

**RESOLUTION ADOPTING GUIDELINES FOR DEVELOPMENT
WITHIN THE KYLE CANYON GATEWAY AREA**

WHEREAS, the City of Las Vegas has nominated approximately 1,700 acres of land currently managed by the Bureau of Land Management (BLM) near Kyle Canyon Road for disposal at the February 2005 BLM Land Auction; and

WHEREAS, these 1,700 acres, referred to as the Kyle Canyon Gateway Area (the "Plan Area"), offer the City a unique opportunity to test the threshold for sustainable development in the Las Vegas Valley; and

WHEREAS, the Plan Area is distinct in its topography, its proximity to environmental resources and recreation areas, and its position as a gateway to the City; and

WHEREAS, one recurring goal expressed through citizen input is to maintain a vibrant and dynamic economy through growth, while, at the same time, maintaining high standards for environmental quality, health, safety and recreation; and

WHEREAS, a "business as usual" approach to development may place the desires for vibrant growth and environmental quality at odds—especially considering increasing pressures on energy and water resources, transportation and air quality, and state and local budgets; and

WHEREAS, sustainable development, by integrating key elements of smart growth, new urbanism and green development, can extend the growth window while minimizing the impacts on the surrounding environment and natural resources; and

WHEREAS, the sale of BLM land for development provides a source of revenue for parks, trails and natural areas that are in great demand by the City's residents; and

WHEREAS, the City could lead the charge in becoming a national and world leader in planning and design techniques, building technologies, and water and energy conservation and generation; and

WHEREAS, it is the intent of the City Council to provide general information, standards and estimates relating to the City's expectations for development within the Plan Area which are intended as an outline to aid interested parties in identifying the key issues that need to be addressed prior to development within the Plan Area.

1 NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Las
2 Vegas to adopt the following guidelines:

3 **I. General Guidelines**

4 A. Development within the Plan Area will be governed by a development agreement and
5 specific standards adopted by the City in conjunction with applications filed pursuant to Title 19 of
6 the Las Vegas Municipal Code. The approval of these applications (the "Development Approvals")
7 will include design criteria, infrastructure and public facility requirements, allowable land uses and
8 densities, etc.

9 B. The Plan Area will be developed in accordance with all applicable City plans and
10 policies, including the Centennial Hills Sector Plan, the Las Vegas 2020 Master Plan and Title 19.

11 **II. Public Facility/Infrastructure Guidelines**

12 A. The master developer of the Plan Area will be required to coordinate the development
13 of a number of public facilities, some or all of which will require the dedication of land. The City
14 estimates that approximately 245 acres will be required for public facility dedications, which will
15 include washes, arroyos, natural areas, parks, miscellaneous trails, utility corridors, landscape areas,
16 open space, and may include schools, a U. S. post office, a police station, a fire station, a library, and
17 a regional transportation facility or any other public facilities as agreed to by the City and the master
18 developer. The acreage estimate for public facility dedication is based on a planned community
19 development of 9,500 residential dwelling units. The final acreage requirement could vary
20 depending on a number of factors, including community design and residential density.

21 B. The master developer will also be required to dedicate rights-of-way to the
22 satisfaction of the City and construct or participate in the construction of infrastructure including:

- 23 1. Roadways as shown on the City's Master Plan of Streets and Highways;
24 2. Stormwater drainage facilities as shown on both Master and Neighborhood
25 Plans;
26 3. Sewer collection facilities;
27 4. Water distribution facilities (potable and recycled) and other appurtenant
28 facilities related to infrastructure requirements to meet the City's development and design standards.

1 C. The master developer will also be required to dedicate additional acreage for
2 roadways and rights-of-way not shown on the City's Master Plan of Streets and Highways.

3 D. Alternatives to the infrastructure shown in Master and Neighborhood Plans will be
4 considered, if acceptable to the City.

5 **III. Conservation/Sustainable Community Guidelines**

6 The Development Agreement will include criteria and policies that further each of the following
7 goals:

8 A. Conservation and preservation of natural resources and environmentally sensitive
9 areas.

10 1. Reservation of natural open space in the Plan Area for the purposes of active
11 and passive recreation, visual relief, habitat preservation, nature observation, hiking and biking, and
12 flood control/public safety.

13 2. Retention of natural arroyos and washes that are dominant landform features
14 of the Plan Area.

15 3. Development of pedestrian, bicycle, equestrian, and interpretive nature trails
16 along arroyos and washes.

17 B. Compatibility of development with the existing environment and future planned uses.

18 1. The use of natural drainages, paseos, greenways, developed parks, and
19 community facilities designed to link the Plan Area to natural open spaced areas.

20 2. Development of night sky preservation standards for street lighting and
21 outdoor lighting for buildings.

22 C. Provision of a diverse mix of land use, housing type and densities.

23 1. Development of neighborhoods as distinctive places, with each neighborhood
24 containing creative and innovative housing responsive to resident needs, market conditions, and
25 community desires.

26 2. Inclusion within each neighborhood of a variety of housing types, lot sizes
27 and densities.

28 3. Provision for diversification of housing for buyers from a wide range of

1 economic levels and age groups.

2 4. Development of architectural styles that promote diverse and cohesive
3 neighborhoods.

4 D. Provision of an integrated circulation system that includes pedestrian-friendly streets.

5 1. Use of neighborhood site plans that:

6 a. Create walkable villages to allow for most residents to walk from their
7 front door to any neighborhood or facility with minimal street crossings; and

8 b. Establish a street hierarchy incorporating pedestrian, bike and transit
9 facilities.

10 2. Inclusion of curb separated sidewalks with integrated facilities that provide
11 shade and shelter (e.g., benches, street trees, bus stops), along with combinations of separated
12 vehicular and pedestrian/bicycle facilities that utilize safety curbs, detached and meandering
13 sidewalks, landscaped buffers from streets, parkways, street trees for shade, themed street furniture,
14 and decorative fencing and/or walls.

15 3. Reduction of the impacts of vehicular traffic at high pedestrian-use
16 intersections by provision of refuge islands in the median and right turn lane.

17 E. Consideration of a village/employment center.

18 1. Inclusion within a village/employment center of a broad range of uses,
19 including retail, service, office, entertainment, civic, cultural, dining, housing, and similar uses to
20 achieve balance for the community.

21 2. Development within the village/employment center of higher residential
22 densities to reinforce its role as the "heart" of the community, and promote pedestrian, bicycle, and
23 public transit use.

24 3. Design of sidewalks and public plazas to integrate quality landscaping, street
25 furniture, signage, lighting, public art, areas for shade and shelter.

26 F. Development of resource-efficient homes and buildings.

27 1. Water. Reduce water consumption to 50% of current Las Vegas average per
28 capita daily consumption as reported by Southern Nevada Water Authority (300 gallons per person,

1 per day).

2 a. Provision for the plumbing of all community-wide, public landscape
3 irrigation for recycled water, using potable water until such time as recycled water becomes
4 available from a future reclamation facility in the area.

5 b. Provision of a central control irrigation system linked to an on-site
6 weather station to improve irrigation efficiency.

7 c. Provision of low flow water fixtures that meet national low flow water
8 standards.

9 d. Compliance with current landscaping guidelines and other drought
10 restrictions.

11 e. Elimination of irrigation spray onto adjacent hard surfaces.

12 2. Energy.

13 a. Provision for all occupied buildings to meet, or preferably exceed,
14 Energy Star standards.

15 b. Provision for all occupied buildings to offer, as an option:

16 i. A total compact fluorescent and fluorescent system with
17 electronic ballasts.

18 ii. Photovoltaic panels.

19 iii. Indoor motion-activated lighting.

20 c. Provision for an Energy Star appliance package to be required for all
21 appliances sold with the home, with Energy Star appliances to be made available for all other
22 appliances (washer, dryer, refrigerator, trash compactor, etc).

23 3. Indoor Air Quality. Provisions for requiring:

24 a. Paints and coatings to meet VOC and chemical component limits of
25 Green Seal requirements.

26 b. Carpeting to meet the Carpet and Rug Institute Green Label Indoor
27 Air Quality Test Program.

28 c. Formaldehyde-free fiberglass insulation or fiberglass alternatives.

d. Water-based wood finishes.

IV. Effectiveness

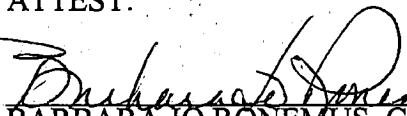
The provisions of these guidelines shall be effective until they are modified, expanded or deleted in conjunction with the adoption of Development Approvals.

PASSED, ADOPTED, AND APPROVED this 1st day of December, 2004.

CITY OF LAS VEGAS

BY 
OSCAR B. GOODMAN, Mayor

ATTEST:


BARBARA JO RONEMUS, City Clerk

APPROVED AS TO FORM

 11-18-04
Date