



AGENDA MEMO - PLANNING

CITY COUNCIL MEETING DATE: OCTOBER 19, 2011

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT/OWNER: CHRISTOPHER S. ALLEN

**** STAFF RECOMMENDATION(S) ****

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
SUP-42639	Staff recommends APPROVAL, subject to conditions:	N/A

**** CONDITIONS ****

SUP-42639 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for an Accessory Structure (Class I) use.
2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Staff Report Page One
October 19, 2011 – City Council Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Special Use Permit for an Accessory Structure (Class I) on a .60 acre site at 1125 Cahlan Drive. The applicant is proposing the conversion of an existing 640 square-foot Accessory Structure (Class II) to an Accessory Structure (Class I) with a kitchen for use as a pool house and guest quarters. Currently the structure is utilized as a workshop and storage building. The proposed changes to the structure are minor in nature, comply with Title 19 standards and will not have a negative impact on the surrounding area; therefore, staff recommends approval.

ISSUES

- An Accessory Structure (Class I) use is permitted in the R-E (Residence Estates) zoning district with the approval of a Special Use Permit.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
07/24/02	The City Council approved a request for a General Plan Amendment (GPA-0047-01) to amend portions of the Southeast Sector map of the General Plan in the general vicinity of the Charleston Boulevard/Rancho Drive intersection from SC (Service Commercial) to O (Office); from R (Rural Density Residential) to DR (Desert Rural Density Residential); from O (Office) to DR (Desert Rural Density Residential) and; from L (Low Density Residential) to DR (Desert Rural Density Residential) in accordance with the recommendations of the Rancho Charleston Land Use Study and Strategic Plan. The Planning Commission recommended denial, whereas the Department of Planning staff recommended approval.
12/03/08	The City Council approved a request for a Special Use Permit (SUP-30239) for an existing 640 square-foot Accessory Structure (Class I) with kitchen at 1125 Cahlan Drive. The Planning Commission and staff recommended approval. This approval expired on 12/03/10.
09/13/11	The Planning Commission voted (7-0) to recommend APPROVAL (PC Agenda Item 10/jg).

<i>Most Recent Change of Ownership</i>	
04/02/03	A deed was recorded for a change in ownership.

Staff Report Page Two
October 19, 2011 – City Council Meeting

<i>Related Building Permits/Business Licenses</i>	
03/22/55	A building permit (21822) was issued for a single family residence at 1125 Cahlan Drive.
11/15/66	A building permit (35459) was issued for a 640 square-foot accessory structure at 1125 Cahlan Drive.
08/08/03	A building permit (03017066) was issued for a pool and spa at 1125 Cahlan Drive. The permit was finalized on 03/29/04.
02/26/09	A building permit (134441) was processed for the conversion of a 640 square-foot Accessory Structure (Class II) to an Accessory Structure (Class I) at 1125 Cahlan Drive. The permit was never issued.
07/12/11	A building permit (191037) was issued for an investigation inspection for previously completed work that was done without permits at 1125 Cahlan Drive. The permit is currently open.

<i>Pre-Application Meeting</i>	
07/12/11	A pre-application meeting was held with the applicant, where the submittal requirements for a Special Use Permit were discussed. It was determined that a waiver for the mechanical equipment (air conditioner) on the room is not required.

<i>Neighborhood Meeting</i>
A neighborhood meeting was not required, nor was one held.

<i>Field Check</i>	
08/04/11	A field check by staff noted that the subject site is a well maintained single family residence.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	0.61

<i>Surrounding Property</i>	<i>Existing Land Use Per Title 19.12</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property	Single Family, Detached	DR (Desert Rural Density Residential)	R-E (Residence Estates)
North	Single Family, Detached	DR (Desert Rural Density Residential)	R-E (Residence Estates)
	House of Worship	O (Office)	O (Office)

Staff Report Page Three
October 19, 2011 – City Council Meeting

<i>Surrounding Property</i>	<i>Existing Land Use Per Title 19.12</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
South	Single Family, Detached	DR (Desert Rural Density Residential)	R-E (Residence Estates)
East	Single Family, Detached	DR (Desert Rural Density Residential)	R-E (Residence Estates)
West	Single Family, Detached	DR (Desert Rural Density Residential)	R-E (Residence Estates)

<i>Master Plan Areas</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Master Plan Area		X	N/A
<i>Special Purpose and Overlay Districts</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District (175 feet)	X		Y
Trails		X	N/A
Rural Preservation Overlay District	X		Y
Las Vegas Redevelopment Plan Area		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.06/060, the following standards apply:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	20,000 SF	26,571 SF	Y
Min. Lot Width	100 Feet	143 Feet	Y
Min. Setbacks (Accessory Structure)			
• Front	Not Allowed	N/A	N/A
• Side (North)	3 Feet	13 Feet	Y
• Side (South)	3 Feet	114 Feet	Y
• Rear	3 Feet	15 Feet	Y
Min. Distance Between Buildings	6 Feet	45 Feet	Y
Max. Lot Coverage	N/A	N/A	N/A
Size and Coverage: (Accessory Structure)			
% Floor area of the principal dwelling unit	50 %	24 %	Y
Max. Rear Yard Coverage	50 %	5 %	Y
Max. Building Height	14 Feet	10 Feet	Y

Staff Report Page Four
October 19, 2011 – City Council Meeting

<i>Street Name</i>	<i>Functional Classification of Street(s)</i>	<i>Governing Document</i>	<i>Actual Street Width (Feet)</i>	<i>Compliance with Street Section</i>
Cahlan Drive	N/A	N/A	60	N/A

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement						
Use	Required			Provided		Compliance
	Parking Ratio	Parking		Parking		
		Regular	Handi-capped	Regular	Handi-capped	
Single Family, Detached	2 spaces per dwelling unit	2				
Accessory Structure (Class I)	One additional space must be provided beyond the number of spaces normally required	1				
TOTAL SPACES REQUIRED		3		3	Y	

ANALYSIS

The structure has been on the site since 1966 and was constructed as a shop and storage building. The applicant indicates that the structure is to be used as a pool house and guest quarters, and will contain a kitchen. The lot size has adequate parking for the main structure, as well as a space depicted to accommodate a vehicle near the Accessory Structure. As the proposed changes to the structure are in compliance with Title 19 standards and will have no impact on adjacent properties, staff recommends approval.

FINDINGS (SUP-42639)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

- 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 existing Accessory Structure (Class II) has been on the property since 1966, and continues to be harmonious and compatible with the subject property and the surrounding properties. The change in use to an Accessory Structure (Class I) will not alter the character of the structure. There will be no negative impacts to the surrounding area.

Staff Report Page Five
October 19, 2011 – City Council Meeting

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

The subject site is large enough to easily accommodate the existing accessory structure and the proposed change to an Accessory Structure (Class I). The subject site is physically suitable for the type and intensity of the proposed Accessory Structure (Class I).

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.

The subject site is accessed by Cahlan Road, which is of sufficient size to accommodate the needs of the proposed Accessory Structure (Class I) 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.

Approval of the Special Use Permit is consistent with the General Plan and will not compromise the public health, safety, or welfare.

5.The use meets all of the applicable conditions per Title 19.12.

All Title 19.12 requirements for an Accessory Structure (Class I) are satisfied by this request.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

22

NOTICES MAILED

157 (By City Clerk)

APPROVALS

3

PROTESTS

2