

11/05/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0479-CHURCH LDS PRESIDING BISHOP:

WAIVER OF DEVELOPMENT STANDARDS to eliminate street landscaping.

DESIGN REVIEW to allow single-family residential access to a collector street on a portion of 3.69 acres in an RS5.2 (Residential Single-Family 5.2) Zone and an RS20 (Residential Single-Family 20) Zone.

Generally located on the north side of Harris Avenue and the west side of Christy Lane within Sunrise Manor. TS/dd/kh (For possible action)

RELATED INFORMATION:

APN:

140-28-304-004 ptn

WAIVER OF DEVELOPMENT STANDARDS:

Eliminate street landscaping where required per Section 30.04.01D.

LAND USE PLAN:

SUNRISE MANOR - PUBLIC USE

BACKGROUND:

Project Description

General Summary

- Site Address: 1001 N. Christy Lane
- Site Acreage: 3.69 (portion)
- Project Type: Single-family residential

Site Plan

The parcel is zoned with 2 different zoning districts; the northern 0.69 acres is zoned RS5.2, and the southern 3.0 acres is zoned RS20. There is an existing place of worship centrally located on the RS20 portion of parcel. This place of worship is surrounded by parking and has access from Harris Avenue and Christy Lane.

The northern portion of the parcel is undeveloped and is being subdivided from the southern portion by MSM-24-600047. The northern portion of the parcel does not have any shared access with the place of worship to the south and is separated by an existing CMU block wall. The only available access to this portion of the site is from Christy Lane to the east.

No residence is proposed at this time.

Landscaping

No required street landscaping is being provided; therefore, the applicant has requested a waiver of development standards.

Applicant’s Justification

The applicant states that Christy Lane is the sole means of access to the parcel that is being created. The configuration is consistent with several other residential lots in the neighborhood, so the request aligns with the local development pattern. No justification was provided for the request to eliminate street landscaping.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0100-93	Parking lot expansion for a place of worship	Approved by PC	April 1994
ZC-0078-90	Reclassified site from R-E to R-1	Approved by BCC	May 1990

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential
South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single-family residential
East	Public Use	PF	Eldorado High School
West	Public Use & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	PF & RS5.2	Sunrise Library & single-family residential

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.

Staff does not typically support waivers for required street landscaping, as street landscaping helps mitigate the urban heat-island effect. However, in this case, there is no current development proposed. With a condition of approval to require street landscaping at the time of development, staff can support this request.

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 does not typically support applications for single-family residential lots to access collector or arterial streets, but in this case the parcel being created will have no other access, and with the development pattern of the place of worship, it is evident that the intent was to develop the property with a residence in the future. Furthermore, there are single-family residences directly to the north that also access Christy Lane. For these reasons, staff can support 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 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Required street landscaping to be installed with future development.
- 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

- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Residential Street Pavement Project 105; 90 days to record said separate document for the Residential Street Pavement Project 105.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Sunrise Manor – approval.

APPROVALS:

PROTESTS:

APPLICANT: CESAR GARCIA

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