



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JULY 26, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: VAR-22323 - APPLICANT/OWNER: MICHAEL ELBRADER

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

Public Works

2. The distance from the end of driveway to the back of sidewalk (or curb, if no sidewalk is proposed) shall be a minimum distance of 18 feet to prevent a car in the driveway from encroaching into the vehicular or pedestrian travel corridor.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The project is a request for a Variance to allow a 14-foot front yard setback where 20 feet is required for a proposed manufactured home on 0.14 acres at 6448 Star Jasmine Court.

The project parcel is located at the end of cul de sac and possesses substandard dimensions. Reduction of the required front yard setback will not negatively affect the existing mobile home community and as such staff is recommending approval.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
07/06/77	The Board of City Commissioners approved a request for a Reclassification of Property (Z-100-76) from R-E (Residence Estates) to R-MH (Residential Mobile/Manufactured Home) generally located on the west side of Torrey Pines Drive southwest of Craig Road.
<i>Related Building Permits/Business Licenses</i>	
NA	
<i>Pre-Application Meeting</i>	
05/25/07	A Pre-Application Meeting was held where Planning Staff advised the applicant of the Variance application requirements and the development standards that govern the R-MH (Residential Manufactured Home) Zone.
<i>Neighborhood Meeting</i>	
NA	

<i>Field Check</i>	
06/21/07	A site visit was conducted and the project parcel contains an existing mobile home, driveway, and block walls.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	0.14 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Mobile Home	L (Low Density Residential)	R-MH (Mobile Manufactured Home)
North	Mobile Home	L (Low Density Residential)	R-MH (Mobile Manufactured Home)

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South	Mobile Home	L (Low Density Residential)	R-MH (Mobile Manufactured Home)
East	Mobile Home	L (Low Density Residential)	R-MH (Mobile Manufactured Home)
West	Mobile Home	L (Low Density Residential)	

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
Centennial Hills Sector Plan	X		Y
Northwest Open Space Plan	X		NA
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District	X		Y
Trails		X	NA
Rural Preservation Overlay District		X	NA
Development Impact Notification Assessment		X	NA
Project of Regional Significance		X	NA

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following Residential Development Standards for the R-MH (Mobile-Manufactured Home) Zone apply to the subject request:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	6,500 square feet	7,306 square feet	N*
Min. Lot Width	65 feet	60 feet	N
Min. Setbacks			
• Front	20 feet	14 feet	N**
• Side	5 feet	5 and 17 feet	Y
• Corner	10 feet	NA	NA
• Rear	15 feet	15 feet	Y
Min. Distance Between Buildings	NA	NA	NA
Max. Lot Coverage	50 percent	30 percent	Y
Max. Building Height	2 stories or 35 feet	One story	Y
Trash Enclosure	NA	NA	NA
Mech. Equipment	Screened	Screened	Y

* *The subject parcel is legally nonconforming.*

***A deviation from the required Front yard setback is requested.*

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Pursuant to Title 19.12, the following Residential Landscape Standards apply:

<i>Landscaping and Open Space Standards</i>				
<i>Standards</i>	<i>Required</i>		<i>Provided</i>	<i>Compliance</i>
	<i>Ratio</i>	<i>Trees</i>		
Buffer: Min. Trees	1 Trees/30 Linear Feet	1 Tree	0 Trees	N*
TOTAL		1 Tree	0 Trees	Y
Min. Zone Width	6 Feet		14 Feet	Y

Pursuant to Title 19.10, the following parking standards apply:

<i>Parking Requirement</i>							
<i>Use</i>	<i>Gross Floor Area or Number of Units</i>	<i>Parking Ratio</i>	<i>Required</i>		<i>Provided</i>		<i>Compliance</i>
			<i>Parking</i>		<i>Parking</i>		
			Regular	Handi-capped	Regular	Handi-capped	
Manufactured Home	2,178 square feet	NA	2 spaces	1	2	1	Y
SubTotal			2 spaces		2 spaces		
TOTAL			2 Spaces		2 spaces		Y

ANALYSIS

The project site is currently developed with a one-story single family mobile home residence and is located within an existing developed mobile home park community. The applicant proposes to install a new prefabricated 2,178 square foot single family house upon a 0.14 acre parcel with substandard dimensions and a tapered lot frontage. Title 19.08 Residential Development Standards requires a 20 foot front yard setback and the requested deviation is to allow for a 14 foot setback. The project request for reduction of the front setback will not result in adverse effects to the surrounding community and as such staff supports the request.

In addition, on-site parking standards per Title 19.04 and 19.10 require manufactured homes to provide two spaces per site including a minimum driveway length of 18 feet. The project site depicts a driveway extended 17 feet from the back of sidewalk inconsistent with driveway dimension requirements for single family residential. A condition will be incorporated into the project requiring a revised site plan showing an 18 foot setback measured from the back of sidewalk to comply with Title 19.

FINDINGS

In accordance with the provisions of Title 19.18.070(B), Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

JA

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1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature.

Additionally, Title 19.18.070L states:

Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution.

The subject parcel is a substandard lot containing a narrow front dimension and is located at the bulb of an existing cul de sac. No adverse effects to the community would result with granting of the deviation of the required front yard setback therefore staff recommendation is for approval.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 4

ASSEMBLY DISTRICT 1

SENATE DISTRICT 4

NOTICES MAILED 325

APPROVALS 4

PROTESTS 0