

HORSE RIDING/RENTAL STABLE
(TITLE 30)

MILLER LN/LONE MOUNTAIN RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

AR-23-400001 (UC-21-0630)-CHANCELLOR MANOR, LC:

USE PERMITS FIRST APPLICATION FOR REVIEW for the following: **1)** permit a horse riding/rental stable; **2)** reduce minimum area required for a horse riding/rental stable; **3)** allow a boarding stall, corral, and pen area within the front yard where required to be located within the side or rear yard; **4)** allow alternative landscaping along all side and rear property lines; and **5)** increase the maximum number of Agriculture - Livestock, (small) animals (no longer needed).

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate street landscaping; **2)** eliminate parking lot landscaping; **3)** allow alternative landscaping adjacent to a less intensive use; **4)** reduce setbacks for structures; **5)** reduce setback from the right-of-way for existing structures; **6)** permit an existing non-decorative fence; **7)** increase fence height; **8)** eliminate trash enclosure; **9)** reduce access gate setback; **10)** allow modified street standards; and **11)** waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving).

DESIGN REVIEW for an existing horse riding/rental stable and associated structures in conjunction with an existing single family residence on 2.2 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the west side of Miller Lane, 1,000 feet north of Lone Mountain Road within Lone Mountain. RM/jgh/syp (For possible action)

RELATED INFORMATION:

APN:

125-33-803-002

USE PERMITS:

1. Permit a horse riding/rental stable.
2. Reduce the minimum area required for a horse riding/rental stable to 93,218 square feet where a minimum of 400,000 square feet is required per Table 30.44-1 (a 76.7% reduction).
3. Allow a boarding stall, corral, and pen area within the front yard where required to be located within the side or rear yard per Table 30.44-1.
4. Allow alternative landscaping along all side and rear property lines where 1 tree per 50 linear feet along all side and rear property lines shall be required, except within arenas per Table 30.44-1.
5. Increase the maximum number of Agriculture - Livestock (small) (chickens, roosters, ducks, and rabbits) to 37 animals where a maximum of 20 animals is permitted per Table 30.44-1 (an 85% increase) (no longer needed).

WAIVERS OF DEVELOPMENT STANDARDS:

1. Eliminate street landscaping where required per Table 30.64-2 and Figure 30.64-13.
2. Eliminate parking lot landscaping where required per Figure 30.64-14.
3. Allow alternative landscaping (non-decorative metal fence with posts and lattice fence) adjacent to a less intensive use where a decorative wall is required per Figure 30.64-11.
4.
 - a. Reduce the front yard setback for a boarding stall to 25 feet where 40 feet is required per Table 30.40-1 (a 37.5% reduction).
 - b. Reduce the front yard setback for an existing non-decorative fence, corral, and pen area to zero feet where 40 feet is required per Table 30.40-1 (a 100% reduction).
 - c. Reduce the side street (corner) setback for an existing non-decorative fence, corral and pen area to zero feet where 15 feet is required per Table 30.40-1 (a 100% reduction).
5.
 - a. Reduce the setback from the right-of-way (La Madre Way) for existing structures (non-decorative fence, corral, and pen area) to zero feet where 10 feet is required per Section 30.56.040 (a 100% reduction).
 - b. Reduce the setback from the right-of-way (Miller Lane) for existing structures (non-decorative fence, corral, and pen area) to zero feet where 10 feet is required per Section 30.56.040 (a 100% reduction).
6. Permit an existing non-decorative fence (metal post fence with wire) adjacent to Miller Lane and La Madre Way where a decorative fence is required within a setback when located along a street per Section 30.64.020.
7. Allow an existing 5 foot high non-decorative metal post fence with wire along Miller Lane and La Madre Way where a decorative block wall with a maximum height of 3 feet is permitted per Section 30.64.020 (a 66.7% increase).
8. Eliminate trash enclosure where required per Section 30.56.120.
9. Reduce the required setback from a property line for existing access gates located along La Madre Way and Miller Lane to zero feet where a minimum of 18 feet is required if the gates are open during business hours per Section 30.64.020 (a 100% reduction).
10.
 - a. Reduce the approach distance for an existing driveway along La Madre Way to 118 feet where an approach distance of 150 feet to Miller Lane is required per Uniform Standard Drawing 222.1 (a 21.4% reduction).
 - b. Reduce the driveway departure distance from La Madre Way for an existing driveway along Miller Lane to 172 feet where a departure distance of 190 feet is required per Uniform Standard Drawing 222.1 (a 9.5% reduction).
11. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along La Madre Way and Miller Lane where required per Chapter 30.52.

LAND USE PLAN:

LONE MOUNTAIN - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:**Project Description****General Summary**

- Site Address: 4975 N. Miller Lane
- Site Acreage: 2.2

- Project Type: Horse riding/rental stable
- Number of Stories: 1 (single family residence, boarding stall (“mare motel”), modular building, barn, and shade structures)
- Building Height (feet): 15 (existing barn)/11 (existing shade structures)/11.5 (existing single family residence)/12 (proposed boarding stall - “mare motel”)/357 (existing modular building)
- Square Feet: 2,876 (existing barn)/174 to 1,700 (existing shade structures)/2,704 (existing single family residence)/6,888 (boarding stall - “mare motel”)/20,558 (existing primary arena)/2,496 (existing secondary arena)/3,176 (existing corral)
- Parking Required/Provided: 7/7

Site Plans

This is a Project of Regional Significance as defined by Title 30 as the approved development proposal is located within 500 feet of a local government’s jurisdiction (City of Las Vegas). Regional Infrastructure and Services Evaluation (RISE) reports were submitted with the original application. Based on the RISE reports, it was determined the project will not impact the existing infrastructure within the surrounding jurisdiction.

The approved plans depict a proposed horse riding/rental stable situated on a developed 2.2 acre lot and it was anticipated the facility would include 16 horses, in addition to a variety of small, medium, and large animals including a llama, alpaca, miniature steer, 2 mini-potbellied pigs, miniature donkey, 12 goats, 2 roosters, and 12 rabbits. The original special use permit included approval to exceed the number of permitted small animals; however, the applicant has since removed all chickens and ducks so the use permit is no longer needed. An existing single family residence, which was to be utilized as a caretaker’s residence, measuring 2,704 square feet is centrally located within the project site. The existing primary arena, with an overall area of 20,558 square feet, is located at the southeast corner of the site. An existing 5 foot tall metal fence is currently located along the south property line; however, plans showed the fence would be replaced with a 6 foot tall wood look lattice fence (hard plastic) to screen the arena and existing structures from the existing single family residence to the south. The wood look lattice fence was to be installed along the southeast property line. An existing secondary arena, measuring 2,496 square feet, and an existing corral, measuring 3,176 square feet, are located at the northwest corner of the property. The existing corral is set back 16 feet from the north property line along La Madre Way and 25 feet from the west (rear) property line. An existing shade structure, with an overall area of 1,700 square feet, is located immediately northwest of the caretaker’s residence. An existing enclosed barn measuring 2,876 square feet, with a rear yard setback of 28 feet, is located on the western portion of the property. A 174 square foot shade structure is attached to the northwest side of the barn. A previously approved modular building via VC-0754-98, consisting of 357 square feet, was located at the southwest corner of the property. The modular building was replaced by a covered horse stall building since the previous approval of this request. The open-air stall structure, consisting of 1,485 square feet, was located on the southwest portion of the site between the primary arena and the previously existing modular building. The open-air stall was replaced by the covered “mare motel” stall building since the last approval which measures 6,888 square feet and includes 20 stalls for the horses. This “mare motel” was constructed at the southwest corner of the property, replacing the open-air stalls and the modular building. An existing 5 foot high, non-decorative metal fence

with wire is located along the west, north, and east property lines. Parking for the facility is located to the north of the caretaker's residence where a total of 7 parking spaces are provided and required for the site. Visitor access to the site is granted via an existing driveway located along La Madre Way. Staff access to the site is granted via an existing driveway located along Miller Lane.

Landscaping

The approved plans depict existing, large mature trees centrally located within the project site. Existing trees are also located along the southeast property line of the subject property. The applicant satisfied the condition from the previously approved use permit (UC-19-0012) requiring the planting of 4 small trees along the southeast property line and 6 trees along La Madre Way.

Elevations

The approved plans and photographs depict a 1 story single family residence with an overall height of 11.5 feet. The residence features an asphalt shingle roof with a stucco and wood exterior painted with neutral, earth tone colors. The modular storage building and rooftop mounted equipment was removed by the applicant. The existing barn measures 15 feet in height with an asphalt shingle roof and a wood exterior painted with neutral, earth tone colors. The existing shade structure, located to the northwest of the caretaker's residence and measuring 11 feet in height, features a combination of stucco and metal columns supporting the metal canopy. A metal fence is located between the supporting columns of the structure and is affixed to a 2 foot high stucco wall. The existing shade structure (open air stall structure) is located along the south property line measuring 11 feet in height and consists of metal posts and a metal canopy. The boarding stall ("mare motel") measures 11 feet in height and consists of a metal decking roof with aluminum support posts.

Floor Plan

The approved plans show an existing single family residence that consists of 2,704 square feet and features 3 bedrooms, 4 bathrooms, laundry room, living room, kitchen, and 2 closets. The existing barn measures 2,876 square feet and consists of 10 horse stalls. The boarding stall ("mare motel") consists of 6,888 square feet and features 20 horse stalls.

Previous Conditions of Approval

Listed below are the approved conditions for UC-21-0630:

Current Planning

- 1 year to review as a public hearing;
- Daily activities to take place Monday through Saturday only;
- Small group activities (maximum of 20 per group);
- Once a week activities and birthday parties (maximum of 30 per group);
- Workshop programs targeting veterans/senior/addiction programs (maximum of 40);
- Twice a year fund raising events to include a parking plan to be submitted to the Director of Planning a minimum of 30 days prior to the event (maximum of 150 people);

- Seasonal kids camp with daily camp activities (maximum of 30 with hours of operation from October to April of 8:00 a.m. to 8:00 p.m., and remaining dates 6:00 a.m. to 8:00 p.m.);
- Removal of existing banner sign on the fence;
- Work with staff to ensure ADA compliance;
- Visitor access to be on La Madre Way;
- Trash pick-up no less than 3 times a week;
- Parking to be all on-site with the exception for the 2 times a year fund raising activities that will have a traffic management plan, and the total number of on-site parking spaces to be 20;
- Install opaque, mesh screen on the existing fence along the north and east property lines;
- 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 and application for review; 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

- Gates to remain open during business hours;
- Execute a Restrictive Covenant Agreement (deed restrictions).
- Applicant is advised that other than the existing fence on La Madre Way, the landscaping and structures shall not encroach into public right-of-way, easements, or sight-visibility zones.

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 this property is currently serviced by a septic system with regard to sewage disposal; this system falls under the jurisdiction of the Southern Nevada Health District; this property is within 400 feet of City of Las Vegas public sanitary sewer; and for any sanitary sewer needs contact the City of Las Vegas.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates they have complied with all previously approved conditions. The applicant respectfully requests that they be given five years before the next review.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-21-0630	A horse riding/rental stable, reduced area, boarding stables, with waivers and design reviews	Approved by BCC	December 2021
UC-19-0012	A horse riding/rental stable, reduced area, boarding stables, with waivers and design reviews - expired	Approved by BCC	March 2019
VC-0754-98	Permit a mobile home to be used as a storage building and darkroom	Approved by PC	June 1998

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 (RNP-I)	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**

Title 30 standards of approval for an application for review state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred since the original approval.

The applicant has installed mesh on the existing fence and removed the banner per the conditions of approval of UC-21-0630. In addition, the applicant indicates volunteers direct visitors to park on-site and off the street to avoid impacting the neighbors. Therefore, staff can support this request for an additional year, with the condition for the applicant to continue to work with staff regarding the ADA accessible parking.

Public Works - Development Review

There have been no significant changes in this area. Staff has no objection to this application for review. However, the applicant did not execute the Restrictive Covenant Agreement. Therefore, staff recommends 3 months to execute the Restrictive Covenant Agreement.

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.

Comprehensive Planning

- Until December 22, 2024 to review as a public hearing;
- Continue to work with staff regarding the ADA parking requirement.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that 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.

Public Works - Development Review

- 3 months to execute the required Restrictive Covenant Agreement (deed restrictions);
- Compliance with previous conditions.

Fire Prevention Bureau

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that this property is currently serviced by a septic system with regard to sewage disposal; this system falls under the jurisdiction of the Southern Nevada Health District; this property is within 400 feet of City of Las Vegas public sanitary sewer; and that for any sanitary sewer needs, applicant is advised to contact the City of Las Vegas.

TAB/CAC: Lone Mountain - approval (amend Current Planning bullet #1 to the following: Until December 22, 2028 to review as a public hearing).

APPROVALS:

PROTEST:

APPLICANT: HORSES4HEROES

CONTACT: HORSES4HEROES, 4780 W. ANN ROAD, 5-106, NORTH LAS VEGAS, NV 89031