

AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 1, 2006
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-16112 - APPLICANT/OWNER: RICHARD YOUNGBLOOD

**** CONDITIONS ****

The Planning Commission (7-0 vote) and staff recommend DENIAL, subject to:

Planning and Development

1. Conformance to all Minimum Requirements under LVMC *Title 19.04.050* for Non Habitable Accessory Structure use.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Public Works

4. Coordinate with the Southern Nevada Health District to determine if the existing septic system permit will accommodate the additional non-habitable accessory structure; if not coordinate with the City of Las Vegas Collection Systems Planning Section of the Department of Public Works regarding connection to the City of Las Vegas sewer system prior to the issuance of any permits.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is requesting approval for a Special Use Permit to allow a 2800 sq. ft. non-habitable accessory structure where a 1,670 sq ft non-habitable accessory structure is permitted at 8320 Washburn Road. The structure is a single story, 14-foot tall metal building. The applicant seeks to consolidate four, smaller structures with the proposed structure.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
10/05/06	The Planning Commission recommended denial of companion item VAR-16113 concurrently with this application. The Planning Commission voted 7-0 to recommend DENIAL (PC Agenda Item #42/mh).
<i>Related Building Permits/Business Licenses</i>	
1/21/90	R-147-90: Single Family Dwelling
1/23/97	M-6358-96: Swimming pool
3/19/02	M-1036-02: 2 x 200 sq. ft. partially covered horse corrals with breezeway.
<i>Pre-Application Meeting</i>	
08/02/06	Applicant was informed of the requirement for the Special Use Permit in relation to the Variance requested for the non-habitable accessory structure. The conditional requirements for aesthetics were also discussed.
<i>Neighborhood Meeting</i>	
N/A	N/A

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	0.67

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Single Family Residential	DR	RE
North	Single Family Residential	DR	RE
South	Single Family Residential	DR & R	RE & R-PD3
East	Single Family Residential	DR	RE
West		DR	RE

	Single Family Residential		
--	------------------------------	--	--

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan	NA	NA	NA
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts		N	N/A
Trails		N	N/A
Rural Preservation Overlay District		Y	Y
Development Impact Notification Assessment		N	N/A
Project of Regional Significance		N	N/A

DEVELOPMENT STANDARDS

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	20,000 sq. ft.	29,451 sq ft	Y
Min. Lot Width	100 feet	100 feet	Y
Min. Setbacks			
• Front	50	50	Y
• Side	10	10	Y
• Corner	15	NA	Y
• Rear	35	190	Y
Min. Distance Between Buildings	6	160	Y
Max. Lot Coverage	N/A	N/A	N/A
Max. Building Height	2 Stories or 35, whichever is less	14	Y
Trash Enclosure	N/A	N/A	N/A
Mech. Equipment	N/A	N/A	N/A

ANALYSIS

The proposed 2,800 sq ft non-habitable accessory structure exceeds the maximum allowances made in Title 19.04. Although all neighboring property owners have given written consent to the proposed structure, the size of the proposed structure stems from a self-induced hardship. If approved, the single story 14-foot tall metal building, will be required to be painted the same color as the primary structure to minimize visual incoherency.

FINDINGS

The following findings must be made for a Special Use Permit:

1. The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.
2. The subject site is physically suitable for the type and intensity of land use proposed.
3. Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.
4. Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.
5. The use meets all of the applicable conditions per Title 19.04.

In regard to 1:

The proposed use is for a non-habitable accessory structure that seeks to consolidate smaller storage structures in order to reduce clutter. As depicted on the provided site plans and elevations the structure comparable to other existing structures in the surrounding area.

In regard to 2:

The lot size as shown provides enough space to accommodate the structure.

In regard to 3:

There is no anticipated traffic impact from this proposal.

In regard to 4:

There is little affect approval of the Special Use Permit would have on the public health, safety, and welfare or the overall objectives of the General Plan. All neighboring property owners have given written consent to the proposed structure.

In regard to 5:

As proposed, the Special Use Permit does not meet the conditions as set per 19.04 for a non-habitable accessory structure therefore we recommend denial.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 8

ASSEMBLY DISTRICT 4

SENATE DISTRICT 6

NOTICES MAILED 145 by City Clerk

APPROVALS 9

PROTESTS 0