



Planning Commission Agenda Item

Date: March 10, 2021

Item No: 9.

TO: Planning Commission

FROM: Marc Jordan, Director Land Development & Community Services
Prepared By: Amy Michaels

SUBJECT: SUP-06-2021 CATTLEMAN ACCESSORY DWELLING UNIT (Public Hearing). Applicant: Jeffrey Terry. Request: A special use permit in an R-E (Ranch Estates District) to allow a 597 square foot accessory dwelling unit. Location: 4620 Cattleman Avenue.

RECOMMENDATION: APPROVAL WITH CONDITIONS

PROJECT DESCRIPTION: (APN 139-06-211-004).

The applicant is requesting a special use permit to allow an approximate 595 square foot accessory dwelling unit at 4620 Cattleman Avenue. The site is zoned R-E, Ranch Estates Residential District with a Comprehensive Plan Land Use designation of Ranch Estates.

BACKGROUND INFORMATION:

Previous Action
N/A

RELATED APPLICATIONS:

Application #	Application Request
N/A	

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Ranch Estates	R-E, Ranch Estates Residential District	Single-Family Residential
North	Ranch Estates	R-E, Ranch Estates Residential District	Single-Family Residential
South	Ranch Estates	R-E, Ranch Estates Residential District	Single-Family Residential
East	Ranch Estates	R-E, Ranch Estates Residential District	Single-Family Residential
West	Ranch Estates	R-E, Ranch Estates Residential District	Single-Family Residential

DEPARTMENT COMMENTS:

Department	Comments
Public Works:	No Comment.
Police:	No Comment.
Fire:	No Comment.
Clark County School District	No Comment.
Clark County Department of Aviation:	No Comment.

ANALYSIS

The applicant is requesting a special use permit to allow an accessory dwelling unit that is approximately 595 square feet in size at 4620 Cattleman Drive. The floor plans submitted by the applicant indicates one (1) bedroom; one (1) bathroom; kitchen area; and a living room.

Title 17 Section 17.20.030.F.2.(c) allows for detached accessory dwelling units within the R-1, Single-Family Low Residential District with a special use permit. Single-family homes with a minimum lot area of six thousand (6,000) square feet may be allowed one guest house/casita-not to exceed fifty (50) percent of the living area of the principal dwelling or eight hundred (800) square feet, whichever is less.

The existing single-family dwelling is located in an R-E, Ranch Estates Residential District and was constructed in 1989. The lot is approximately 15,811 square feet with a

1,477 square foot home existing on the site. The applicant is requesting to build a 595 square foot accessory dwelling unit in the rear yard of the lot.

The proposed site plan shows the accessory structure to be 595 square feet in size which meets the code requirements of less than eight hundred (800) square feet. Setback requirements for an accessory dwelling unit are three (3) feet from the rear property line and three (3) feet from the interior side property line. The proposed site plan shows the setbacks as twenty-one (21) feet from the side property line and thirty-four (34) feet from the rear property line which is in compliance with code requirements. Code allows the maximum height of an accessory dwelling unit to be no more than twelve (12) feet in height. The proposed site plan does not have the height of the proposed accessory dwelling unit but it appears to be in compliance with code. This can be reviewed at the time of the building permit.

The applicant has provided elevations for the proposed accessory dwelling unit. The elevations show a stucco exterior with an asphalt shingle roof. The code requirements for roofs is clay tile or concrete, however the residence was built prior to the current code requirements and the accessory dwelling matches the material of the primary residence. The letter of intent states that the materials will match the existing dwelling unit and will be painted to match. The colors were not provided on the elevations, however that is minor and can be reviewed at the time of the building permit.

Code Section 17.20.030.F.2(c) requires that all accessory dwelling units have an off-street parking space. The proposed site plan does show an off street parking space. The current residence has a wide driveway that accommodates the requirement of off-street parking and is in compliance with code requirements.

The accessory dwelling unit is permitted with approval of a special use permit if all the conditions that apply in Section 17.20.030.F.2.(c) have been meet. The applicants lot meets the required minimum 6,000 square feet and the accessory dwelling includes a kitchen and a restroom. The accessory dwelling unit should not pose any negative or adverse effect on the surrounding neighborhoods. Staff is recommending approval of the special use permit request subject to conditions.

Requirements for Approval of a Special Use Permit

In accordance with the Zoning Ordinance, the Planning Commission may, by motion, grant a special use permit if the Planning Commission finds, from the evidence presented, that all of the following facts exist:

1. The proposed use is consistent with the Comprehensive Master Plan and all applicable provisions of this Code and applicable State and Federal regulations;
2. The proposed use is consistent with the purpose and intent of the zoning district in which it is located and any applicable use-specific standards and criteria in

Chapter 17.20 of this Code;

3. The proposed use is compatible with adjacent uses in terms of scale, site design, and operating characteristics (such as, but not limited to, hours of operation, traffic generation, lighting, noise, odor, dust, and other external impacts);
4. Any significant adverse impacts anticipated to result from the use will be mitigated or offset to the maximum extent practicable; and
5. Facilities and services (including sewage and waste disposal, water, gas, electricity, police and fire protection, and roads and transportation, as applicable) will be available to serve the subject property while maintaining adequate levels of service for existing development.

CONDITIONS:

Planning and Zoning:

1. Unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
2. Accessory dwelling unit shall be painted to match the existing principal dwelling unit.

ATTACHMENTS:

Letter of Intent

Site Plan

Floor Plan

Elevation

Clark County Assessor's Map

Location and Zoning Map