

06/21/22 PC AGENDA SHEET

MULTIPLE FAMILY DEVELOPMENT
(TITLE 30)

RINGE LN/OWENS AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-22-0271-MARTINEZ FAMILY TRUST & MARTINEZ JOSE S & FRANCISCA TRS:

WAIVER OF DEVELOPMENT STANDARDS for reduced setback.

DESIGN REVIEW for site modifications to a previously approved multiple family development on 0.3 acres in an R-3 (Multiple Family Residential) Zone.

Generally located on the west side of Ringe Lane and the north side of Owens Avenue within Sunrise Manor. TS/md/syp (For possible action)

RELATED INFORMATION:

APN:

140-21-405-009

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the side street (corner) setback for a trash enclosure to 10 feet where a minimum setback of 20 feet is required per Table 30.40-3 (a 50% reduction).

LAND USE PLAN:

SUNRISE MANOR - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 0.3
- Number of Units: 5
- Density (du/ac): 16.7
- Project Type: Multiple family residential development
- Number of Stories: 1 & 2
- Building Height (feet): 27 (multiple family building)/14 (detached 1 bedroom building)
- Square Feet: 4,072 (multiple family building)/444 (detached 1 bedroom building)
- Open Space Required/Provided: 1,000/1,560
- Parking Required/Provided: 10/10

Site Plans

The plans depict a multiple family development previously approved by the Board of County Commissioners via ZC-1863-02 in February 2003. A waiver of development standards to permit a second story deck to overlook a single family residential development, in conjunction with a design review, were also approved with the zone change. A second waiver of development standards request to reduce the setback for a trash enclosure to 6 feet from a single family residential development was withdrawn at the BCC meeting. No additional waivers of development standards were previously approved with the 2003 zone change. The plans depict a multiple family building consisting of 4 dwelling units with a detached studio apartment for a total of 5 dwelling units with a density of 16.7 units per acre.

The modifications to the site include the addition of a proposed trash enclosure, necessitating the request for the reduced setback; to accommodate the trash enclosure. No additional changes are proposed to the previously approved site plan. The trash enclosure is located at the southeast corner of the site with a setback of 10 feet from the property line adjacent to Ringe Lane and Owens Avenue. The enclosure will be screened from the public right-of-way by a decorative, 6 foot high block wall adjacent to Owens Avenue and Ringe Lane. The modification to the parking lot entails the relocation of 1 parking space to the northeast corner of the site, to accommodate the required trash enclosure. Access to the site is granted via a single, proposed driveway immediately adjacent to Ringe Lane. Ten parking spaces are required where 10 parking spaces are provided.

Landscaping

The plans depict a 6 foot wide landscape area adjacent to a 5 foot wide attached sidewalk along Ringe Lane. A 10 foot wide landscape area is located behind an existing 5 foot wide attached sidewalk adjacent to Owens Avenue. The street landscape areas consist of trees planted 20 feet on center, in addition to shrubs and groundcover. An open space area immediately to the west of the multiple family building measures 1,560 square feet where a minimum open space area of 1,000 square feet is required. An intense landscape buffer, per Figure 30.64-12, is provided along the north property line measuring 10 feet in width, with a double row of evergreen trees planted 20 feet on center. The previously approved landscape plan did not require parking lot landscaping and a waiver of development standards is not required.

Elevations

The plans depict a previously approved 2 story, 27 foot high multiple family building consisting of a pitched, concrete tile roof. The detached, 1 bedroom building measures 14 feet in height to the top of the pitched, concrete tile roof. Both buildings consist of a stucco exterior and will be painted with neutral, earth tone colors.

Floor Plans

The two story multiple family building measures 4,072 square feet in area and features four, 2 bedroom units. The detached unit measures 444 square feet and features 1 bedroom.

Applicant's Justification

The applicant states the trash enclosure is located in the best position of the site in order to accommodate the parking lot and the movement of cars in and out of the area safely and

efficiently. The trash enclosure at the proposed location will be screened by the 6 foot high decorative wall and will not be visible from the street.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1863-02	Reclassified the site from R-2 to R-3 zoning for a multiple family development	Approved by BCC	February 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, East, & West	Compact Neighborhood (up to 18 du/ac)	R-2	Single family residential
South	Ranch Estate Neighborhood (up to 2 du/ac)	R-2	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

Waiver of Development Standards and Design Review

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.

Staff finds the applicant has provided adequate justification for the waiver of development standards to reduce the setback for the proposed trash enclosure. The potential locations for the required trash enclosure are limited due to the previously approved configuration of the project site. The trash enclosure meets the required setback distance from the existing single family residential development to the north and west; however, compliance with the residential setbacks necessitates the waiver request to reduce the side street corner setback. The trash enclosure is located behind a proposed 6 foot high decorative block wall, and will be screened from the public right-of-way. The reconfiguration of the parking lot, which entails the relocation of 1 parking space to the northeast corner of the site, should have minimal to no impact on the project site; therefore, staff can support these 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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- 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

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0182-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Sunrise Manor - approval.

APPROVALS:

PROTESTS:

APPLICANT: JERRY MICELI ARCHITECT

CONTACT: JERRY MICELI ARCHITECT, 3020 PHOENIX ST., LAS VEGAS, NV 89121