

06/18/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0171-AMH NV6 DEVELOPMENT, LLC:

WAIVER OF DEVELOPMENT STANDARDS to increase an accessory structure height. **DESIGN REVIEW** for an accessory structure in conjunction with an existing single-family residential subdivision on 1.12 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the south side of Great Creek Trail and the west side of Bee Balm Street within Enterprise. JJ/lm/ng (For possible action)

RELATED INFORMATION:

APN:

176-29-815-140

WAIVER OF DEVELOPMENT STANDARDS:

Increase the height of a shade structure over playground equipment to 18 feet where a maximum of 14 feet is allowed per 30.02.07 (a 29% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 8955 Great Creek Trail
- Site Acreage: 1.12
- Project Type: Single-family residential community recreation space
- Number of Stories: 1
- Building Height (feet): 18 feet (shade structure)
- Square Feet: 637.3 (shade structure)

Site Plan

The plan depicts an existing single-family residential community recreation space with playground equipment. The shade sail is located over the playground equipment and located 32 feet from the east property line.

Landscaping

There are no proposed or required changes to the existing landscaping.

Elevations

The proposed shade sail consists of 3 poles that are 14, 16, and 18 feet tall.

Applicant’s Justification

The applicant indicates that the request will provide shade for the existing playground equipment and is necessary for the shade structure to meet the 84 inch height separation from the top of the playground equipment to the base of the shade structure.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-20-0035	Vacated and abandoned easements	Approved by BCC	June 2020
TM-19-500269	253 lot single family residential development	Approved by BCC	June 2020
NZC-19-1009	Reclassified a 35.7 acre portion of the site to R-2 zoning for a single family residential development	Approved by BCC	June 2020

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 (within the same subdivision)

The subject site is within the Public Facilities Needs Assessment (PFNA) area.

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.

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.

Waiver of Development Standards & Design Review

Staff finds that the addition of the shade structure over the existing playground equipment is compatible with the existing residential development community center. The structure is appropriately set back from the street and will not have an impact on the surrounding area. Also, the height increase is necessary due to the height of equipment under the shade structure and separation requirement from the playground equipment to the base of the shade structure.

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 that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTESTS:

APPLICANT: PARK PRO PLAYGROUNDS

CONTACT: PARK PRO PLAYGROUNDS, 220 COMMERCE PARK COURT, LAS VEGAS, NV 89032