



AGENDA MEMO

CITY COUNCIL MEETING DATE: JUNE 20, 2007
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-20802 - APPLICANT/OWNER: MARK E. BROWN AND MICHELE M. BROWN

**** CONDITIONS ****

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

Planning and Development

1. 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.
2. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The project is a request for a Special Use Permit to allow a two story 1,780 square foot Guest House/Casita on a developed 0.39 acre site located at 9049 Waterfield Court in the Summerlin Planned Community Residential District. The project is subject to the Summerlin Development Standards and is an allowable use with a special use permit. The project will be compatible with surrounding residential uses. Staff recommends approval.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
12/22/1986	The Planning Commission approved a Petition of Annexation [A-0020-86(A)] to add approximately 5,637 acres generally located on the south side of Cheyenne Avenue, west of Buffalo Drive. Staff recommendation was for approval. Ordinance No. 3257 was effectuated on June 10, 1987.
05/10/07	The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #7/ja).
<i>Related Building Permits/Business Licenses</i>	
NA	
<i>Pre-Application Meeting</i>	
12/15/2006	A Pre-Application Meeting was held where Planning staff advised the applicant of the Special Use Permit requirements.
<i>Neighborhood Meeting</i>	
A Neighborhood Meeting was not held nor is one required for this application type.	
<i>Field Check</i>	
04/10/2007	A site visit was conducted to the project site and surrounding development is single family residential.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	0.39 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Single family Residential	ML (Medium Low Density Residential)	P-C (Planned Community Development)
North	Single family Residential	ML (Medium Low Density Residential)	P-C (Planned Community Development)

South	Single family Residential	ML (Medium Low Density Residential)	P-C (Planned Community Development)
East	Single family Residential	ML (Medium Low Density Residential)	P-C (Planned Community Development)
West	Single family Residential	ML (Medium Low Density Residential)	P-C (Planned Community Development)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
Summerlin	X		Y
Special Purpose and Overlay Districts			
P-C Planned Community District	X		Y
Trails		X	Y
Rural Preservation Overlay District		X	Y
Development Impact Notification Assessment		X	Y
Project of Regional Significance		X	Y

DEVELOPMENT STANDARDS

The following Summerlin Development Standards apply:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	6500 square feet	17,177 square feet	Y
Min. Lot Width	NA	NA	Y
Min. Setbacks			
• Front	-	-	
• Side	5 feet	12 feet	Y
• Corner	-	-	
• Rear	5 feet	11 feet	Y
Min. Distance Between Buildings	6 feet	15 feet	Y

ANALYSIS

The project will be located within the Summerlin Planned Community and is subject to the Summerlin Development Standards. The building will be situated south of the primary dwelling and southeast of an existing swimming pool. Setbacks for the project will be 11 feet from the rear property line and 12 feet from the side property line where three feet is required respectively. Additionally, a 15 foot separation from the main dwelling will be implemented where six feet is required.

The Summerlin Development Standards restricts Guest House Casitas to one bedroom, one bath, and a walk-in closet; no stove is allowed. The project as designed will exceed this criteria and result in a two story structure with a first floor common area, bathroom, bar, and closet; and a second story accessible via an exterior stairway leading to a balcony, exercise room with walk-in closet, bedroom with walk-in closet, and bathroom with shower. The Special Use Permit is required as the proposal will not meet the Summerlin Development Standards.

The accessory structure will be constructed at a height of 27 feet with the primary dwelling at a height of 33 feet. Adequate parking is provided on site as the property includes a 62 foot driveway. The project footprint will cover 25 percent of the rear yard.

Exterior finishes will include the use of stucco and trim as well as Spanish roof tile to complement the existing structure on site and surrounding homes within the Summerlin district.

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.**

The proposed Guest House/Casita can be implemented to blend with surrounding single family residential uses and the primary dwelling.

- 2. The subject site is physically suitable for the type and intensity of land use proposed.**

The 0.39 acre site is capable of accommodating the 1,780 square foot structure as 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.**

Traffic generation anticipated to be generated from this use is considered negligible and the capacity of the existing residential street system is adequate.

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.

Human health and public safety will not be adversely affected with implementation of the proposal.

5. The use meets all of the applicable conditions per Title 19.04.

The project is subject to the Guest House/Casita regulations established in the Summerlin Development Standards. As designed the proposal exceeds the floor plan limitations but is a permitted use with a Special Use Permit.

PLANNING COMMISSION ACTION

The Applicant agreed to all conditions.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 3

ASSEMBLY DISTRICT 2

SENATE DISTRICT 8

NOTICES MAILED 112 by City Clerk

APPROVALS 0

PROTESTS 0