

07/03/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0199-YU RENTON D & SOO YOUNG:

WAIVER OF DEVELOPMENT STANDARDS to allow 3 driveways.

DESIGN REVIEW for architectural compatibility for a detached garage in conjunction with an existing single-family residence on 0.78 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located on the west side of Rose Willow Court, approximately 150 feet south of Meranto Avenue within Enterprise. JJ/dd/ng (For possible action)

RELATED INFORMATION:

APN:

176-22-710-014

WAIVER OF DEVELOPMENT STANDARDS:

Allow 3 driveways where 1 driveway is allowed per Uniform Standard Drawing 222 (a 200% increase).

DESIGN REVIEW:

Allow an existing detached garage not architecturally compatible with the existing residence where required per Section 30.04.05E.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 9431 Rose Willow Court
- Site Acreage: 0.78
- Project Type: Detached garage and 3 driveways
- Number of Stories: 1
- Building Height (feet): 16 (detached garage)
- Square Feet: 2,400 (detached garage)/3,800 (house)

Site Plan

The site plan depicts an existing 2,400 square foot detached garage in conjunction with a single family residence. The garage is located on the south side of the property within the side yard and is set back 5 feet from the interior side property line, 63 feet from the rear property line, 9 feet from the residence, and approximately 50 feet from the back of curb at the front of the property.

The site plan also depicts 3 existing driveways on the property. Two of the driveways are in the front yard and are accessible from Rose Willow Court, while the third is in the rear yard and is accessible via Montessori Street. All 3 driveways vary in size and meet Uniform Standard Drawing 222 standards except for the number of driveways. Additionally, photographs provided by the applicant show all 3 of the driveways have been paved with paving stones.

Landscaping

There are no proposed changes to the existing landscaping in conjunction with this application.

Elevations

Plans for the detached garage depict the structure as being 16 feet tall with a roll-up garage door facing Rose Willow Court, and another roll-up garage door facing Montessori Street. Photographs provided by the applicant show the structure as being made of unpainted metal panels and framing.

Floor Plans

The detached garage has an open floor plan and is 2,400 square feet.

Applicant’s Justification

The applicant states that they had originally hired an engineer to help them obtain a permit for their metal building, but the engineer became unresponsive and the application remains unfinished. Upon speaking to neighbors in the area who had also erected metal buildings on their properties, the applicant decided not to pursue the permit further. Since then, the applicant received a Clark County Public Response violation on the property and is now seeking to remedy the issue. The applicant claims that the detached garage is to be used to store offroad vehicles and a recreational vehicle.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0699-17	Vacated a portion of right-of-way	Approved by BCC	October 2017
DR-0504-17	Modifications to a previously approved single family residential development to allow additional models	Approved by BCC	August 2017
WS-0253-16 (WC-16-0144)	Waived conditions requiring right-of-way dedication to include 30 feet to 60 feet for Meranto Avenue, 30 feet to 60 feet for Montessori Street, 30 feet to 60 feet for Rosanna Street, 30 feet for Richmar Avenue and all associated spandrels	Approved by BCC	December 2016
TM-16-0053 (WC-16-0143)	Waived conditions requiring right-of-way dedication to include 30 feet to 60 feet for Meranto Avenue, 30 feet to 60 feet for Montessori Street, 30 feet to 60 feet for Rosanna Street, 30 feet for Richmar Avenue and all associated spandrels	Approved by BCC	December 2016

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0645-16	Vacated easements of interest to Clark County	Approved by BCC	December 2016
TM-0053-16	Single family residential development	Approved by BCC	June 2016
TM-0042-16	Single family residential development	Approved by BCC	June 2016
WS-0253-16	Reduced front setback with design reviews for a single family residential development and increased finished grade	Approved by BCC	June 2016
WS-0213-16	Increased wall height, full off-site improvements, and reduced street intersection off-set with design reviews for a proposed single family residential subdivision and increased finished grade	Approved by BCC	June 2016

Surrounding Land Use

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

Clark County Public Response Office (CCPRO)

CE23-09495 is an active case with code enforcement for building without a permit is currently active on the site.

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

Waiver 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.

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.

Staff finds that the applicant gave no justification as to why the detached garage could not have been designed to be architecturally compatible with the existing home. Additionally, the garage is out of character for the neighborhood; there is a similar garage located on the property to the north, but it was painted tan and designed to be architecturally compatible with the principal structure. Architectural compatibility helps preserve neighborhood characteristics and prevent undue burden on neighbors. With these factors in mind, staff cannot support this request.

Public Works - Development Review

Waiver of Development Standards

Staff cannot support the request to allow an additional driveway off Montessouri Street. The applicant has plenty of room to accommodate access to the accessory structure through the private street Rose Willow Court without burdening the public right-of-way Montessouri Street. Additionally, once Montessouri Street is fully improved, the traffic will increase, increasing the potential for conflicts with vehicles exiting onto Montessouri Street.

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:

- 1 year to complete the building permit and inspection process or the application will expire unless extended with approval of an extension of time.
- Applicant is advised that 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

- Full off-site improvements for the proposed driveway on Montessouri Street.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

TAB/CAC: Enterprise - denial.

APPROVALS:

PROTESTS:

APPLICANT: RENTON YU

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