

01/04/22 PC AGENDA SHEET

WALL HEIGHT
(TITLE 30)

UPDATE
PLACID ST/WINDMILL LN

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-21-0626-OZAWA LAURA:

HOLDOVER WAIVER OF DEVELOPMENT STANDARDS to permit a block wall within the front yard of a single family residence where a decorative fence is permitted on 1.2 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the west side of Placid Street, 440 feet south of Windmill Lane within Enterprise. MN/al/jo (For possible action)

RELATED INFORMATION:

APN:
177-16-501-022

WAIVER OF DEVELOPMENT STANDARDS:
Permit a 6 foot high block wall within the front yard of a single family residence where a decorative fence is permitted per Table 30.64-1.

LAND USE PLAN:
ENTERPRISE - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

BACKGROUND:
Project Description

General Summary

- Site Address: 8181 Placid Street
- Site Acreage: 1.2
- Project Type: Block wall in front yard
- Wall/Fence Height (feet): 6

Site Plans

The plans show an existing single family residence on the eastern half of the lot. Records show the residence was constructed in 1980. At the time of construction, the parcel was a corner lot at the intersection of Placid Street and Mistral Avenue, which has since been vacated. The house was constructed facing south toward what was Mistral Avenue. With the vacation of Mistral Avenue in 2003, Placid Street became the front of the lot. The applicant is proposing to construct a 6 foot high block wall along a portion of Placid Street from the northeast corner of the residence to approximately 75 feet to the south rather than constructing a 6 foot high fence on the north side of the existing driveway.

Landscaping

No changes are proposed or required for this application.

Applicant's Justification

The applicant indicates that the residence was previously addressed off of Mistral Avenue, however Mistral Avenue was vacated making Placid Street the front of the property. The proposed wall is needed to improve the safety and security of the property. There is an undeveloped parcel to the west of the site and people cut through the property walking dogs, riding horses and driving. The proposed wall will help to eliminate this traffic.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1026-05	Established an RNP-I overlay district for portions of the Enterprise planning area	Approved by BCC	October 2005
VS-0423-03	Vacated easements and portions of Mistral Avenue	Approved by BCC	April 2003

Surrounding Land Use

	Planned land Use Category	Zoning District	Existing Land Use
North, South, & East	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Single family residential
West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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.

When the residence was constructed, the front of the property was to the south along what was Mistral Avenue, and Placid Street was the side street of a corner lot. From the street, the proposed wall will have the appearance of being along the side street property line. The vacation of Mistral Avenue changing the front of the lot to Placid Street is a unique circumstance for this parcel. There are homes to the south of this site which are side or rear to Placid Street. The proposed wall will be in character with the existing streetscape along Placid Street and will not have an adverse effect on the abutting developments; therefore, staff can support his 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 Comprehensive 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

- Applicant is advised that this site is located within a Special Flood Hazard Area (SFHA) as designated by the Federal Emergency Management Agency (FEMA).

Building Department - Fire Prevention

- No comment.

Southern Nevada Health District (SNHD) - Septic

- 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)

- No comment.

TAB/CAC: Enterprise - approval.

APPROVALS: 1 card

PROTESTS:

PLANNING COMMISSION ACTION: December 21, 2021 – HELD – To 01/04/22 – per Commissioner Waltho.

APPLICANT: OZAWA RESIDENCE

CONTACT: AMANDA STALEY, INTEGRITY MASONRY, 5955 HAUCK ST, SUITE 101, LAS VEGAS, NV 89118