



City of Las Vegas

Agenda Item No.: 96.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF DECEMBER 5, 2007**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

Consent Discussion

SUBJECT:
SITE DEVELOPMENT PLAN REVIEW

SDR-24254 - PUBLIC HEARING APPLICANT/OWNER: HOT ENDEAVOR, LLC - Request for a Site Development Plan Review FOR A PROPOSED THREE-STORY, 125 UNIT SENIOR CITIZEN APARTMENT DEVELOPMENT on 5.0 acres adjacent to the south side of Summerlin Parkway, at the west end of Silver Sky Drive (APN 158-28-401-015), U (Undeveloped) Zone [M (Medium Density Residential) General Plan Designation] under Resolution of Intent to R-3 (Medium Density Residential Zone) Ward 2 (Wolfson). The Planning Commission (6-0 vote) and staff recommend APPROVAL.

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	<input type="text" value="9"/>	Planning Commission Mtg.	<input type="text" value="2"/>
City Council Meeting	<input type="text" value="0"/>	City Council Meeting	<input type="text" value="0"/>

RECOMMENDATION:

The Planning Commission (6-0 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Submitted after meeting Recordation notice of Council action and conditions of approval
7. Backup referenced from the 11-08-07 Planning Commission Meeting Item 28

Motion made by STEVE WOLFSON to Approve subject to conditions

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1
RICKI Y. BARLOW, LOIS TARKANIAN, OSCAR B. GOODMAN, GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-LARRY BROWN)

Minutes:
MAYOR GOODMAN declared the Public Hearing open.

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ERNIE FREGGIARO, 4588 Coachman Circle, appeared with the owner, MELANI SCHULTE, Hot Endeavor, LLC. MR. FREGGIARO concurred with staff's recommendation and thanked COUNCILMAN WOLFSON for working with them.

TOM McGOWAN, Las Vegas resident, asked for the rental rates. MS. SCHULTE replied between \$2,800 to \$4,500 monthly and the square footage ranging from 800 to 1,500 square feet. They are for senior citizens. MR. McGOWAN opined that the Council's job is to protect the private not the public sector. He asked that it be denied as it is beyond the reasonable reach of individuals, as all seniors are not rich.

MS. SCHULTE reiterated for COUNCILWOMAN TARKANIAN that the units will be one, two and three bedrooms. The smallest is 800 square feet, one bedroom one bath, and the largest is 1,500 square feet, three bedrooms two baths, ranging from \$2,800 to \$4,500 monthly. This is a congregational center that includes utilities, social services and activities. COUNCILMAN ROSS pointed out those are the average rates.

MS. SCHULTE added that this is not a medical care facility. The units are for ages 62 and over where seniors will be able to socialize with other seniors. Transportation to doctor appointments is included, as well as a fitness center and other activities for seniors. She verified for MAYOR GOODMAN that an optional meal program is included.

MARGO WHEELER, Director of Planning and Development Department, informed COUNCILMAN WOLFSON that the project was approved in 2006 for a 125-unit apartment facility, as well as the rezoning. A new site plan was submitted; thus the reason for this hearing. The Councilman felt that the agenda item is misleading, as many are probably thinking the applicant is requesting a new project. The applicant is requesting a modification to allow a three-story and not a two-story structure on the interior of the building.

MS. WHEELER added that when the 125-unit was approved in 2006, the rezoning was done at that time. A new site plan was submitted; thus the revision at this time. The Councilman felt that the agenda item is misleading, as many are probably thinking that this is the first time the applicant is making this request.

COUNCILMAN WOLFSON asked staff to explain Condition 1. MS. WHEELER explained it limits the occupancy of the units as allowed by law with regard to the age limitation. There are also different parking standards that are allowed for senior housing projects. If a project were to change and not be for senior housing only, then they would be required to come through a Public Hearing process and require a review of the physical properties of the project in order to change the occupancy. This project is age-restricted; there are certain requirements with state and federal laws. Additionally, if federal funds are used by the applicant there are limitations placed upon them, as there are requirements they must meet.

COUNCILMAN WOLFSON asked if a market study was done for seniors that might rent these units. MR. FREGGIARO replied that a nationally known consultant was hired to do a market

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study for Las Vegas, which found that these are the going rents and what services needed to be provided. There is a need for over 1,000 units.

MS. SCHULTE added that each apartment has its own kitchen and dining room. Each senior has the option of choosing a different meal program, which would be reflected in the rent.

COUNCILMAN ROSS asked what other amenities will be provided. MS. SCHULTE replied they will provide transportation to medical offices, casinos and cultural events. Housekeeping will be provided once a week.

COUNCILMAN REESE believes this is a great service as his mother was in a similar apartment unit for the last six months of her life. She received exceptional treatment. Her monthly fee began at \$3,300 and with the food and assistance she was given, he paid \$2,750 for the last two months she lived. They had many outings and amenities. It may be looked at as expensive but worth it for the care.

COUNCILMAN WOLFSON opined that for most seniors this would not be affordable, but there are some seniors that choose to rent and not own an apartment. This kind of care. MS. SCHULTE replied that many markets throughout the United States are providing this type of unit. She reiterated that included in the monthly rent is free transportation, as well as their utilities.

COUNCILWOMAN TARENTA stated she has friends in the same situation back East where they have many activities. MAYOR GOODMAN added that on the East coast, some renters give their estate over to reside in senior facilities. MR. FREGGIARO responded that their facility does not do that.

MAYOR GOODMAN declared the Public Hearing closed.

