

09/07/21 PC AGENDA SHEET

CASITA
(TITLE 30)

WIGWAM AVE/BRUCE ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-21-0359-MCKOY, FRANK:

USE PERMIT to increase the overall area of a proposed accessory structure.

WAIVER OF DEVELOPMENT STANDARDS to increase the height of a proposed accessory structure in conjunction with a proposed single family residence on 1.3 acres in an R-E (Rural Estates Residential) Zone.

Generally located on the south side of Wigwam Avenue, 115 feet west of Bruce Street within Paradise. MN/jor/jo (For possible action)

RELATED INFORMATION:

APN:

177-14-701-046

USE PERMIT:

Increase the overall area of a proposed accessory structure (first floor recreational vehicle garage) to 3,500 square feet where 1,965 square feet (one half the footprint of a proposed principal dwelling) is the maximum allowed per Table 30.44-1 (a 78% increase).

WAIVER OF DEVELOPMENT STANDARDS:

Increase the overall height of a proposed accessory structure (first floor recreational vehicle garage with a second floor casita area) to 26 feet, 6 inches, where 25 feet is the maximum allowed per Table 30.40-1 (a 6% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.3
- Project Type: Proposed accessory structure (first floor recreational vehicle garage with a second floor casita area)
- Number of Stories: 2

- Building Height (feet): 26 feet, 6 inches (proposed accessory structure with a second floor casita area)
- Square Feet: 3,500 (first floor recreational vehicle garage)/948 (second floor casita area)/4,448 (entire accessory building)/3,931 (main residence)

Site Plan

The site plan depicts a single family residential lot on 1.3 acres on the south side of Wigwam Avenue, 115 feet west of Bruce Street. The applicant is in the process of constructing a new single family custom residence. The submitted site plan shows a proposed main residence (3,931 square feet) on the north half of the parcel adjacent to a circular driveway with gates facing Wigwam Avenue. The applicant is proposing a detached accessory structure on the southeast corner of the subject parcel. The proposed structure will be set back 69 feet from the main residence to the north, 10 feet from the east property line, 20 feet from the south property line, and 105 feet from the west property line.

The first floor of the accessory structure includes a recreational vehicle (RV) garage with an overall area of 3,500 square feet, and the second floor is a 948 square foot casita area. Title 30 allows an accessory structure to exceed one half the building footprint of the main residence. With this application, the overall area of the first floor RV garage exceeds one half the building footprint of the main residence; therefore, the applicant is requesting to increase the overall area of the RV garage to 3,500 square feet where 1,965 square feet is allowed per Title 30. The overall area of the casita is 948 square feet, where 1,500 square feet is the maximum allowed per Code.

Landscaping

The applicant proposes to plant 24 inch box trees along the south and east facing elevation of the proposed accessory structure to help soften the overall height and scale of the proposed accessory structure.

Elevations

Elevation plans show a proposed detached accessory structure with exterior architectural features that will match the main residence. The plans show that the proposed structure will have a concrete tile roof and stucco exterior walls. The north facing elevation includes 1 door and windows on the second floor. The south facing elevation includes windows on the second floor, and 3 roll-up garage doors face west. The applicant is requesting to increase the overall height of the proposed structure to 26 feet, 6 inches where 25 feet is the maximum allowed per Title 30.

Floor Plans

The first floor of the proposed accessory structure includes the applicant's RV garage (3,500 square feet). The second floor of the accessory structure includes a casita area which includes 2 bedrooms, 1 bathroom, a living room, and a wet bar area totaling 948 square feet. The main residence has an overall area of 3,931 square feet, in addition to this the main residence attached garage area is 822 square feet, the porte-cochere is 540 square feet, and the covered patio area in the rear of the main residence is 1,147 square feet. The main residence and its design components have an overall area of 6,440 square feet.

Applicant's Justification

The applicant is proposing to increase the overall area of a proposed accessory structure (first floor RV garage) to 3,500 square feet while having a second floor casita area that is 948 square feet. Per Code, the maximum area for a casita is 1,500 square feet. Although the proposed accessory structure is 1 detached building and has 2 separate functions (RV garage and casita area), the proposed structure meets architectural compatibility and required setbacks per Title 30. The request is to increase the overall area of the first floor RV garage portion only, and increase the overall height of the entire accessory structure to 26 feet, 6 inches. The proposed height increase is only for an additional 1 foot, 6 inches so that the applicant can accommodate the proper heights needed to store personal recreational vehicles and associated equipment.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Low (up to 2 du/ac)	R-E	Single family residential
South	Rural Neighborhood Preservation (up to 2 du/ac)	R-E	Undeveloped
East & West	Rural Neighborhood Preservation (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

Use Permit

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 does not object to the applicant's request to increase the overall area of the proposed RV garage. Plans show that the proposed accessory structure meets the required setbacks. Additionally, the proposed 24 inch box trees on the south and east sides of the casita serve as an enhanced visual buffer to the undeveloped residential lot to the south, and the existing rear yard areas of the parcels to the east and southeast. Staff supports this request.

Waiver 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.

The applicant is requesting to increase the height of the proposed accessory structure to 26 feet, 6 inches where 25 feet is allowed per Title 30. The proposed height increase should not pose an

overall negative impact to the surrounding neighbors; since the proposed casita is set back over 100 feet from the nearest right-of-way to the north (Wigwam Avenue), and the proposed accessory structure is within the rear yard behind the proposed custom home. Increasing the height by 1 foot, 6 inches should have a minimal visual impact adjacent to the undeveloped lot to the south and the residential lots to the east. Staff supports 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 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

- Execute a Restrictive Covenant Agreement (deed restrictions);
- Right-of-way dedication to include 40 feet for Wigwam Avenue;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements;
- 90 days to record required right-of-way dedications and any corresponding easements.

Building Department - Fire Prevention

- 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 #0157-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Paradise - approval.

APPROVALS:

PROTESTS:

APPLICANT: FRANK MCKOY

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