

02/16/21 PC AGENDA SHEET

SETBACKS  
(TITLE 30)

KNOTTY PINE WY/OLD PARK RD  
(MT. CHARLESTON)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-20-0591-MIGUEL, HECTOR & ELISA:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduced setbacks; and **2)** alternative residential driveway geometrics.

**DESIGN REVIEW** for a single family residence on 0.1 acres in an R-U (Rural Open Land) Zone in the Spring Mountain Overlay District.

Generally located on the southwest side of Knotty Pine Way, 130 feet north of Old Park Road within the Northwest County. RM/jt/ja (For possible action)

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RELATED INFORMATION:

**APN:**

129-36-111-016

**WAIVERS OF DEVELOPMENT STANDARDS:**

1.
  - a. Reduce the front setback to 10 feet where 15 feet is required per Section 30.56.060 (a 34% reduction).
  - b. Reduce the side setback to 3 feet where 5 feet is required per Section 30.56.060 (a 40% reduction).
  - c. Reduce the side street corner setback to 12 feet where 15 feet is required per Section 30.56.060 (a 20% reduction).
  - d. Reduce the rear setback to 9 feet where 10 feet is required per Section 30.56.060 (a 10% reduction).
2.
  - a. Reduce the setback from a driveway to a property line to 3 feet where 6 feet is required per Uniform Standard Drawing 222 (a 50% reduction).
  - b. Increase the width of a driveway to 18 feet where 16 feet is the maximum per Uniform Standard Drawing 222 (a 13% increase).

**LAND USE PLAN:**

NORTHWEST COUNTY (MT. CHARLESTON) - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 4731 Knotty Pine Way
- Site Acreage: 0.1

- Project Type: Single family residence
- Number of Stories: 2
- Building Height: 30 feet, 7 inches
- Square Feet: 1,750
- Parking Required/Provided: 2/2

### Site Plan

The site plan depicts a proposed single family residence located in the southwest portion of the site. Setbacks are shown to be 10 feet to the front (north) property line along Knotty Pine Way, 3 feet to the west side property line, 12 feet to the side street corner (east) property line along Knotty Pine Way, and 9 feet to the rear (south) property line. A covered porch is set back 7 feet from Knotty Pine Way to the east; however, a 3 foot architectural intrusion is allowed from the minimum 10 foot setback from a right-of-way. A septic tank and leach field are proposed on the south side of the site.

On the north side of the house, an 18 foot wide driveway will provide access to a carport and a perpendicular parking space. However, the width of the driveway includes a 5 foot wide path to the front door. Setbacks for the driveway are also reduced to 3 feet from the side property line.

### Landscaping

The applicant indicates that native landscaping will remain on the site, and no new landscaping is proposed.

### Elevations

The 2 story single family residence is 30 feet 7 inches high to the peak of the second story roof. Exterior materials include horizontal siding, stone veneer accents, and wood railing around the porch and second story balconies.

### Floor Plans

The first floor includes a living room, dining room, kitchen, laundry room, bathrooms, and master bedroom. Outside areas on the first floor include the carport and a covered wrap around porch that extends on the north, east, and south side of the house. On the second floor, interior spaces include a loft area, 2 bedrooms, and a bathroom. Exterior spaces on the second floor include 2 balconies.

### Applicant's Justification

Due to the small lot size and the unique shape of the parcel, it is difficult to develop the site and meet all the required setbacks and driveway geometrics. Other properties in the Mt. Charleston area have received approval for similar setback reductions and alternative design standards due to the unique characteristics of the area. The applicant believes the request will not result in any substantial or undue adverse effects on adjacent properties, character of the neighborhood, traffic conditions, parking, or the public.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North, South, East, & West	Residential Suburban (up to 8 du/ac)	R-U	Single family residential & undeveloped

**STANDARDS FOR APPROVAL:**

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

**Analysis****Current Planning**Waivers of Development Standards

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.

Waiver of Development Standards #1 & Design Review

Title 30 acknowledges the unique geographic character and development patterns in the Mt. Charleston area. As a result, special setbacks are established for nonconforming subdivisions in the R-U zoning district. The setback reductions from these special setbacks with this application range from 10 percent to 40 percent reductions, which are minor considering the elevation changes in the area as well as the abundant trees and natural vegetation. As a result, the visual impacts of the single family residence will be reduced. In addition, the cabin style design of the single family residence is aesthetically pleasing and appropriate for the alpine environment. Therefore, staff can support waiver of development standards #1 and the design review.

**Public Works - Development Review**Waiver of Development Standards #2

Staff has no objection to either the request to all the proposed driveway to be 3 feet from the west property line or to allow the driveway to exceed the maximum allowable width by 2 feet. The shape of the subject lot is unique, as is the topography of the area. As such, strict compliance with the standards would be a burden.

**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 off-site permits may be required.

### **Building Department - Fire Prevention**

- No comment.

### **Clark County Water Reclamation District (CCWRD)**

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** HECTOR MIGUEL

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