



AGENDA MEMO - COMMUNITY DEVELOPMENT

PLANNING COMMISSION MEETING DATE: DECEMBER 10, 2024
DEPARTMENT: COMMUNITY DEVELOPMENT
ITEM DESCRIPTION: APPLICANT/OWNER: ROBYN GRUBER, ET AL

**** STAFF RECOMMENDATION(S) ****

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
24-0519-SUP1	Staff recommends APPROVAL, subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 19

NOTICES MAILED 173

PROTESTS 0

APPROVALS 0

**** CONDITIONS ****

24-0519-SUP1 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Residential, Accessory Dwelling Unit use.
2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Division.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**Staff Report Page One
December 10, 2024 - Planning Commission Meeting**

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a Special Use Permit request for a proposed Residential, Accessory Dwelling Unit use at 8008 Audubon Canyon Street.

ISSUES

- A Residential, Accessory Dwelling Unit use is permitted in the R-E (Residence Estates) zoning district with the approval of a Special Use Permit. Staff supports the request.
- The subject site is zoned R-PD2 (Residential Planned Development - 2 Units per Acre).
- As the R-PD2 District does not provide development standards for accessory structures, Title 19 R-E (Residence Estates) standards are being applied.
- The proposed casita adheres to all Title 19.06.060 development standards.

ANALYSIS

The subject 0.62-acre site is zoned R-PD2 (Residential Planned Development - 2 Units per Acre). It is developed with an existing detached single-family dwelling and a casita without a kitchen. Development is subject to the Iron Mountain Master Plan and Title 19 development standards. Title 19 R-E (Residence Estates) development standards are being applied as the R-PD2 District does not provide standards for accessory structures. The applicant requests a Special Use Permit to allow a proposed Residential, Accessory Dwelling Unit use. A building addition is proposed for the existing casita onsite that will include a full kitchen.

Per Title 19, the Residential, Accessory Dwelling Unit use is defined as, "An accessory structure which is located on the same residential parcel as a principal dwelling and which, as an ancillary use, provides living quarters, including full kitchen facilities, for the occupants of the principal dwelling or their tenants, domestic employees or temporary guests." Per the submitted justification letter, the proposed casita will be used as living quarters for the owner's aging uncle.

**Staff Report Page Two
December 10, 2024 - Planning Commission Meeting**

Minimum Special Use Permit Requirements:

*1. In the U, R-E, R-D and R-1 Zoning Districts, the minimum size of the lot or parcel must be at least 6500 square feet.

This requirement is met as the subject lot size is 27,007 square feet.

*2. No more than one Residential, Accessory Dwelling Unit is permitted on a single lot. The unit is subject to the development standards of the zoning district in which it is located; provided, however, that in no case shall the unit exceed the total gross floor area of the primary dwelling unit.

This requirement is met as only one Residential, Accessory Dwelling Unit is proposed and it does not exceed the total gross floor area of the primary dwelling unit.

3. Unless the principal dwelling is owner-occupied, a Residential, Accessory Dwelling Unit may not be offered or occupied as a rental unit.

This requirement is met as the applicant has not proposed to offer the dwelling unit for rent.

The proposed Accessory Dwelling Unit use adheres to all applicable Title 19 development standards and can be conducted in a harmonious and compatible manner within the existing gated residential subdivision. Therefore, staff recommends approval, subject to conditions.

FINDINGS (24-0519-SUP1)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

1. **The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.**

The proposed Accessory Dwelling Unit use can be conducted in a harmonious and compatible manner within the existing gated residential subdivision.

2. **The subject site is physically suitable for the type and intensity of land use proposed.**

The subject 0.62-acre site is physically suitable for the proposed Accessory Dwelling Unit use.

**Staff Report Page Three
December 10, 2024 - Planning Commission Meeting**

- 3. **Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.**

Street access is provided by Audubon Canyon Street, which is adequate in size to accommodate the needs of the proposed use.

- 4. **Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.**

If approved, the proposed use will be subject to building permit review, thereby protecting the public health, safety and welfare.

- 5. **The use meets all of the applicable conditions per Title 19.12.**

The proposed use adheres to all applicable Title 19.12 minimum Special Use Permit requirements.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
There are no relevant city action of note.	

<i>Most Recent Change of Ownership</i>	
07/23/24	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
c. 2005	A principal dwelling was constructed onsite per the County Assessor.
10/25/24	Building Permit (#R24-17204) for a proposed casita addition was opened for review. The permit has not been issued.

<i>Pre-Application Meeting</i>	
10/02/24	Staff conducted a pre-application meeting with the applicant where the submittal requirements and deadlines were reviewed for a proposed Special Use Permit.

**Staff Report Page Four
December 10, 2024 - Planning Commission Meeting**

Neighborhood Meeting	
A neighborhood meeting was not required, nor was one held.	

Field Check	
10/24/24	Staff conducted a routine field check and found a well maintained single-family dwelling. No issues were noted.

Details of Application Request	
Site Area	
Net Acres	0.62

Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Residential, Single Family, Detached	DR (Desert Rural Residential)	R-PD2 (Residential Planned Development - 2 Units per Acre)
North	Residential, Single Family, Detached	DR (Desert Rural Residential)	R-PD2 (Residential Planned Development - 2 Units per Acre)
South	Residential, Single Family, Detached	R (Rural Residential)	R-PD2 (Residential Planned Development - 3Units per Acre)
East	Residential, Single Family, Detached	DR (Desert Rural Residential)	R-PD2 (Residential Planned Development - 2 Units per Acre)
West	Residential, Single Family, Detached	DR (Desert Rural Residential)	R-PD2 (Residential Planned Development - 2 Units per Acre)

Staff Report Page Five
December 10, 2024 - Planning Commission Meeting

Master and Neighborhood Plan Areas	Compliance
Las Vegas 2050 Master Plan Area: Tule Springs	Y
Iron Mountain Ranch Master Plan	Y
Special Area and Overlay Districts	Compliance
No Applicable Special Area or Overlay Districts	N/A
Other Plans or Special Requirements	Compliance
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.06, the following standards apply:

Standard	Required/Allowed	Provided	Compliance
Min. Setbacks			
• Side	5 Feet	7 Feet	Y
• Rear	5 Feet	51 Feet	Y
Min. Distance Between Buildings	6 Feet	7 Feet	Y
Max. Lot Coverage	Not to exceed 50% of the rear and side yard areas	8%	Y
Max. Building Height	Not to exceed 2 stories or 35 feet in height, whichever is less ¹	14 Feet	Y