

10/05/21 PC AGENDA SHEET

SINGLE FAMILY ATTACHED
(TITLE 30)

PALM ST/CEDAR ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-21-0422-CRYSTALS LLC:

USE PERMIT to allow a single family attached residential structure.

DESIGN REVIEW for a single family attached structure on 0.1 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the west side of Palm Street, approximately 380 feet north of Cedar Street within Sunrise Manor. TS/sd/jo (For possible action)

RELATED INFORMATION:

APN:

162-01-510-023

LAND USE PLAN:

SUNRISE MANOR - RESIDENTIAL HIGH (FROM 8 DU/AC TO 18 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 1032 Palm Street
- Site Acreage: 0.1
- Number of Lots/Units: 1 (lot)/2 (units)
- Project Type: Single family attached residential (2 family dwelling)
- Number of Stories: 2
- Building Height (feet): 24.5
- Square Feet: 1,689 (each unit)

Site Plans

The plans depict a proposed 2 family dwelling on a double frontage lot. The lot has access from both Taggart Street and Palm Street. The surrounding neighborhood is a mix of single and 2 family residential uses. One unit will face Taggart Street and the other will face Palm Street. The total lot size is approximately 5,000 square feet. Due to Title 30 regulations, this lot cannot be subdivided and will remain as 1 lot with 2 attached single family units under 1 ownership. Each unit will have a concrete driveway and will have landscaped areas in the front yard and along the side yards. An existing CMU screen wall will remain along the north property line.

Landscaping

The plans depict landscape areas in the front and side yards, including trees, groundcover, and shrubs.

Elevations

The plans depict a 2 family dwelling with a pitched roofline, garage doors, stucco finish, and title roof. Architectural enhancements are shown on the elevations.

Floor Plans

The plans depict attached single family residences with the main level having the living rooms, dining rooms, kitchens, laundry’s, and powder rooms. The upstairs includes 3 bedrooms, bathrooms, linen closets, and hallways.

Applicant’s Justification

The applicant states that the proposed attached single family residences (2 family dwelling) will provide for more affordable housing in the County. The applicant is looking to expand affordable housing options within Clark County, and the proposed attached single family residences in R-2 zoning will have minimal affects on the surrounding neighborhood.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0512-02	Vacated and abandoned right-of-way	Approved by PC	May 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East, & West	Residential High (from 8 to 18 du/ac)	R-2	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

Use Permit & Design Review

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 finds the proposed 2 family dwelling within an established R-2 zone will have minimal impacts to the surrounding area. The lot is a double frontage lot that supports 2 units with their own ingress/egress and driveways. The proposed residence in part adheres to Housing Element IV, Policy 1, which states diversify housing options to meet the needs of residents and future

residents, and Urban Specific Policy 4, which states to preserve existing residential neighborhoods by encouraging vacant lots within these areas to develop at similar densities as the existing area.

Other adjacent properties are single family attached residential, and the property immediately to the north was approved for a two-family duplex (UC-0187-95). The use as proposed by the applicant is similar to the residence to the north and is compatible with the immediate neighborhood. The residential design incorporates typical single family residential features, including a pitched roof line, front and side yards, and 2 car driveways. Architectural enhancements are provided on the sides of the proposed residences and are compatible with the surrounding residential development within the area. Therefore, staff recommends approval of both 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 Comprehensive 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

- Drainage study and compliance;
- Full off-site improvements.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

TAB/CAC: Sunrise Manor - approval.

APPROVALS:

PROTESTS:

APPLICANT: THOMAS MCCLEISTER

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