



Planning Commission Agenda Item

Date: June 12, 2024

Item No: 8

TO: Planning Commission

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

SUBJECT: SUP-15-2024 BONILLA RESIDENCE (Public Hearing). Applicant: Antonio Bonilla. Request: A Special Use Permit in an R-3 (Multi-Family Residential District) to allow a Single-Family Dwelling. Location: 2433 Statz Street. (APN 139-13-410-181). 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-3 (Multi-family Residential District) zoned property located on the west side of Statz Street 375 feet north of Carey Avenue. 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-3 Multi-Family Residential District	Undeveloped Property

North	Downtown Business District	R-3 Multi-Family Residential District	Existing Multi-Family
South	Downtown Business District	R-3 Multi-Family Residential District	Existing Multi-Family
East	Downtown Business District	R-3 Multi-Family Residential District	Existing Multi-Family
West	Downtown Business District	R-3 Multi-Family Residential District	Existing Multi-Family

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:

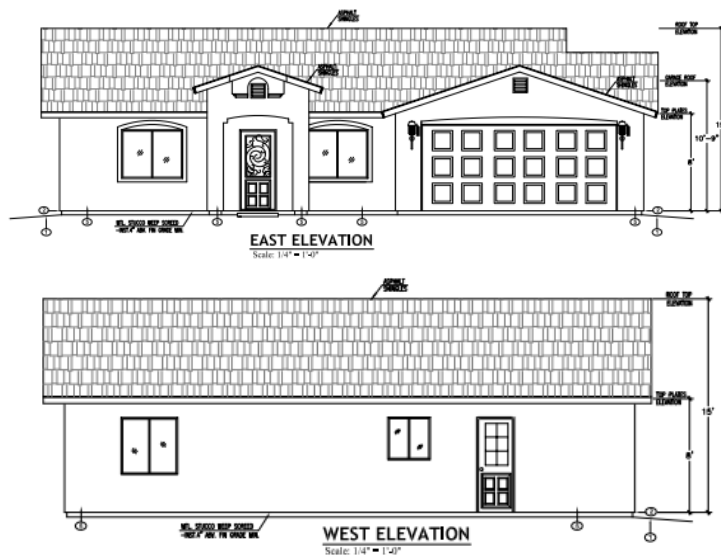
The applicant is proposing to construct a new 1,293 square foot primary family residence on a 0.19-acre parcel located on Statz Street approximately 375 feet north of Carey Avenue. The site is located within the Downtown Business District portion of the Redevelopment Area.

The Downtown Area is one of three (3) activity centers within the city and is intended to provide a strong sense of place to emphasize pedestrian friendly neighborhoods in an area that offers a variety of shopping, dining, entertainment and civic activity. The proposed site



currently has an existing drive access from Statz Street potentially wide enough for a two (2) car driveway, this can be reviewed during the building permit process.

The R-3 zoning designation is generally for multi-family residential developments. However, single-family homes are an allowed use under this zoning designation as long as setbacks, height requirements and single-family design standards are met. The site plan provided by the applicant shows that the proposed residence does meet the minimum twenty (20) foot setback for the front of the house to the patio columns. The minimum side setback of five (5) feet is maintained on the southern elevation while the northern side setback is ten (10) feet wide. The minimum rear setback of fifteen (15) feet is more than met by the sixty-nine (69) feet from the rear of the house to the back wall. The proposed house is also fifteen (15) feet in height where a maximum of thirty-five (35) feet is allowed.



The elevations provided by the applicant generally meet the design requirements listed in Title 17 for a single-family dwelling. However, there are a few issues that will need to be addressed. The applicant has listed asphalt tiles as their roofing material which is not permitted per the City's design requirements. Concrete or clay tile, standing seam or other Class A roofing materials with a similar look may be utilized. Another issue is the roof mounted air conditioner which is also not permitted. A ground mounted unit must be installed and screened from view. The

proposed colors are not permitted, the body and trim of homes are required to be beige, tan and earth tones. Warm pastels and neutral colors indigenous to the Las Vegas Valley. Black and bright white are not allowed other than as an accent color. One other concern is that the



garage does not appear to meet the required minimum width of twenty (20) feet of unobstructed space. All of these issues will need to be addressed prior to the issuing of any building permits, but can be addressed during that process.

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:

The proposed use is consistent with the Comprehensive Master Plan and all applicable provisions of this Code and applicable State and Federal regulations;

The construction of a single-family residence in the Downtown Business District is allowed.

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;

The construction of a single-family residence in the R-3 Multifamily Residential District is allowed and more feasible at this particular location.

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);

A single-family residential unit is less intense than the multi-family residential units surrounding it, and should not pose any type of burden on the surrounding properties.

Any significant adverse impacts anticipated to result from the use will be mitigated or offset to the maximum extent practicable; and

There are no foreseen adverse impacts arising from this use and this location.

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.

All vital services and utilities are available to the proposed site. Public Works, Fire Prevention, and the Police Department have no comment or concern for the proposed development.

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

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. The exterior elevations design and colors must be in compliance with the design requirements in the Title 17.24.090.D Zoning Ordinance.

Public Works:

3. All known geologic hazards shall be shown on the preliminary development plan, and the civil improvement plans. The footprint of proposed structures shall be plotted on all lots impacted by faults and/or fissures 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.
4. Approval of a drainage study is required prior to submittal of the civil improvement plans.
5. All residential driveway geometrics shall be in compliance with the Uniform Standard Drawings for Public Works' Construction Off-Site Improvements Drawing Number 222.
6. The existing residential driveway shall be reconstructed to be in compliance with the Uniform Standard Drawings for Public Works' Construction Off-Site Improvements Drawing Number 223.
7. Proposed residential driveway slopes shall not exceed twelve percent (12%).
8. The property line is encroaching 2' into the public right-of-way. A revocable encroachment permit will be required for any work within the public right-of-way.

ATTACHMENTS:

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