



Planning Commission Agenda Item

Date: February 14,
2024

Item No: 4

TO: Planning Commission

FROM: Alfredo Melesio, Jr., AICP, EDFP, Director of Land Development & Community Services
Prepared By: Bryan Saylor, Planner

SUBJECT: SUP-75-2023 MOJICA FAMILY NEW HOUSE (Public Hearing).
Applicant: Elder Mojica. Request: A Special Use Permit in an R-A/DC (Redevelopment Area/Downtown Core Subdistrict) to allow a Single-Family Dwelling. Location: 106 Oxford Avenue. (APN 139-22-711-069). Ward 1. (For Possible Action)

RECOMMENDATION: APPROVE WITH CONDITIONS

PROJECT DESCRIPTION:

The applicant is requesting Planning Commission consideration of a Special Use Permit to allow a single-family dwelling located in a R-A/DC (Redevelopment Area/Downtown Core) zoned property located at the northwest corner of Oxford Avenue and Stanford Street. The Comprehensive Master Plan Land Use for this 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-A/DC Redevelopment Area / Downtown Core	Undeveloped Land
North	Downtown Business District	R-A/DC Redevelopment Area / Downtown Core	Existing Multi-Family Residential
South	Downtown Business District	R-A R-2 Redevelopment Area Medium Family Residential Subdistrict	Existing Multi-Family Residential
East	Downtown Business District	R-A/DC Redevelopment Area / Downtown Core	Existing Single-Family Residential
West	Downtown Business District	R-A/DC Redevelopment Area / Downtown Core	Existing Multi-Family Residential & Undeveloped Land

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 proposing to construct a new 2,870 square foot primary family residence on a 0.17-acre parcel located at the northwest corner of Oxford Avenue and Stanford Street. The site is located within the Downtown Core portion of the Redevelopment Area. This is one of three (3) activity centers within the city to emphasize pedestrian friendly mixed-use development in an area that offers a variety of shopping, dining, entertainment and civic activity. The



area to the north is currently under redevelopment for new shopping and restaurant destinations along Lake Mead Boulevard. The proposed site has been vacant for decades and is surrounded by a mix of existing single-family residential, multi-family residential and other undeveloped properties. Currently, the address is listed as Oxford Avenue, but the proposed design will require an address change as the front of the residence will be located on Stanford Street. This can be addressed during the building permit process.



The proposed site currently has drive access from both Oxford Avenue and Stanford Street. The existing vehicle access from Oxford Avenue is not proposed for use, while the access from Stanford Street will need to be enlarged as the main drive access for the property. It is currently a single

vehicle access and will have to be modified, per the condition of approval from Public Works, to accommodate the two (2) vehicle driveway being proposed.

The elevations provided by the applicant do not meet the design requirements listed in Title 17 for a single-family dwelling. The design of the elevations will need to be modified to add more architectural character and articulation to break up the



An architectural beltline or wainscoting will need to be added to reduce the blocky appearance. The garage should have a pop-out or other architectural features added to the garage wall plane and the door shall be recessed. The windows on the east and south elevations should be recessed and dressed with pop-outs and additional architectural detail such as window treatments, additional trim, mullions, shutters or pot shelves. The submitted landscaping plan is appropriate and meets the single-family design requirements.

Although there are a few issues that need to be addressed, staff does not anticipate any negative impacts on the existing neighborhood. Staff recommends approval of the Special Use Permit subject to the conditions listed

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. A change of address will be required from the current address on Oxford Avenue to Stanford Street.
3. The perimeter wall must be decorative as defined in the Title 17.24.060 Zoning Ordinance.
4. The exterior elevations of the structure must meet or exceed the design requirements

in the Title 17.24.090.D Zoning Ordinance

Public Works:

5. All known geologic hazards shall be shown on any preliminary development plan, and the civil improvement plans. Geological hazards such as fault lines or fissures affecting residential structures may substantially alter the layout. The footprint of proposed structures shall be plotted on the plans and a minimum width of five (5) feet shall be provided from the edge of any proposed structure to the nearest fault and/or fissure.
6. Approval of a drainage study is required prior to submittal of the civil improvement plans.
7. All residential driveway geometrics shall be in compliance with the Uniform Standard Drawings for Public Works' Construction Off-Site Improvements Drawing Number 222.
8. Proposed residential driveway slopes shall not exceed twelve percent (12%).
9. The existing driveways shall be reconstructed to meet the current code.
10. All Nevada Energy easements, appurtenances, lines and poles must be shown and shall be located entirely within the perimeter landscape area of this development. Distribution lines, existing or proposed, shall be placed underground if impacted by the proposed development of the parcel or if the pole impedes upon the proper ADA clearances for sidewalk. Under no circumstances will new down guy wires be permitted.

ATTACHMENTS: .

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