

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0810-NOBLES, BRANDON & CLARK, CODY W.:

AMENDED USE PERMITS for the following: **1)** stable; **2)** increase large livestock (no longer needed); and **3)** increase accessory living quarters square footage (no longer needed).

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce parking; **2)** eliminate buffering and screening; **3)** eliminate parking lot landscaping; **4)** modify residential adjacency standards; **5)** waive full off-site improvements; **6)** reduce driveway throat depth; and **7)** allow a non-commercial curb return driveway.

DESIGN REVIEW for a proposed stable in conjunction with a proposed single-family residence on 1.25 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) and Airport Environs (AE-60) Overlays.

Generally located south of Pebble Road and east of Arville Street within Enterprise. JJ/nai/cv (For possible action)

RELATED INFORMATION:

APN:

177-19-501-002

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce parking to 6 parking spaces where 9 parking spaces are required per Section 30.04.04D.
2. Modify buffering and screening where a 15 foot landscape buffer with an 8 foot decorative wall is required, and a 6 foot wall without landscaping is proposed along the east and south property lines per Section 30.04.02C.
3. Eliminate parking lot landscaping where a landscape island shall be provided every 6 parking spaces per Section 30.04.01.D.
4.
 - a. Allow higher-activity areas of development to be adjacent to areas subject to Residential Adjacency per Section 30.04.06G.
 - b. Allow parking areas for non-residential development within 30 feet of a residential district not to be buffered per Section 30.04.06K.
5. Waive full off-site improvements (curb, gutter, detached sidewalk, streetlights, and partial paving) along Pebble Road where required per Section 30.04.08C.
6. Eliminate the proposed driveway throat depth where a minimum 25 feet is required per Uniform Standard Drawing 222.1.
7. Allow a non-commercial curb return driveway along Pebble Road per Uniform Standard Drawing 222.1.

LAND USE PLAN:

ENTERPRISE - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:**Project Description****General Summary**

- Site Acreage: 1.25
- Project Type: Single-family residence and stable
- Number of Stories: 2 (proposed primary residence)/2 (proposed accessory living quarters)/1 (proposed stables)/1 (proposed storage unit)
- Building Height (feet): 23 (proposed primary residence)/23 (proposed accessory living quarters)/19 (proposed stables)/19 (proposed storage unit)
- Square Feet: 2,163 (proposed primary residence)/2,163 (proposed accessory living quarters)/3,069 (proposed stables)/1,467 (proposed storage unit)
- Parking Required/Provided: 9/6

Site Plan & Request

The plan depicts access to the lot is from Pebble Road to the north. Adjacent to the entrance into the lot there are 4 parking spaces with 1 ADA parking space. The site overall needs 9 parking spaces. The proposed design is providing 4 outdoor spaces and the proposed garage counts as the additional 2 spaces. The applicant is applying for a waiver to reduce the required amount of parking spaces.

The proposed primary residence is in the northeast corner of the site with an attached stable which features 11 horse stalls and 1 attached storage unit area south of the horse stalls. The primary residence has a side interior setback of 10 feet, which meets all Title 30 setback requirements. The stable has a side interior setback of 5 feet which also meets Title 30 requirements. Both the stalls and storage area are along the east property line.

The plan further depicts a proposed accessory living quarter is located on the southeast corner of the lot. Furthermore, there is a detached stable which features 7 horse stalls and one attached storage unit located west of the proposed accessory living quarter. It is 5 feet away from the south and east property lines. It is also 108 feet away from the west property line. These stalls are along the south property line. In the middle of the parcel is a 21,737 square foot pasture and area for the horses.

The applicant is requesting a use permit to allow a stable use in an RS20 (Single-Family Residential 20) Zone. Furthermore, the applicant is requesting waivers of development standards to modify residential adjacency standards to allow higher-activity areas of development to be adjacent to single-family residence along the south and east property lines and allow parking areas for non-residential development within 30 feet of single-family residence along the east property line.

Lastly, the waivers to eliminate off-site improvements along Pebble road and modified driveway geometrics are also requested with this application.

Landscaping

The entire frontage of the property adjacent to Pebble Road is in the sight visibility zone. As a result, street landscaping was not provided. However, the 6 required trees are planted along the front of the property along the northwest corner, next to the 4 proposed parking spaces. The applicant is not providing parking lot landscaping thus necessitating a waiver of development standards. Along the east property line, there is an existing single-family residence. The proposed commercial stable is a higher intensity use. As a result, an 8 foot decorative wall and a 15 foot landscape strip is required for buffering and screening. The applicant is requesting to waive this requirement.

Elevations

Proposed Primary Residence:

- The building is approximately 23 feet high made from metal walls and metal roof panels. The walls will be painted white, and the roof will be painted black.
- The north elevation depicts the garage door with a balcony with 3 large windows. The west elevation shows the balcony that starts at 10 feet high. The main door entrance is located on the east elevation.

Proposed Accessory Living Quarter:

- The building is approximately 23 feet high made out of metal wall and metal roof panels. The walls will be painted white and the roof will be painted black. The colors and materials will be architecturally compatible to the primary residence.
- The north elevation depicts the garage door with a balcony 8 feet above ground. The west elevation shows the balcony wraps the entire façade of the north, and west elevations. The main door entrance is located on the east elevation.

Proposed Stable and Storage Unit:

- The stable and storage attached to the primary residence is 19 feet high made from metal wall and metal roof panels. The walls will be painted white and the roof will be painted black to match the primary residence.
- The stable that features the 11 horse stalls and one storage unit along the east property line has an overall width of 48 feet.
- The stable and storage attached to the accessory living quarter is 19 feet high made from metal wall and metal roof panels. The walls will be painted white and the roof will be painted black to match the primary residence.
- The stable along the south property line features 7 horse stalls and 2 storage spaces. The plans depict the total width of all the stalls and storage area is 46 feet, 4 inches.

Floor Plans

Primary Residence:

- The plans depict a 2 story single-family residence with a total square foot of 2,163. The first floor is 1,116 square feet which has the garage, and open workshop area. The second floor is 1,047 square feet which has 2 bedrooms, 2 bathrooms, kitchen, and living room. It also has a balcony that is 216 square feet.

Accessory Living Quarter:

- The plans depict a 2 story accessory living quarter with a total square foot of 2,163. The first floor is 1,116 square feet which has the garage and open workshop area. The second floor is 1,047 square feet which has 2 bedrooms, 2 bathrooms, kitchen, and living room. It also has a balcony that is 438 square feet.

Stables and Storage:

- The stable and storage attached to the primary residence has 11 stalls and 1 storage. The horse stall ranges between 492 square feet to 500 square feet. The storage area is 501 square feet. The stable and storage attached to the accessory living quarters has 7 stalls and storages. The horse stalls will be 483 square feet. The 2 storage areas will 483 square feet each.

Applicant's Justification

The applicant is proposing a new single-family residence, a new accessory living quarter, 18 new horse stalls, and 2 new storage areas. The proposed 2 story single-family residence will include an attached storage area and 11 horse stalls. The home will be a total of 2,352 square feet and a metal building. The accessory living quarter will have 7 horse stalls attached. The storage areas and the additional dwelling unit will not be used for storing vehicles. The stable will also have 21,737 square foot of pasture area for all the horses.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP & AE-60)	Undeveloped
South, East, & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP & AE-60)	Single-family residence

The subject site is within the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
UC-25-0809	A use permit to increase large livestock is a related item on this agenda.
VS-25-0811	A vacation and abandonment of patent easements is a related item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Use Permits

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

Use Permit #1

The surrounding area is characterized by large lot residential uses. Agricultural uses, such as keeping and caring for large livestock in conjunction with single-family residences, is common. However, the applicant is requesting a (commercial) stable be the main use for this property in conjunction with a primary residence and an accessory living quarter. Staff finds the proposed requests associated with the customers coming to the site will have a negative impact on the surrounding residential properties. Therefore, staff cannot recommend approval of this request.

Use Permits #2 & #3

No longer needed.

Waivers of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Waiver of Development Standards #1

Parking regulations are established to provide safe and efficient circulation to meet the needs of proposed land uses, while also protecting the public health, safety, and general welfare. The proposed commercial stable changes how the site is used, managed, and the frequency of vehicular on-site circulation since customers are allowed on site. Although, the applicant is providing 6 parking spaces, the required amount is 9 parking spaces. Also, the design of the parking area can only be accommodated on the north side of the property. Should the stable operate at capacity, the limited number of on-site parking may result in unauthorized overflow parking on adjacent public streets creating potential issues. Therefore, staff does not support this request.

Waiver of Development Standards #2

Title 30 requires buffering and screening to enhance the visual appearance of the community, reduce impacts of uses and activities, such as dust, on neighboring properties, reduce heat island effect, and mitigate stormwater run-off. The subject property is proposing a horse stable adjacent to a residential district to the east and south. The applicant justifies that adding a 15 foot

landscape buffer would decrease the proposed total pasture area. Per the applicant, the existing 6 foot high wall along the east property line will not be modified. The property to the east does not appear to have active equestrian uses while the property west of the site does appear to have active equestrian uses. Staff finds that the required buffering to the east would serve the purpose of visually and physically screening the site to reduce impacts from light, noise, and dust. Because this is not provided along the east property line it will negatively impact the neighbors to the east property line. Therefore, staff recommends denial.

Waivers of Development Standards #3

Landscaping in the parking lot is important because it helps reduce the impacts of wind, dust, pollution, glare, and heat island effect on human health and comfort. The applicant is proposing 6 trees west of parking spaces #3 and #4. The applicant states that due to space restrictions, they added some frontage landscaping as an alternative. This way the applicant can provide as much parking as possible. This becomes a self-imposed hardship because there is enough area to rearrange the parking spaces and to include the landscape finger islands. Therefore, staff cannot support this request.

Waivers of Development Standards #4

Residential adjacency helps promote compatible transitions between land use areas of differing intensities and to reduce potential negative impacts that may occur for higher-intensity development. The property to the south has an existing equestrian uses, while the property to the east appears to have an inactive equestrian use. A better design would be to orient the stables to be closer to the existing arena to the south. This design prevents common issues of odor, noise, and pests to the single-family residence to the east. The applicant has not provided sufficient justification as to how these impacts can be mitigated. Therefore, staff also cannot support this request.

Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

Although the property will have a single-family residence and accessory living quarter, the main use for this property will be a stable. As a result, this changes the property to a higher intensity use. All of the structures meet the setback and height requirements and are made from the allowed decorative metal panels painted either white or black. There are plenty of accessory structures in the area that have the same metal material. However, all of the structures on this lot will be metal, while the neighboring residences primarily have stucco and brick. Since staff cannot support the use permits and the waivers of development standards, staff also cannot support this request.

Public Works - Development Review

Waiver of Development Standards #5

Historical events have demonstrated how important off-site improvements are for drainage control. Additionally, full width paving allows for better traffic flow and sidewalks on public streets provide safer pathways for pedestrians and for children to walk to school. Therefore, staff cannot support the waiver of development standards for full off-site improvements.

Waiver of Development Standards #6

Staff finds that the reduced throat depth for the driveway on Pebble Road will result in on-street vehicle stacking. Because Pebble Road is a collector street, it is critical that traffic flow remain unobstructed by vehicles attempting to access the parking lot. In addition, the public right-of-way may not be used for drop-off, loading or unloading, or any staging activities associated with the development. All such activities must occur entirely on-site to ensure safe and efficient traffic operations. For these reasons, staff cannot support this request.

Waiver of Development Standards #7

Commercial curb return driveways help mitigate traffic by allowing a smooth transition from the road into the commercial site, whereas pan driveways require vehicles to nearly come to a stop to negotiate a turn into a site. As such, pan driveways are not an acceptable standard for any driveways other than emergency access driveways only. Therefore, staff cannot support this request.

Department of Aviation

The property lies within the AE-60 (60-65 DNL) noise contour for Harry Reid International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade Harry Reid International facilities to meet future air traffic demand.

Staff Recommendation

Denial.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance, and payment of the tree fee-in-lieu is required for any required trees waived.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has

not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Right-of-way dedication to include 50 feet for Pebble Road;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- The proposed well shall be located outside the sight visibility zone. Placement within the sight visibility zone is not permitted;
- Pebble Road shall not be used for drop-off, pick-up, staging, loading, or unloading activities. All such activities must occur entirely on-site.

Department of Aviation

- Applicant must record a stand-alone noise disclosure form against the land, and provide a copy of the recorded document to the Department of Aviation Noise Office at landuse@lasairport.com;
- Applicant must provide a copy of the recorded noise disclosure form to future buyers/renters, separate from other escrow documents, and provide a copy of the document to the Department of Aviation Noise Office at landuse@lasairport.com;
- Applicant must provide a map to future buyers/renters, as part of the noise disclosure notice, that highlights the project location and associated flight tracks, provided by the Department of Aviation Noise Office when property sales/leases commence;
- Incorporate an exterior to interior noise level reduction of 30 decibels into the building construction for the habitable space that exceeds 35 feet in height or 25 decibels into the building construction for the habitable space that is less than 35 feet in height.
- Applicant is advised that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

Fire Prevention Bureau

- Applicant is advised that fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0216-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - approval of use permit #1, waivers of development standards #1 through #5; denial of waivers of development standards #6 and #7 and the design review.

APPROVALS:

PROTESTS:

APPLICANT: BRANDON NOBLES

CONTACT: ADRIAN PLATA, P.O. BOX 401296, LAS VEGAS, NV 89140