

11/02/21 PC AGENDA SHEET

ACCESSORY STRUCTURE
(TITLE 30)

CAMERON ST/MAULDING AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-21-0503-D3 PROPERTY GROUP, LLC:

USE PERMITS for the following: **1)** allow an accessory building to exceed one-half the footprint of the principal dwelling; **2)** allow an accessory structure not architecturally compatible with the principal building; and **3)** waive applicable design standards on 1.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the west side of Cameron Street and the north side of Maulding Avenue within Enterprise. MN/rk/jd (For possible action)

RELATED INFORMATION:

APN:

177-07-202-012

USE PERMITS:

1. Increase the area of a proposed accessory building (metal garage) to 1,300 square feet where an accessory building with a maximum area of 720 square feet (50% of the footprint of the primary residence) is permitted per Table 30.44-1 (an 80% increase).
2. Allow an accessory structure (metal garage) not architecturally compatible with the principal building where required per Table 30.44-1.
3. Waive applicable design standards per Table 30.56-2A for architectural enhancements on all elevations.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 7575 Cameron Street
- Site Acreage: 1.1
- Project Type: Accessory structure (garage/storage building)
- Number of Stories: 1
- Building Height (feet): 13
- Square Feet: 1,300

Site Plan

The proposed detached garage is located near the northerly portion of the subject property. The accessory structure will be set back 10 feet from the north property line (adjacent single family residence), 56 feet from the west property line (adjacent single family residence), and 53 feet from the east property line (Cameron Street). The existing single family residence is located near the center portion of the property, south of the proposed accessory building. The property is enclosed by an existing 6 foot high block wall. Access to the proposed accessory structure will be from Cameron Street to the east.

Landscaping

The property has mature landscaping and groundcover throughout the site. No changes are proposed with this application.

Elevations

The plans depict a single story detached garage that is 13 feet in height, 50 feet in length, and 26 feet in width. The total square footage is 1,300 square feet. The proposed detached garage will be constructed of metal siding. Four roll-up garage doors are located on the south face of the building, with 1 pedestrian door and 1 additional roll-up door on the east face of the building.

Floor Plans

The plans show a 1,300 square foot proposed accessory structure which will be used for vehicle storage.

Applicant's Justification

According to the applicant the proposed detached garage is needed for storage; however, they are currently working with an architect to remodel the existing house and add 3,000 square feet. The proposed location was chosen because all setbacks are being met and the structure will be painted to match the existing house.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, & West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E	Single family residential
East	Public Facility	P-F	Public Park

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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 reviews use permit requests to ensure compatibility with existing and planned development in the area. The accessory structure is proposed to be placed on a 1 acre parcel and the design of the accessory structure incorporates proper building placement on the site with all required setbacks being met. The request complies with Urban Specific Policy 10 of the Comprehensive Master Plan which encourages site designs to be compatible with adjacent land uses. This property is located in a large lot RNP area in Enterprise where large accessory buildings have previously been approved; therefore, staff can support this application.

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

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that this property is currently serviced by a septic system with regard to sewage disposal; that this system falls under the jurisdiction of the Southern Nevada Health District; that this property is within 400 feet of public sanitary sewer; and that to connect to the public system, a Point of Connection request must be submitted to the CCWRD as shown on the CCWRD website.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTESTS:

APPLICANT: DEVIN L HENDERSON

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