

PATIO COVER
(TITLE 29)

NEW PROVIDENCE ST/RINGROSE ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-23-0113-MDG LIVING TRUST, ET AL:

USE PERMIT to modify the modified development standards to reduce the setback of a proposed patio cover in conjunction with an existing single family residence on 0.2 acres in an R-3 (Multiple Family Residential) Zone within a PC (Planned Community) Overlay District within the Southern Highlands Master Planned Community.

Generally located on the south side of New Providence Street, 190 feet west of Ringrose Street within Enterprise. JJ/jor/ja (For possible action)

RELATED INFORMATION:

APN:

191-08-412-005

USE PERMIT:

Reduce the rear setback of a proposed patio cover to 6 feet 3 inches where a minimum of 10 feet is required per the Southern Highlands modified development standards (a 37% reduction).

LAND USE PLAN:

ENTERPRISE - SOUTHERN HIGHLANDS - MID-INTENSITY SUBURBAN
NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 12863 New Providence Street
- Site Acreage: 0.2
- Project Type: Patio cover rear setback reduction
- Building Height: 10 feet, 6 inches (proposed attached patio cover)
- Square Feet: 208 (proposed patio cover)/2,160 (existing residence)

Site Plan

The plan depicts an existing single family residence with a proposed patio cover to be attached to the southeast corner of the residence (within the rear yard). The site plan shows that the proposed patio cover has an overall area of 208 square feet and will be set back 6 feet 3 inches from the rear property line. Southern Highlands modified development standards requires a rear setback of 10 feet for patio covers.

Landscaping

Landscaping exists throughout the front, side, and rear yards. The east portion of the site includes lush landscaping and an existing swimming pool. The southern portion of the site (rear yard) also includes existing landscaping. Additional landscaping is neither required nor a part of this request.

Elevations

The proposed patio cover has an overall height of 10 feet 6 inches and will be attached to south (rear) facing elevation of the existing residence. Furthermore, the patio cover will be constructed of Alumawood to match the existing residence.

Applicant's Justification

Per the applicant, the property owner has an application under review by the Building Department (BD22-52136) and approval from the Southern Highlands Home Owners' Association. The rear yard has existing landscaping maintained in good condition and adding the patio cover will allow the property owner to utilize the backyard efficiently.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Southern Highlands - Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-3	Single family residential
South	Open Lands	R-U	Undeveloped
West	Southern Highlands - Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-3	Single family residential & undeveloped

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 29.

Analysis

Comprehensive Planning

The property owner submitted current photos showing that there is an existing retaining/screen wall with mature landscaping which will be adjacent to the proposed patio cover. The photos depict a well maintained rear yard with lush landscaping. Staff finds that reducing the patio cover setback from the rear property line will not pose a negative impact to the surrounding neighbors due to the existing retaining/screen wall along the south property line and the existing landscaping which is a sufficient visual and physical buffer. In addition, the parcel to the south is undeveloped. Lastly, the property owner has an application under review by the Building Department (BD22-52136); therefore, staff supports this 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 29, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- 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; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTESTS:

APPLICANT: CUSTOM OUTDOOR LIVING, INC.

CONTACT: CUSTOM OUTDOOR LIVING, INC, 7200 S. MONTESSOURI ST., SUITE #110, LAS VEGAS, NV 89113