

07/06/21 PC AGENDA SHEET

GARDENING/SHADE STRUCTURE
(TITLE 30)

RACEL ST/CIMARRON RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-21-0239-GILCREASE ORCHARD FOUNDATION:

DESIGN REVIEW for a shade structure in conjunction with an existing agriculture use on 6.5 acres in an R-A (Residential Agriculture) Zone.

Generally located on the south side of Racel Street and the west side of Cimarron Road within Lone Mountain. MK/sd/jd (For possible action)

RELATED INFORMATION:

APN:

125-09-401-020

LAND USE PLAN:

LONE MOUNTAIN - INSTITUTIONAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 6.5
- Project Type: Gardening/shade structure
- Building Height (feet): 12
- Square Feet: 162,280

Site Plans

The plans depict a 6.5 acre parcel that consists of orchards and various accessory agricultural buildings (stalls, barn, shed) and enclosures. Most of the structures and uses are located along the north portion of the property which includes a proposed 4 acre shade structure for protection of crops. The shade structure is designed in somewhat of an “L” shape. The overall length of the structure is 581 linear feet, which extends almost the width of the site, along the southern property line, set back 20 feet from the single family residential development. 192 linear feet of the structure extends along the northwest portion of the site, parallel to Gilcrease Nature Sanctuary and set back 40 feet from Racel Street. 282 linear feet of the structure is located 20 feet from Cimarron Road to the east. Access is from Racel Street. A 6 foot high chain-link fence is located along Racel Street and the western property line. An 8 foot high block wall is located along the southern and eastern portions of the site.

Landscaping

The east property boundary has an existing decorative block wall along Cimarron Road with mature trees and landscaping. The west, north, and south property lines contain a combination of walls, berms, mature landscaping, and/or grade differences to visually obscure the 6.5 acre parcel. No additional landscaping is provided or required with this application.

Elevations

The existing accessory agricultural buildings and structures vary in construction type and materials. The proposed shade structure covers approximately 4 acres of the parcel and is 390 feet in width at its maximum, and 593 feet long along the south property line as shown on the plans. The materials include galvanized steel columns, post caps, bolts, tie pins, and guy grips with the cover and walls being of mesh materials.

Signage

Signage is not a part of this request.

Applicant’s Justification

The applicant indicates the installation will have a setback of 40 feet in the “front yard” (Racel Street side) and 20 feet on all other sides. The crops proposed to be cultivated are not grown at the original orchard. The applicant wishes to expand the variety of produce by growing blackberries, peppers, ginger, ginseng, turmeric, and assorted herbs at this site. The produce will benefit greatly from a shade canopy which is a standard agricultural strategy. An added benefit is the cover will substantially help in reducing dust when the wind blows. There will be no sales at the site and it is not open to the public.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0685-12	Increase the number of medium and large agricultural animals in conjunction with a gardening/greenhouse agricultural use	Approved by PC	April 2013

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, East, & South	City of Las Vegas	Residential Planned Development	Single family residential
West	City of Las Vegas	Civic District	Undeveloped

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Current Planning

The Residential Agriculture category as described under the Lone Mountain Land Use Plan includes areas where the primary land use is commercial or hobby farming, including but not limited to crop production. In addition, gardening and greenhouse uses are permitted as the principal use in an R-A zoning district. The proposed principal use and accessory shade structure meets all setbacks and height requirements. No on-site commercial activities will take place nor allow for the public to visit the site, which helps ensure that impacts to adjacent land uses are minimal. While the mesh shade structure covers an extensive area, it is 12 feet tall and set back 20 feet from the property line to the south. In addition, there is an 8 foot wall which separates the structure from the single family residential development to the south; therefore, staff recommends approval.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; 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; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: GILCREASE ORCHARD FOUNDATION

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