

01/04/22 PC AGENDA SHEET

ACCESSORY STRUCTURE
(TITLE 30)

RUSH AVE/FAIRFIELD AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-21-0654-KRSHUL REBECCA & JAMES:

USE PERMIT to increase the size of an accessory structure (garage) in conjunction with a single family residence on 0.4 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the north side of Rush Avenue and the east side of Fairfield Avenue within Enterprise. MN/nr/jo (For possible action)

RELATED INFORMATION:

APN:

177-28-811-015

USE PERMIT:

Allow an accessory structure (2,000 square foot garage) on a single family residential lot that exceeds one half of the footprint of the principal dwelling (1,674 square feet) where not allowed per Table 30.44-1 (a 16.3% increase).

LAND USE PLAN:

ENTERPRISE - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 352 Rush Avenue
- Site Acreage: 0.4
- Project Type: Accessory structure
- Number of Stories: 1
- Building Height (feet): 18.6
- Square Feet: 3,348 (principal dwelling)/2,000 (accessory structure)
- Parking Required/Provided: 2/2

Site Plans

The site plans show an existing 3,348 square foot single family residence on the southern portion of the parcel facing Rush Avenue. The proposed 2,000 square foot accessory structure (garage) will be located 30 feet north of the residence within 5 feet of the north and east property lines. The site plans show a paved parking area/driveway directly west of the proposed accessory structure with a 12 foot wide driveway from Fairfield Avenue. An existing 5 foot high retaining

wall with decorative metal fence is along Fairfield Avenue. Access to the parcel is from Rush Avenue.

Landscaping

Existing trees located along Fairfield Avenue, on the subject parcel, are proposed to be removed and replaced on the property in order to construct a new retaining wall along the west property line. The proposed wall will be 5.5 feet from the back edge of the existing sidewalk along Fairfield Avenue on the property line.

Elevations

The plans depict an 18.6 foot high accessory building (garage) with a stucco exterior and a tiled roof to match the existing residence. The west elevation shows 2 panelized roll-up garage doors and the south elevation shows an additional panelized garage door with an entry door. The proposed wall along Fairfield Avenue will be 3 feet of retaining wall and 6 feet of decorative wall.

Floor Plans

The plans show a 2,000 square foot accessory structure (garage) with an open floor plan.

Signage

Signage is not a part of this request.

Applicant’s Justification

The applicant indicates the proposed oversized accessory structure will not have a negative impact on the surrounding area and requests approval of the use.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1026-05	Reclassified 3,800 parcels from R-E to R-E (RNP-I) zoning	Approved by BCC	October 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, East, & West	Rural Neighborhood Preservation	R-E (RNP-I)	Single family residential
South	Commercial Neighborhood	R-D	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

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Comprehensive Master Plan. One of several criteria the

applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

Staff reviews use permit requests to ensure compatibility with existing and planned development in the surrounding area. The proposed accessory structure (garage) combined with the residence will not exceed the lot coverage limitation in the R-E zoning district. Although the accessory structures on the property exceeds the footprint of the principal structure, the cumulative square footage of all the structures on the property is 30% of the lot coverage and the R-E zone allows for lot coverage of up to 50%. An accessory structure, such as a garage, is in keeping with the overall rural character of the area. Based on the overall size of the parcel relative to the surrounding area and existing residential zoning, the proposed use permit is in keeping with the surrounding area; therefore, staff can support the requests.

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; 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.

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: JAMES KRSHUL

CONTACT: VTN-NEVADA, 2727 S. RAINBOW BOULEVARD, LAS VEGAS, NV 89146