

07/16/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VC-24-0202-FREYMULLER-CALLAWAY FAMILY TRUST ETAL & FREYMULLER ROBERT SCOTT TRS:

VARIANCE to reduce a setback for an expansion to an existing single-family residence on 0.39 acres in an R-1a (Single-Family Residential) Zone within the P-C (Planned Community) Overlay in the Summerlin Master Planned Community.

Generally located on the south side of Red Arrow Drive, approximately 400 feet west of Turtle Head Peak Drive within Summerlin South. JJ/rp/ng (For possible action)

RELATED INFORMATION:

APN:

164-11-311-028

VARIANCE:

Reduce the rear yard setback for an addition to the primary residence to 9 feet 6 inches where 15 feet is required (a 37 % reduction).

LAND USE PLAN:

SUMMERLIN SOUTH - MAJOR PROJECT

BACKGROUND:

Project Description

General Summary

- Site Address: 3067 Red Arrow Drive
- Site Acreage: 0.39
- Project Type: Setback
- Building Height (feet): 14 (addition)
- Square Feet: 922 (addition)

Site Plan

The Summerlin South major project area created modified development standards that differ from the requirements of Title 29. The standards for this subdivision were approved by ZC-1920-97, which established modified development standards for Village 18C. The plan depicts an existing single-family with a proposed addition which is 9 feet 6 inches from the rear property line, and 8 feet from the interior side property line.

Landscaping

There are no proposed or required changes to the landscaping associated with this application.

Elevations

The plan depicts a 14 feet tall addition with window, door, concrete roof tile, and exterior plaster to match the existing residential.

Floor Plans

The plan depicts 922 square feet of an addition, which 550 square feet of the addition is a game room, and the remaining addition are to add square footage to the existing exercise room, garage, Barrett, and Conrad room.

Applicant's Justification

The applicant is requesting a variance for an addition to an existing single-family home where the addition's rear setback is 9 feet 6 inches. The residence and the addition are a single story. The addition will have the same architectural character of the primary residence. This home is located in the Red Rock Country Club and the rear yard is adjacent to the golf course. The homeowner is in the process of acquiring 30 feet in the rear yard from the golf course. After the golf course transfers land to the property owner, the rear setback will be 39 feet, 6 inches with the home addition.

Prior Land Use Requests

Application Number	Request	Action	Date
WT-0216-99	Waiver of improvement standard to allow modified street light standards	Approved by PC	April 1999
VC-1497-98	Reduced the rear yard setback to 10 feet where 15 feet is required	Approved by PC	October 1998
UC-1496-98	Established modified development standards for Village 18C	Approved by PC	November 1998
WT-2290-97	Waived a 46 foot right-of-way for public streets where a 50 foot right-of-way is required	Approved by BCC	February 1998
WT-2251-97	Waived early grading and without benefit of improvement plans or the posting of bonds	Approved by BCC	December 1997
ZC-1920-97	Reclassified from R-U to R-1a and C-2 zoning with use permits to establish modified development standards; outside dining; private parks; and for a private recreational facility, variances to permit up to 17 model homes prior to final map recordation, and waived of off-site improvement	Approved by BCC	December 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, East, & West	Summerlin South Single-Family	R-1a	Single-family residential & Red Rock Golf

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

Variance

Staff typically does not recommend approval of setback reductions. However, in this case, the property is adjacent to a golf course and the owner is in the process of purchasing a portion of it to add to their property. Staff doesn't not believe that the setback reduction will negatively affect the neighbors. Also, the reduction is just for a small portion of the width of the building (25%) and the remainder portion of the building maintains a minimum rear setback of 30 feet. Staff can support the request.

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

- 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

- No comment.

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 at time of development, request a Point of Connection (POC) from CCWRD and submit the CCWRD's response with your civil improvement plans.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: MARC LEMOINE
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