



*City of Las Vegas*

Agenda Item No.: 124.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT  
CITY COUNCIL MEETING OF: AUGUST 16, 2006**

DEPARTMENT: PLANNING & DEVELOPMENT  
DIRECTOR: M. MARGO WHEELER

Consent  Discussion

SUBJECT  
REZONING

ZON-13867 PUBLIC HEARING - APPLICANT/OWNER: HOT ENDEAVOR, LLC -  
Request for a change FROM: UNDEVELOPED [M (MEDIUM DENSITY  
RESIDENTIAL) OR ZONING PLAN DESIGNATION] TO: R-3 (MEDIUM DENSITY  
RESIDENTIAL) on 5.6 acres approximately 335 feet west of the intersection of Silver Sky  
Drive and Roland Wiley Road (APN 38-28-401-015), Ward 2 (Wolfson). The Planning  
Commission (3-1-2 vote) recommends DENIAL. Staff recommends APPROVAL

**PROTESTS RECEIVED BEFORE:**

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.	2	Planning Commission Mtg.	0
City Council Meeting	68	City Council Meeting	0

**RECOMMENDATION:**

The Planning Commission (3-1-2 vote) recommends DENIAL. Staff recommends APPROVAL, subject to conditions.

**BACKUP DOCUMENTATION:**

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting documentation
4. Justification Letter
5. 68 protest petition/letters
6. Backup referenced from the 07-13-06 Planning Commission meeting Item 47

Motion made by STEVE WOLFSON to Approve subject to conditions

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0  
LOIS TARKANIAN, LAWRENCE WEEKLY, LARRY BROWN, OSCAR B. GOODMAN,  
GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-None);  
(Did Not Vote-None); (Excused-None)

Minutes:

MAYOR GOODMAN declared the Public Hearing open for Item 124 [ZON-13867] and Item 125 [SDR-13866].

BILL SCHULTE, 7201 West Lake Meade, stated he has been active in Real Estate in the areas of acquisition, development, investments and property management since 1989. MR. SCHULTE

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stated that 20 years ago he and his wife saw a great need for senior housing in the valley and detailed supporting statistics. He noted the population forecast in the valley is projected to increase to nearly three million people by the year 2025. Affordable housing research found that 23 percent or 56 million people in the United States are 66 years or older and in 10 years will increase to 86 million people. The trend shows that 59 percent of baby boomers are moving to the western states, which includes Las Vegas. MR. SCHULTE briefed many statistics that verify senior growth in the valley and the need for appropriate housing. He noted that the existing senior communities are diminishing with the many conversions of apartments to condominiums and what remains is hardly considered affordable in this era.

MR. SCHULTE described the proposed senior project that is geared to promote independent living designed to enable seniors to join a lifestyle among other seniors. The unit types range from studios to three bedrooms up to 888 square feet and would cost between \$399 to under \$1,000. He noted that assisted living in Las Vegas currently costs between \$1,400 and \$4,200 per month. This proposal would be age restricted to 62 years or older and would be within a range that is considered affordable. He detailed supply and demand statistics pertaining to construction costs, which have kept pace with increased land prices, lower cap rates for apartments which ultimately create higher prices. He noted the cost of several parcels in association with their increased value and pointed out the need for investors to profit in order to promote additional development. MR. SCHULTE listed surrounding projects near the subject property, recognized staff's positive recommendation and requested approval.

DAVID ELERTON, 103 East Charleston Boulevard, described the eight building project and stated that all setbacks are met and some are exceeded. As a result of two neighborhood meetings there was a concern expressed about the landscaping impact to adjacent property lines. He noted there would be additional landscaping at the north and south areas of the site to provide privacy and mitigate the impact of adjacent property owners. He reiterated the project's compatibility as it would offer a two-story residential development as opposed to the three story that is permitted.

TOM McGOWAN, Las Vegas resident, noted that community development is a holistic continuing process. He commented on the market for the area and expressed support of the development.

ANN MURPHY, resident of Starfire One, stated she opposed the high density of the proposal. She pointed out concern for increased traffic patterns and the lack of parking spaces proposed. MS. MURPHY noted this would not provide a holistic sense to the community since there is no compatibility to other complexes in the area. She requested the density of the subject site be limited as there are only four developable acres instead of five. She requested larger units and additional parking. MAYOR GOODMAN acknowledged her comments and noted that her letter of opposition was received.

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QUINTIN NEALS, Starfire Townhomes' Association Director, noted the proposal is not compatible and gave details of his community in comparison to the proposal. He compared the project to surrounding projects such as the Ironwood and Angel Park that recently converted condominiums and noted they are more compatible. As a retired senior, he still drives and opposed the idea of limited parking and expressed dissatisfaction with the feeble effort to provide additional landscaping. He stated that an additional rental property could downgrade the area and would only support development that is compatible. He requested the applications be denied.

ANN SANGER, Ironwood Condominium resident, stated she was not properly notified of the neighborhood meetings held and emphasized that many residents were unable to attend this hearing. MAYOR GOODMAN acknowledged the many letters of opposition. MS. SANGER read her comments stating that all nearby projects have complied to the current Codes. She requested this development conform to the same standards and reiterated that the subject site consists of only four fully developable acres. This project would contribute to traffic concerns and requested less density, more livable space, more parking and total conformance. She requested denial of the current proposal.

MS. MURPHY concurred with aforementioned traffic concerns and stated she addressed these concerns with the City Engineer. BART ANDERSON, Public Works, responded that a traffic summary included in the backup material confirms that traffic would increase but not to the point of full capacity; therefore, he supported the proposal.

ERNIE FREGGIARO, 2480 East Thompkins Avenue, stated the project is in total conformance and would have adequate and heavily landscaped areas to buffer surrounding properties. There was not a traffic study required and he respectfully requested approval.

COUNCILMAN WOLFSON thanked all who appeared and noted his attendance at some of the neighborhood meetings. He stated that the developers were not required to conduct a neighborhood meeting but did so anyhow and have since modified the proposal from what was originally offered in March 2006. COUNCILMAN WOLFSON announced his duty to address the project with consideration to the fact that there are less apartment complexes available in the community. It is important to consider that construction costs have increased, which has affected the types of projects offered now. This project would be age restricted to 62 years or older and would not likely contribute to crime because of the age restriction. He noted the proposal fully complies with the master plan without any waivers and, as a result, has won staff's recommendation of approval. Although the units are small, there are not many seniors that choose to care for a larger square footage unit and because of the age restriction, this project is not likely to contribute to as much traffic as a non age restricted development. He recognized that traffic would only increase by five percent and parking is only slightly deviated. COUNCILMAN WOLFSON stated there is currently an assisted living home nearby and it is the community's obligation to provide these types of projects as needed.

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MARGO WHEELER, Director of Planning and Development, read an additional condition to Item 125 [SDR-13866] that the project shall be developed and maintained as a senior citizen apartment project as defined in Section 19.20.

Subsequent to the motion and vote, COUNCILMAN WOLFSON questioned if MS. MURPHY had an opportunity to meet with the applicant regarding appropriate landscaping for her neighboring property. MS. MURPHY indicated she had but expressed her choice to remain in opposition due to the inappropriate proposed density.

MAYOR GOODMAN declared the Public Hearing closed for Item 124 [ZON-13867] and Item 125 [SDR-13866].