

04/18/23 PC AGENDA SHEET

ACCESSORY BUILDING
(TITLE 30)

CAMPBELL RD/LA MANCHA AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-23-0065-JEAN, DANIEL:

USE PERMITS for the following: **1)** permit an accessory building that is not architecturally compatible with the principal building; **2)** increase the area of an accessory building; and **3)** allow a non-decorative accessory metal building in conjunction with a single family residence on 1.0 acre in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the southeast corner of Campbell Road and La Mancha Avenue within Lone Mountain. RM/al/ja (For possible action)

RELATED INFORMATION:

APN:

125-29-406-001

USE PERMITS:

1. Permit a metal accessory building that is not architecturally compatible with the principal building (single family residence) where architectural compatibility is required per Table 30.44-1.
2. Permit a 2,000 square foot accessory structure where a maximum area of 1,544 square feet is permitted for an accessory structure site per Table 30.44-1 (a 29.5% increase).
3. Allow a non-decorative metal accessory building where not permitted per Table 30.56-2A.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 5680 N. Campbell Road
- Site Acreage: 1
- Project Type: Accessory building
- Number of Stories: 1
- Building Height (feet): 21
- Square Feet: 2,000

Site Plan

The site is developed with a single family residence that was constructed in 1980. The single family residence is located on the western half of the parcel. Primary access to the site is provided from Campbell Road. The plans depict an accessory building to be located on the northeastern portion of the site, within the rear yard of the property. There is an existing gate that will provide secondary access to the property and access the proposed accessory building. The accessory building is set back 20 feet from the northern property line and 10 feet from the eastern property line.

Landscaping

No changes are proposed or required to the existing landscape areas on the parcel.

Elevations

The existing single family residence is 1 story with a pitched roof consisting of concrete tile for roofing materials. The exterior of the residence has a stucco finish painted in earth tone colors. The proposed accessory structure is 1 story, 21 feet high, with a pitched roof. The accessory building is constructed of non-decorative metal that will be painted to match the existing residence.

Floor Plan

The existing residence with attached garage has a footprint of 3,088 square feet. Per Table 30.44-1, an accessory building is allowed a maximum area of 50% (1,544 square feet) of the footprint of the principal building. The proposed accessory building has a footprint of 2,000 square feet.

Applicant’s Justification

The applicant indicates the accessory building is needed for additional storage space. The applicant also states that there are other large metal buildings in the area so the proposed building is consistent and compatible with the area.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0296-01	Reclassified to establish an RNP-I Overlay District for portions of the Lone Mountain Planning Area	Approved by BCC	September 2001

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

A review of aerial photographs of the area shows there are other metal buildings in the area. The abutting parcel to the north has an accessory structure exceeding half the footprint of the principal building on the site, noting this accessory structure is not a metal building and is architecturally compatible with the residence on the property. The subject site is approximately 1 acre in area allowing for substantial space between the existing residence and the proposed accessory building so the property will not have a crowded appearance. This site is located in a Rural Neighborhood Preservation Zoning Overlay District. Staff finds accessory buildings exceeding half the building footprint of a residence on-site and constructed of non-decorative metal are compatible structures in this area. Staff further finds the proposed structure will not have an adverse effect on the adjacent properties and is appropriate at the proposed location. Therefore, staff supports these requests.

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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Accessory building to be painted to match the existing residence;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- 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

- Execute a Restrictive Covenant Agreement (deed restrictions).

Fire Prevention Bureau

- No comment.

Southern Nevada Health District (SNHD) - Septic

- Applicant is advised to contact the SNHD Environmental Health Division at septics@snhd.org or (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Lone Mountain - approval.

APPROVALS:

PROTESTS:

APPLICANT: DANIEL JEAN

CONTACT: DANIEL JEAN, 5680 N. CAMPBELL RD., LAS VEGAS, NV 89149