

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-26-0217-CAMERON LAURA & JAMES:

USE PERMITS for the following: **1)** allow additional household pets (dogs); and **2)** allow a home occupation.

WAIVER OF DEVELOPMENT STANDARD for alternative driveway geometrics in conjunction with an existing single-family residence on 0.56 acres in an RS20 (Residential Single-Family 20) Zone.

Generally located west of Radcliff Street and south of Robindale Road within Paradise. MN/rp/kh (For possible action)

RELATED INFORMATION:

APN:

177-10-701-024

WAIVERS OF DEVELOPMENT STANDARDS:

Allow a commercial pan driveway where a commercial curb return driveway is required per Uniform Standard Drawing 222.1.

LAND USE PLAN:

WINCHESTER/PARADISE - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 7751 Radcliff Street
- Site Acreage: 0.56
- Project Type: Home occupation & household pets (dogs)
- Building Height (feet): 14 feet (existing accessory structure for dog feeding)
- Square Feet: 4,710 (entire existing residence)/3,283 (residential use)/1,657 (dog care use)/3,729 (outdoor dog care area)/624 (dog feeding area)

Site Plan & Request

The site plan depicts an existing single-family residence accessed from Radcliff Street. The proposed home occupation is a dog daycare, which will operate on a portion of the first floor of the residence and within the rear yard. On the northwest portion of the property, the plan identifies a 3,100 square foot outdoor play area, a 624 square foot accessory structure to be used as a dog feeding area, and a 735 square foot dog restroom area. As per the home occupation, the applicant is requesting to allow outdoor activity and to allow clients on site, requiring a use permit per Title 30. Additionally, the proposed dog daycare will accommodate up to 12 dogs,

where a maximum of 3 are permitted by Title 30. The plan also shows an accessory structure that will be used as the dog feeding area; however, this structure is not architecturally compatible with the primary residence. Three parking spaces are shown within the garage and 6 on the driveway. No additional changes to the site are proposed.

Landscaping

There are no proposed changes to landscaping associated with this application.

Elevations

The plans depict an existing 2 story single-family residence with a pitched concrete tile roof and a stucco exterior. The existing detached accessory structure is used as the dog feeding area and has an overall height of 14 feet, it is constructed of metal with a corrugated metal pitched roof with 2 roll-up doors.

Floor Plans

The plans depict an existing 4,710 square foot single-family residence. The first floor contains the dog care area, which includes a small dog room, a dog drop-off and pick-up entrance, a large dog and medium dog room, a temperament-testing room, and a grooming room, all of which total 1,657 square feet. The second level is used exclusively for residential purposes. The 624 square foot accessory structure is a dog feeding area which faces south.

Applicant’s Justification

The applicant indicates that the proposed dog daycare will remain compatible with the surrounding neighborhood through noise-mitigation measures, sanitation protocols, staggered scheduling to limit traffic, and use of existing site setbacks and walls for buffering. No exterior commercial signage or lighting is proposed. The applicant states that the property’s size and existing perimeter walls help contain activity and minimize visibility. The applicant also states that the project will utilize existing infrastructure, meet a community need for regulated dog care, and provide local employment opportunities.

Prior Land Use Requests

Application Number	Request	Action	Date
VC-0539-00	Variance for setback for a single-family residence	Approved by PC	May 2000

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, East, & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single-family residential subdivision

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

Use Permits

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

Staff finds that the proposed operation is not compatible with the intent of the residential zoning district or with the surrounding neighborhood. The request to accommodate up to 12 dogs functions as a commercial scale daycare operation rather than a low intensity home occupation. A facility of this size introduces impacts that exceed what is appropriate within a residential setting. The intensity of the use, including the number of animals, associated noise, outdoor activity, and client drop-off and pick-up, is inconsistent with the character and expectations of the surrounding single-family neighborhood. The proposed use is also anticipated to increase traffic volumes beyond what is typical for a residence. Therefore, staff cannot support these requests.

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.

Public Works - Development Review

Waiver of Development Standards

The residence has been operating as a commercial business. Due to the nature of the business, customers visiting the site contribute to an increase of traffic through the neighborhood. Commercial curb return driveways help mitigate traffic by allowing a smooth transition from the road into the commercial site and a parking lot would prevent parking along the adjacent streets. Therefore, staff cannot support this request.

Staff Recommendation

Denial.

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

If approved:

- 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

- Applicant to install "No Parking" signs along the public portion of Radcliff Street.

Fire Prevention Bureau

- No comment.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised to contact the SNHD Environmental Health Division at septics@snhd.org or (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property appears to have an existing septic system; to please contact the Southern Nevada Health District with regard to modifying existing plumbing fixtures.

TAB/CAC: Paradise - denial.

APPROVALS:

PROTESTS:

APPLICANT: JAMES CAMERON

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