaming the streets in a manner reflecting the branding of community. The requested street name changes are in conflict with two sections of the “City of Las Vegas Street Naming and Addressing Assignment Regulations, 2009 Edition,” and require a Variance to be approved. Staff can support the proposed Variance and Street Name Change applications as the street naming configuration will not pose any concerns regarding life safety issues stemming from first responder confusion, as well as the amended street naming configuration will give the surrounding community a greater sense of identity.

ISSUES

- The applicant is proposing a street name change to revise Horse Drive to W Skye Canyon Park Dr between the US 95 and Iron Mountain Road.
- The applicant is proposing a street name change to revise Fort Apache Road to N Skye Canyon Park Dr between the US 95 heading and Moccasin Road.
- The applicant is proposing a street name change to revise Hualapai Way to Skye Village Road between Grand Teton Drive and Moccasin Road.

Horse Drive/Fort Apache Road SNC Issues:

- The applicant is proposing a Variance from Section V.B.3 Configuration of Street Naming of the “City of Las Vegas Street Naming and Addressing Assignment Regulations, 2009 Edition,” to allow the same street name on a right-of-way that has both an East/West and North/South alignment where such is not permitted. (Horse Drive/Fort Apache Road)
- The applicant is proposing a Variance from Section IV.B.8 Street Naming Guidelines of the “City of Las Vegas Street Naming and Addressing Assignment Regulations, 2009 Edition,” to allow a street name to contain 21 characters where 20 characters (including street name, space, affix and suffix) is the maximum allowed.
- The applicant is proposing a Variance from Section IV.B.9 Street Naming Guidelines of the “City of Las Vegas Street Naming and Addressing Assignment Regulations, 2009 Edition,” to allow the use of directional suffixes in conjunction with a street that does not actually cross the existing directional boundary line.

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Hualapai Way SNC Issues:

- The applicant is proposing a Variance from Section V.B.1 Configuration for Street Naming of the “City of Las Vegas Street Naming and Addressing Assignment Regulations, 2009 Edition,” to allow a newly developed street to not assume the name of the street with which it aligns.
- The applicant is proposing a Variance from Section IV.B.2 Street Naming Guidelines of the “City of Las Vegas Street Naming and Addressing Assignment Regulations, 2009 Edition,” to allow a different primary street name to be assigned to a roadway alignment that connects to an existing public right-of-way (Hualapai way).

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
02/06/08	The City Council approved a Major Modification (MOD-25875) to the Kyle Canyon Development Standards and Design Guidelines to amend various street names and clarify certain street cross section diagrams. This application was conditioned requiring a Street Name Change (SNC) application approved by City Council prior to the issuance of the first on-site permit. This never occurred.
	The City Council approved a Master Streets & Highways Amendment (MSH-25695) to update street names for Village Streets in the Kyle Canyon Master Plan area. This application was processed to satisfy conditions of approval associated with the Parent Tentative Map (TMP-25492). A Parent Final Map was never recorded.
12/09/14	The Planning Commission unanimously voted to recommend APPROVAL of a Variance (VAR-55892) TO ALLOW DEVIATIONS FROM THE STREET NAMING GUIDELINES AND STREET NAMING CONFIGURATION SECTIONS OF THE CITY OF LAS VEGAS STREET NAMING AND ADDRESSING ASSIGNMENT REGULATIONS, 2009 EDITION and a Street Name Change (SNC-55060) FROM: HORSE DRIVE TO: W SKYE CANYON PARK DR (BETWEEN THE US 95 AND IRON MOUNTAIN ROAD); FROM: FORT APACHE ROAD TO: N SKYE CANYON PARK DR (BETWEEN THE US 95 AND MOCCASIN ROAD); AND FROM: HUALAPAI WAY TO: SKYE VILLAGE ROAD (BETWEEN GRAND TETON DRIVE AND MOCCASIN ROAD).

<i>Pre-Application Meeting</i>
A pre-application meeting is not required for this meeting, nor was one held, as this was a city initiated application.

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

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Field Check	
09/15/14	During a field check of the site, staff verified that no residential or commercial properties were addressed on Fort Apache Road, Horse Drive and Hualapai Way.

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

Street Name	Address Range	Existing Addresses
Fort Apache Road	8600 through 10799	Yes*
Hualapai Way	8000 through 10799	No
Horse Drive	9200 through 10899	No

**Currently six (6) addresses exist along Fort Apache Road within the denoted address range. Three (3) are associated with utility meter pedestals and three (3) are associated with residential subdivision common lots.*

ANALYSIS

The proposed street name changes intended to create a sense of place within the Kyle Canyon master planned community by utilizing nomenclature in line with the branding of the community. The postulated effect of this will be that individuals will conceptualize an association with the exclusive visions of the community. Through the use of street names it is also intended to create a linkage between the portions of the master planned community that are bifurcated by the US Interstate 95.

In light of the before mentioned, Staff is in support of the proposed deviations from both the Street Naming Guidelines and Street Naming Configuration sections of the City of Las Vegas Street Naming And Addressing Assignment Regulations, 2009 Edition. Furthermore, staff finds that the proposed street name changes will not have adverse effect on first responders and therefore have no corresponding life safety issues. Staff, therefore, recommends approval of both the Variance and Street Name Change applications with conditions.

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FINDINGS (VAR-55892)

In accordance with the provisions of Title 19.16.140(B), Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature.”

Additionally, Title 19.16.140(L) states:

“Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution.”

The proposed deviations from the “City of Las Vegas Street Naming and Addressing Assignment Regulations, 2009 Edition,” will have no detriment to the public good and will benefit the community as a whole. As such, staff is in support of the proposed deviates and recommends approval.

FINDINGS (SNC-55060)

The use of street names that are in line with the branding of the master planned community can create a more powerful perception of a sense of place. This perception plays an even more important part when dealing with the bifurcation of the community by the US 95. The new roadway names will create linkages between the two portions and create a cohesive sense of place. Furthermore, the Las Vegas Fire & Rescue has reviewed the applications and has found the proposed street names to be acceptable. As such, staff recommends approval of the Street Name Change application.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

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NOTICES MAILED 1336 (By City Clerk)

APPROVALS 1

PROTESTS 2