



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 6, 2007
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABYANCE - VAR-25012 - APPLICANT/OWNER:
RICHMOND AMERICAN HOMES OF NEVADA, INC.

**** CONDITIONS ****

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

Planning and Development

1. Conformance to the conditions for Rezoning (Z-0024-99), Site Development Plan Review (SDR-8581), and the Lone Mountain West Plan Development Standards if approved.
2. 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.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This application is seeking approval for a Variance to allow a seven-foot rear yard setback where a 10 foot setback is required for a Single Family Dwelling located at 10727 Dedham Court (Lot 32). Although the current lot accommodates a 12-foot rear yard setback, the applicant is proposing to move the rear property line five feet to the north with a Boundary Line Adjustment, thus resulting in a seven-foot rear yard setback. The applicant has explained that the Boundary Line Adjustment and the resulting Variance request are both required to remedy the placement of a retaining wall with a five-foot landscape planter in the rear yard of the opposing property.

Staff recommends denial of this request as it is completely self-imposed in nature.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
2/04/04	The City Council approved a Site Development Plan Review (SDR-3391) for a proposed private school, primary. The Planning Commission and staff recommended approval of this request.
8/18/04	The City Council approved a Major Modification (MOD-4484) to the Lone Mountain West Plan from NC (Neighborhood Commercial) to ML (Medium Low Density Residential). The Planning Commission recommended approval of this request, but staff recommended denial.
5/26/05	Site Development Plan Review (SDR-5565) was a request for a proposed 30-lot single-family residential development. Variance (VAR-5567) was a request to allow 9,285 square feet of open space where 9,900 square feet is the minimum required for a proposed 30-lot single-family residential development. These items were tabled at the request of the applicant.
10/19/05	The City Council approved a request for a Site Development Plan Review (SDR-8581) for a proposed 43-lot single-family residential development; and a Waiver of Section 3.5.3 of the Lone Mountain West Master Development Plan to allow a 3.5 foot setback where a setback of less than two feet or more than ten feet is required. The Planning Commission and staff recommended approval.
11/03/05	The Planning Commission approved a request for a Tentative Map for a 43-lot Single Family Residential subdivision on 5.00 acres adjacent to the southwest corner of Cliff Shadows Parkway and Alexander Road. Staff recommended approval.
11/08/07	The Planning Commission accepted the applicants request for an abeyance to the 12/06/07 Planning Commission meeting. Staff recommends denial.

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<i>Related Building Permits/Business Licenses</i>	
10/09/07	Building Permit #97824 issued for Single Family Dwelling Tract Home at 10727 Dedham Court. This permit has not received a final inspection.
<i>Pre-Application Meeting</i>	
9/19/07	A pre-application meeting was held with staff to discuss the requirements for submitting a Variance request that will be required with the completion of a Boundary Line Adjustment of the rear property line of eight separate parcels.
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required, nor was one held.	
<i>Field Check</i>	
10/09/07	A field check was completed by staff with the following observations: <ul style="list-style-type: none"> • The retaining wall and screen wall have been completed. • Construction on the single family dwelling to the south has been completed • The subject parcel (Lot 32) has forms in place waiting to cast the foundation.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	0.06 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	PCD (Planned Community Development -Lone Mountain West)	P-D (Planned Development - Medium-Low Density Residential - Lone Mountain West Special Land Use Designation)
North	Undeveloped	PCD (Planned Community Development -Lone Mountain West)	P-D (Planned Development - Medium-Low Density Residential - Lone Mountain West Special Land Use Designation)
South	Undeveloped	PCD (Planned Community Development -Lone Mountain West)	P-D (Planned Development - Medium-Low Density Residential - Lone Mountain West Special Land Use Designation)

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East	Undeveloped	PCD (Planned Community Development -Lone Mountain West)	P-D (Planned Development - Medium-Low Density Residential - Lone Mountain West Special Land Use Designation)
West	Single Family Dwelling	PCD (Planned Community Development -Lone Mountain West)	P-D (Planned Development - Medium-Low Density Residential - Lone Mountain West Special Land Use Designation)

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

Lone Mountain West

This site is categorized under the ML (Medium-Low Density Residential) Lone Mountain West Special Land Use Designation. This special land use category provides for the development of higher density detached, single-family product types including, but not limited to, compact lots and zero lot line, and two story buildings (up to 12 dwelling units per gross acre) within the Lone Mountain West Master Plan Area.

DEVELOPMENT STANDARDS

The following required standards were established with the approval of Site Development Plan Review (SDR-8581)

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Proposed</i>	<i>Compliance</i>
Min. Setbacks				
• Front	10 Feet	10 Feet	10 Feet	Y
• Side	3.5 Feet*	3.5 Feet*	3.5 Feet*	Y
• Corner	3.5 Feet	3.5 Feet	3.5 Feet	Y
• Rear	10 Feet	12 Feet	7 Feet	Y**
Max. Building Height	2 Stories / 35 Feet	2 Stories		Y

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**The Lone Mountain West Master Plan stipulates in section 3.5.3 that internal property line setbacks shall be either two feet (2) and smaller or ten feet (10) and greater. A Waiver for the 3.5 feet side yard setback was approved as a part of the Site Development Plan Review (SDR-8581).*

***Although the current configuration complies with the 12-foot rear yard setback as established with the approval of SDR-8581, the applicant is seeking to complete a Boundary Line Adjustment that will relocate the rear property line of this property five feet to the north.*

ANALYSIS

This specific Variance request for the .06 acre parcel at 10727 Dedham Court (Lot 32 of the Alexander/Cliff Shadows Residential Subdivision) has been submitted in conjunction with three adjacent Variance requests that are similar in nature. The applicant is seeking to secure approval of the requested Variance to allow a seven foot rear yard setback prior to making a five-foot adjustment to the rear property lines for eight separate dwelling units. The Variance will be required if the Boundary Line Adjustment is approved, as the existing 12-foot setback will only be reduced to a seven foot setback where a ten foot setback is required.

Because the applicant is seeking to remedy a self-imposed hardship with the relocation of a property line versus rebuilding an improperly placed wall, staff recommends denial.

FINDINGS

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

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 19.18.070(L) 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.

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No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by failing to adhere to their own approved site plan by improperly installing a retaining wall into the rear yard of the adjoining property. An alternative would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the sites physical characteristics, it is concluded that the applicants hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 6

ASSEMBLY DISTRICT 4

SENATE DISTRICT 9

NOTICES MAILED 224

APPROVALS 0

PROTESTS 0