

05/03/22 PC AGENDA SHEET

ACCESSORY APARTMENT
(TITLE 30)

SARI DR/LINDEN AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-22-0133-FAHIM HUMA REVOCABLE LIVING TRUST & FAHIM HUMA TRS:

USE PERMIT to allow an increase in the maximum area of an accessory apartment in conjunction with a single family residence on 0.5 acres in an R-E (Rural Estates Residential) Zone.

Generally located on the west side of Sari Drive, 245 feet south of Linden Avenue within Sunrise Manor. TS/lm/syp (For possible action)

RELATED INFORMATION:

APN:

140-35-210-065

USE PERMIT:

Increase the area of an accessory apartment to 1,786 square feet where a maximum 1,500 square feet is allowed per Table 30.44-1 (a 19% increase).

LAND USE PLAN:

SUNRISE MANOR - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 499 Sari Drive
- Site Acreage: 0.5
- Project Type: Accessory apartment
- Building Height (feet): 20 (front elevation)/30 (rear elevation)
- Square Feet: 3,184 (residence)/1,786 (accessory apartment)

Site Plan & Request

The plan depicts an existing single family residence that is centrally located on the parcel. There are 2 driveways from Sari Drive with the residence set back over 40 feet from the front property line. The proposed accessory apartment is located within the existing walk-in basement and is not visible from the street.

Landscaping

The plan depicts existing landscaping in the front yard and there are no changes proposed with this request.

Elevation

The plan depicts the existing residence is comprised of 3 levels. The 2 upper levels are visible from the street (front) at an overall height of 20 feet, and a walk-out basement level is visible from the rear elevation (west) creating an overall height of 30 feet. Access to the accessory apartment is from an existing exterior stairwell located on the north elevation of the residence.

Floor Plans

The existing residence consists of 3 levels, including the basement that will be used for the accessory apartment. There is no direct access from the living area on the upper levels. The proposed 1,786 square foot accessory apartment includes 4 bedrooms, 2 bathrooms, and an open living/dining area.

Applicant's Justification

The applicant indicates that the proposed use is necessary to have a single level living area due to health and mobility issues. Additionally, the applicant's extended family will live in the upper levels of the residence so that they may provide care to the owner.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East, & West	Ranch Estate Neighborhood (up to 2 du/ac)	R-E	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 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.

The proposed use is in harmony with the purpose, goals, objectives, and standards of the Comprehensive Master Plan and of Title 30 when considering the grade of the lot and that there is no additional exterior construction proposed. The proposed use and size of the structure will not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or rights-of-way, or other matters affecting the public health, safety, and general welfare. The accessory apartment combined with the single family residence will have a negligible impact to the surrounding neighborhood; therefore, staff can support this 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 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.

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)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: HUMA FAHIM

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