

09/06/22 PC AGENDA SHEET

INCREASE FENCE/WALL HEIGHT
(TITLE 30)

PHYLLIS ST/SUNRISE AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-22-0409-A & J RENTALS LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow a non-decorative 7 foot high fence in the front yard; and **2)** increase fence height within the side and rear yard in conjunction with a single family residence on 1.0 acre in an R-E (Rural Estates Residential) Zone.

Generally located on the northeast corner of Phyllis Street and Sunrise Avenue within Sunrise Manor. TS/bb/syp (For possible action)

RELATED INFORMATION:

APN:

140-34-708-005

WAIVERS OF DEVELOPMENT STANDARDS:

1. Allow a 7 foot high non-decorative fence in the front yard where a maximum 6 foot high decorative fence (up to 50% open) is permitted per Table 30.64-1 (a 25% increase).
2.
 - a. Allow a 7 foot high metal fence and wall in the side and rear yard where a maximum 6 foot high solid fence/wall and 1 foot of decorative feature is permitted per Section 30.64.020 (a 14% increase).
 - b. Allow a 7 foot high block wall in the side and rear yard where a maximum 6 foot high solid fence/wall and 1 foot of decorative feature is permitted per Section 30.64.020 (a 14% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 202 N. Phyllis Street
- Site Acreage: 1
- Project Type: Fence in conjunction with a single family residence

Site Plan

The parcel is oriented in a north/south direction. The principal residence is under construction on the southern portion of the site, set back 40 feet from the southern property line adjacent to

Sunrise Avenue, and approximately 35 feet from the west property line adjacent to Phyllis Street. An accessory apartment is proposed on the northern portion of the site, approximately 113 feet north of the principal residence. The accessory apartment is set back 41 feet from the west property line adjacent to Phyllis Street, 31 feet from the northern property line, and 51 feet from the east property line. A second paved driveway from Phyllis Street will provide access to the accessory apartment. The metal fence and stucco pillars are located on the south and west sides of the property, adjacent to Sunrise Avenue and Phyllis Street. An existing block wall is located on the interior property line to the east and north and is up to 7 feet high.

Landscaping

Landscaping is not required or proposed as part of this application.

Elevations

Interior block walls will be up to 7 feet in height along the east and north property lines and will be painted stucco to match the principal residence. A waiver is required to construct a 7 foot high horizontal metal fence within 15 feet of the front property lines, as well as along the side and a portion of the rear property line. The metal slats that make up the fence have minimal gaps and will not meet the definition of decorative fence as permitted in the front yard. Painted stucco pillars are proposed to support the horizontal metal fence/wall.

Signage

Signage is not a part of this request.

Applicant’s Justification

The applicant is proposing to construct a modern metal fence with stucco pillars to match the modern design of the home. The proposed metal fence will complement the single family home. The fence and stucco pillars will be located within 15 feet of the front property line.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-19-0321	Accessory apartment and driveway	Approved by PC	June 2019

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Waivers of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative. The metal fence and stucco pillar wall is decorative in nature, even if not meeting the definition of decorative fence. The metal fence and stucco pillars do have openings between the metal slats, but not enough to be considered an open fence. However, even with the smaller openings staff finds the proposed fence will not negatively impact the streetscape or create a canyon effect along the street. The fence and interior walls will not be located in the sight zone, so it will not create a hazardous situation. The use of the area adjacent to this property will not be impacted by the proposed metal fence and wall. Staff recommends approval.

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:

Current Planning

- 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

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Sunrise Manor - approval.

APPROVALS:

PROTESTS:

APPLICANT: BRISBANY JIMENEZ

CONTACT: BRISBANY JIMENEZ, B J JIMENEZ INVESTMENTS, 2980 JUNIPER HILLS
BOULEVARD, UNIT 102, LAS VEGAS, NV 89142