

07/02/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-24-0192-VARELA-RIVERA JONATHAN & AHUMADA-RIOS CLAUDIA:

DESIGN REVIEW for architectural compatibility for an existing accessory structure in conjunction with an existing single-family residence on 0.22 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the northeast side of Macadamia Drive, 190 feet south of Pohickery Court within Sunrise Manor. WM/nai/ng (For possible action)

RELATED INFORMATION:

APN:

140-06-721-090

DESIGN REVIEW:

Allow an existing accessory structure (shipping container) that is not architecturally compatible with the principal dwelling where required per Section 30.04.05.

LAND USE PLAN:

SUNRISE MANOR - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 4126 Macadamia Drive
- Site Acreage: 0.22
- Project Type: Accessory structure (shipping container)
- Building Height: 9 feet, 6 inches
- Square Feet: 320

Site Plan

The plan depicts an existing single-family residence on 0.22 acres. The lot is pie shaped. The front of the house faces west towards Macadamia Drive. The side and rear yard are enclosed by a fence, which follows along Macadamia Drive. The side and rear yard (south of residence) includes 1 shipping container, which is not architecturally compatible with the primary residence which is a darker shade of tan. The door of the shipping container faces north. The 320 square foot shipping container meets all the setback and separation requirements.

Landscaping

There are pine trees planted every 7 feet along the rear property line and along the side street property line.

Elevations

The shipping container is 9 feet and 6 inches tall. However, the shipping container is not architecturally compatible to the primary residence. The shipping container was painted a light beige color, which does not match the color of the primary residence. Also, the shipping container has a nondecorative metal exterior with a flat metal roof while the primary residence has a stucco exterior and a concrete tile roof.

Applicant’s Justification

The applicant has a code enforcement violation (CE-24-00100) for having a shipping container in the rear yard that is visible to the public right-of-way. The applicant could not receive consent letters from all adjacent neighbors. As a result, the applicant is applying for a design review to waive the architectural compatibility for the shipping container.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, East, & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential

Clark County Public Response Office (CCPRO)

CE-24-00100 is an active violation for a shipping container that can be seen from the public right-of-way.

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

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.

Architectural compatibility and building design standards are implemented to ensure that development within the urban area is visually appealing. According to the code violation, CE-24-00100, the shipping container was previously a red exterior color. As a result, the applicant painted the shipping container a light beige color. Although, it does not match the primary residence, it is a good step forward to help resolve the code enforcement violation. The applicant also planted pine trees every 7 feet along the rear boundary wall and along the side street boundary wall. Once the trees reach their full growth in height, this will help buffer and soften the visual impact of the shipping container. Staff also finds that the applicant is making further progress to resolve this issue, because there is an active building permit in process for the shipping container (BD-24-03822). Staff can support this application if applicant continues to

complete the building permit process and paints the shipping container to match the existing residence.

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 Statute

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- 1 year to complete the building permit and inspection process or the application will expire unless extended with approval of an extension of time;
- Paint accessory structure the same color of the primary residence to match the primary residence.
- Applicant is advised 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)

- No comment.

TAB/CAC: Sunrise Manor - approval.

APPROVALS:

PROTESTS:

APPLICANT: CLAUDIA AHUMADA-RIOS

CONTACT: CLAUDIA AHUMADA-RIOS, 4126 MACADAMIA DRIVE, LAS VEGAS, NV 89115