



# Planning Commission Agenda Item

Date: November 08, 2017  
Item No: 5.

**TO:** Planning Commission

**FROM:** Alfredo Melesio, Jr., AICP, Director Land Development & Community Services  
Prepared By: Robert Eastman

**SUBJECT: UN-55-17 (60257) WOODS GARAGE (Public Hearing).** Applicant: Kahea and Vicki Woods. Request: A special use permit in an R-1 (Single-Family Low Density District) to allow an 864 square foot accessory building (detached garage) where 600 square feet is the maximum area allowed. Location: 4430 Buck Creek Circle. (APN 139-07-111-022). (For possible action)

**RECOMMENDATION:**

The Land Development and Community Services Department recommends that UN-55-17 be approved subject to conditions.

**GENERAL INFORMATION:**

Comprehensive Plan:	Single-Family Low
Existing land use and zoning:	Single-Family Residential; R-1, Single-Family Low Density District
Surrounding land use and zoning:	<u>North:</u> Single-Family Residential; R-1, Single-Family Low Density District <u>East:</u> Single-Family Residential; R-1, Single-Family Low Density District <u>South:</u> Single-Family Residential; R-1, Single-Family Low Density District <u>West:</u> Single-Family Residential; R-1, Single-Family Low Density District

**BACKGROUND INFORMATION:**

The applicant is requesting Planning Commission approval to allow an accessory building that is approximately 864 square feet in size and 14' 6" in height with the peak of the roof at 17' in height. The maximum accessory building size on lots less than 15,000 square feet is 600 square feet. The proposed accessory building would be located in the rear of the yard and will be used for storage of the owner's personal vehicles.

The site is a single-family home lot that is approximately 12,200 square feet in size. The principal structure of the home was constructed in 1990. The home is approximately 2,300

square feet in size and is a two-story home with a height of 27'. The proposed garage will be stucco sided with concrete tile roof to match the existing home.

**DEPARTMENT COMMENTS:**

Public Works:	Please see attached Memorandum
Building Safety:	Please see attached Memorandum
Police:	No comments
Fire:	No comments

**ANALYSIS**

In general accessory structures are required to be clearly subordinate to the principal structure. The accessory building directly serves the principal building and use of the land and is subordinate in term of area, extent and purpose. An accessory building shall not exceed the height of the principal structure, except for those structures exempt from the height requirements of the Code. (Note: the structures exempt from the height requirements are public assembly areas in religious and public/Semi-Public buildings and towers, monuments, and storage tanks used in the manufacturing process)

The proposed garage is clearly subordinate to the principal use (home) and is smaller in both area and height. The proposed accessory garage is also secondary in purpose and serves the home. The neighborhood is within a Single-Family Residential; R-1, Single-Family Low Density District, and contains many lots that range in size from 6,000 to 15,000. Most homes within the neighborhood are two story and many of the homes within the neighborhood have accessory structures. Many of the accessory structures within the neighborhood are larger than 600 square feet in area. The proposed accessory garage should not create a negative impact on the neighborhood nor will it be unusual in this neighborhood.

One concern with the proposed accessory garage is the driveway to the garage. The lot currently does not comply with ordinance requirements. Every front yard may contain no more than 50% hardscape and 50% landscaping. The applicant's front yard is approximately 2100 square feet in area and has approximately 1150 square feet of pavement (sidewalk and driveway). The applicant intends to remove an additional 3 feet of driveway width along the west property line. This will increase the planter area and reduce the overall front yard paved area to approximately 1020 square feet.

**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. Reduce the driveway width a minimum of three (3) feet and provide additional landscaping within this area, to comply with the front yard landscaping requirements.

***Public Works:***

3. The finished floor elevation of the detached garage must match the finished floor elevation of the existing residence.

**ATTACHMENTS:**

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