



Planning Commission Agenda Item

Date: August 10, 2022
Item No: 7.

TO: Planning Commission

FROM: Marc Jordan, Director Land Development & Community Services
Prepared By: Sharienne Dotson

SUBJECT: **SUP-32-2022 NELSON RESIDENCE #1 (Public Hearing).** Applicant: Raul Avendano. Request: A special use permit in an R-2 (Single-Family Medium Density District) to allow a single-family residence. Location: 1304 Nelson Avenue. (Ward 1) (For possible action)

RECOMMENDATION: APPROVE WITH CONDITIONS

PROJECT DESCRIPTION: (APN 139-14-810-073)

The applicant is requesting approval of a special use permit to allow a single-family residence. The property is located at 1304 Nelson Avenue on approximately 0.18 acres. The property is zoned R-2, Single-Family Medium Density District and the Comprehensive Master Plan Land Use designation for the subject site is Downtown Business District.

BACKGROUND INFORMATION:

Previous Action
N/A

RELATED APPLICATIONS:

Application #	Application Request
N/A	

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Downtown Business District	R-2, Single-Family Medium Density District	Undeveloped
North	Downtown Business District	R-2, Single-Family Medium Density District	Single Family and two-family Homes
South	Downtown Business District	R-2, Single-Family Medium Density District	Single Family and two-family Homes
East	Downtown Business District	R-2, Single-Family Medium Density District	Single Family and two-family Homes
West	Downtown Business District	R-2, Single-Family Medium Density District	Single Family and two-family Homes

DEPARTMENT COMMENTS:

Department	Comments
Public Works:	See attached memorandum.
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 a single-family residence at 1304 Nelson Avenue. The proposed house will be located on an 8,100 (60' X 135') square foot lot in an R-2, Single-Family Medium Density District. The proposed house is approximately 1,695 square feet in area with an attached two-car garage.

Access to the home will be from one driveway on Nelson Avenue. According to the submitted site plan, the home will meet all required setbacks for a single-family home in the R-2 District. Architecturally, the home is a rather simple suburban style home with a stucco exterior and concrete tile roof. The single-story home is approximately 12 ½ feet in height, with a maximum height of 16.79 feet to the top of the ridgeline. The home is designed with a two-car garage with front and rear porch / patios.

The proposed lot is within the more mature portion of the City. The R-2, Single-Family Medium Density District allows single-family homes with approval of a special use

permit. When reviewing the compatibility of a single-family home within a neighborhood, we try to predict the impact on the surrounding uses. The surrounding uses are a mix of single-family and two-family residential uses.

The proposed site plan and building elevations are generally in compliance with the design standards for a single-family home. However, some minor modifications are necessary to comply with the residential design standards. The two-car garage is required to have interior dimension of 20' X 20'. Additionally, more architectural enhancements are necessary around the doors and windows of the home. Specifically, pop-outs and beltlines should be used to provide more embellishment to the home. In addition, each dwelling should have an exterior color that is earth tone, warm pastel or neutral colors and should not be the same color scheme as the adjacent home to west or east of the proposed site. Any modifications can be addressed at the building permit process.

The applicant did not submit a separate landscape plan. The site plan submitted does not indicate the required two (2) trees planted between the sidewalk and front of each house with an in-ground irrigation system for the front and side yards. The heating and air-conditioning equipment is not indicated on the site plan; however, it will need to be ground mounted and screened from view of the right-of-way. Any modifications can be addressed at the building permit process.

The proposed use is compatible with the zoning designation, and should be compatible with the adjacent uses and surrounding neighborhood. Staff has no objections to the proposed use and recommends approval with 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. Each dwelling should have an exterior color that is earth tone, warm pastel or neutral colors and should not be the same color scheme as the adjacent home to west or east of the proposed site.
3. All mechanical equipment must be screened from view of right-of way.
4. A landscape plan and irrigation plan is required with the building permit.

ATTACHMENTS:

Public Works Memorandum
Letter of Intent
Site Plan
Floor Plan
Building Elevation
Clark County Assessor's Map
Location and Zoning Map