



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JULY 24, 2008

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: GPA-28521 - APPLICANT: NEVADA H.A.N.D., INC. - OWNER:
CITY OF LAS VEGAS HOUSING AUTHORITY**

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a proposed General Plan Amendment (GPA-28521) to Amend a portion of the Southeast Sector Plan of the General Plan from ML (Medium Low Density Residential) to M (Medium Density Residential). There are two associated applications submitted as companion items to this application. A request to Rezone (ZON-28523) the subject parcel from R-MHP (Residential Mobile/Manufactured Home Park) to R-3 (Medium Density Residential) and a request for a Site Development Plan Review (SDR-28524) for a 111-unit Senior-Citizen Apartment complex located on a 4.38 acre site on the northeast corner of Balzar Avenue and Comstock Drive.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
06/26/75	The City Council approved a plot plan for a Las Vegas Housing Authority administrative office complex and a Special Use Permit for child care facility (U-0039-75) including a sign plan for the site.
<i>Related Building Permits/Business Licenses</i>	
11/08/07	A building demolition permit (#101714) was issued to Richardson Construction to remove the existing structures on the site.
<i>Pre-Application Meeting</i>	
05/28/08	Requirements for a General Plan Amendment, Rezoning and Site Development Plan Review applications were explained to the applicant.
<i>Neighborhood Meeting</i>	
07/01/08	A neighborhood meeting was held on July 1, 2008 at 6:00 pm in multipurpose Room C at Doolittle Community Center. There were six citizens in attendance, 2 representatives of the applicant and a representative from the Planning and Development Department. The citizens in attendance expressed concerns about saturation of affordable housing in the area, the proposed density of the development, and the possibility for visitors to the facility to be disruptive to the area.

<i>Field Check</i>	
06/18/08	Staff conducted a field check of the subject site and found it to be secured with a temporary chain link fence. All of the structures previously on site have been fully demolished and removed and the site was found to be in an undeveloped state.

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Details of Application Request	
Site Area	
Gross Acres	4.38

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	ML (Medium Low Density Residential)	R-MHP (Residential Mobile/Manufactured Home Park)
North	Community Center	PF (Public Facilities)	C-V (Civic)
South	Single-Family Residential	M (Medium Density Residential)	RPD-8 (Residential Planned Development - 8 Units Per Acre)
East	Public Elementary School	PF (Public Facilities)	C-V (Civic)
West North Las Vegas	House of Worship/Undeveloped Residential North Las Vegas	Single Family Low Density (6 Units Per Acre) North Las Vegas	R-1 (Single Family Residential) North Las Vegas

Special Districts/Zones	Yes	No	Compliance
Special Area Plan			
West Las Vegas Plan	X		Y*
Special Districts/Zones	Yes	No	Compliance
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District (105 Feet)	X		Y**
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

*The proposed development meets the goals and objectives of and is in compliance with the West Las Vegas Plan.

**The subject property is located within the North Las Vegas Airport Overlay within the 105-foot height limitation contour. None of the buildings on the subject property extend beyond this limitation.

ANALYSIS

This General Plan Amendment request was submitted in conjunction with a proposed Rezoning (ZON-28523) to R-3 (Medium Density Residential), and a Site Development Plan Review (SDR-28524) for a proposed, two phase 111-unit Senior Citizen Apartment complex.

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This proposed development is a good example of an infill residential development project, which can accomplish the goals of the Housing Element of the City of Las Vegas 2020 Master Plan pertaining to senior housing. This project will enable residents of the surrounding communities to age in place. This proposed development fits well with the existing uses in the area, the adjacent public elementary school and community center and single family neighborhoods.

General Plan

Medium Density Residential: the Medium Density Residential category permits a maximum of 25 dwelling units per gross acre. This category includes a variety of multi-family units such as plexes, townhouses and low density apartments.

Objective 2.2.2 of the Housing Element of the City of Las Vegas 2020 Master Plan, states That senior citizens and assisted-living housing be encouraged to develop, both to meet the needs of community residents who wish to age in place in their neighborhoods, and as a means of increasing residential densities in these areas.

As neighborhoods age, many long-time residents wish to age in place within their homes or move to appropriate seniors accommodations, within a familiar setting. This trend will become more obvious as the baby boomer segment of society enters this age range.

The concept of market segmentation within new neighborhoods has been successfully used in Las Vegas by local planned community developers. This concept offers a range of housing options within new developments to allow residents to meet their housing needs throughout their lives within one neighborhood. This concept and its advantages are more fully discussed in this Housing Element in reference to Policy 3.3.6. The focus of Policy 2.2.2, however is on the provision of options for the seniors population, as the demographics of many older neighborhoods show a significant aging population.

Providing for a variety of seniors housing within central city neighborhoods is beneficial from a number of standpoints: it benefits the seniors themselves who wish to remain in a familiar setting, it offers an opportunity for compatible infill projects at an increased density without some of the negative impacts such as increased on-street parking pressures, and it improves the level of causal surveillance for a neighborhood security by having people in the neighborhood throughout the day. The City needs to take steps that will encourage seniors developments within central city areas as a key component of the revitalization of these neighborhoods.

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Additionally, Action 2.2.2b of the General Plan states that the City of Las Vegas shall identify work with various federal and state programs and with appropriate care providers to place seniors and assisted living in central city areas.

The proposed development meets the goals and objectives of the City of Las Vegas 2020 Master Plan

West Las Vegas Plan

In the Land Use section of the West Las Vegas Plan there are two goals set forth, which this proposed development would achieve. These include:

Identify vacant and underutilized lands and pursue compatible residential and commercial infill development opportunities, including potential locations for neighborhood serving commercial development that is within walking distance of residences.

Currently the property is vacant, and was formerly an underutilized and vacant Economic Opportunity Board facility that had become a source concern for area residents. This proposed development is an excellent infill opportunity that not only meets the goals of the Las Vegas 2020 Master Plan relating to senior housing, but also the goals of the West Las Vegas Plan pertain to infill residential development.

FINDINGS

Section 19.18.030.I of the Las Vegas Zoning Code requires that the following conditions be met in order to justify a General Plan Amendment:

1. The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations,
2. The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts,
3. There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and
4. The proposed amendment conforms to other applicable adopted plans and policies that include approved neighborhood plans.

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In regard to 1:

The proposed General Plan Amendment to M (Medium Density Residential) allows densities of up to 25.49 units per acre. The subject site is bordered to the east by a public school, to the north by a community center, to the west by a church and undeveloped low density single family property and to the south by single family homes. The density of the proposed General Plan Amendment is compatible with the existing adjacent land uses. Staff finds the proposed zoning and land use are compatible with the surrounding area.

In regard to 2:

The subject property is currently zoned R-MHP (Residential Mobile/Manufactured Home Park). The applicant is proposing to Rezone (ZON-28523) the subject site from R-MHP (Residential Mobile/Manufactured Home Park) to R-3 (Medium Density Residential). Given the former use of the site as a State Agency administrative office complex and child care facility, the site was inconsistently zoned, and this rezoning represents an appropriate change given the proposed use. As the site is adjacent to the north and east to C-V (Civic) property and single-family residential to the west and south, staff finds the proposed zoning and land use are compatible with the surrounding area.

In regard to 3:

Access to the subject site is gained from Comstock Drive and Balzar Avenue both roadways are identified as a 60-foot Collector Streets by the Master Plan of Streets and Highways. The facility is adjacent to a new Clark County recreational facility, which gives the subject site good access to recreational opportunity. This center has a full-size gymnasium, fitness and computer rooms, senior and teen rooms, and additional classrooms. Transportation, recreational and utilities in the area are more than adequate to accommodate development at the densities allowed under the M (Medium Density Residential) category.

In regard to 4:

This proposed development is a good example of an infill residential development project, as it accomplishes the goals of the Housing Element of the City of Las Vegas 2020 Master Plan pertaining to senior housing. This project also achieves the goals of the West Las Vegas Plan, as it pertains to infill residential development and protecting existing uses from intense and incompatible land uses.

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NEIGHBORHOOD ASSOCIATIONS NOTIFIED 12

ASSEMBLY DISTRICT 6

SENATE DISTRICT 4

NOTICES MAILED 356

APPROVALS 0

PROTESTS 0