

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JULY 24, 2008

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: ZON-28523 - APPLICANT: NEVADA H.A.N.D., INC. - OWNER:
CITY OF LAS VEGAS HOUSING AUTHORITY**

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Rezoning from R-MHP (Residential Mobile/Manufactured Home Park) to R-3 (Medium Density Residential) on a 4.38 acre site on the northeast corner of Balzar Avenue and Comstock Drive. This Rezoning request was submitted in conjunction with 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), and a Site Development Plan Review (SDR-28524) for a proposed, two-phase 111-unit Senior Citizen Apartment complex.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
06/26/75	The City Council approved a plot plan (U-0039-75) for a Las Vegas Housing Authority administrative office complex and a Special Use Permit for child care facility including a sign plan for the site.
08/01/07	The City Council approved the use of \$800,000.00 of Community Development Block Grant (CDBG) funds for the demolition of two buildings owned by the Housing Authority of the City of Las Vegas located on the subject 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	Title 19 requirements for General Plan Amendment, Rezoning and Site Development Plan Review applications were explained to the applicant. The applicant was informed that they would have to provide cross sections regarding Title 19 residential adjacency 3 to 1 slope requirements.
<i>Neighborhood Meeting</i>	
07/01/08	A neighborhood meeting was held on July 1, 2008 at 6:00 pm Multipurpose Room C at Doolittle Community Center. There were six citizens in attendance, and two representatives of the applicant. The citizens in attendance expressed concerns about saturation of affordable housing in the area, the proposed density of the development, and the possibility for non-senior visitors to be disruptive to the area.

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Field Check	
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.

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 (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.

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<i>Existing Zoning</i>	<i>Permitted Density</i>	<i>Units Allowed</i>
R-MHP (Residential Mobile/ Manufactured Home Park)	8.0 dwelling-units per acre	40.16 Units
<i>Proposed Zoning</i>	<i>Permitted Density</i>	<i>Units Allowed</i>
R-3(Medium Density Residential)	25.49	111.62
<i>General Plan</i>	<i>Permitted Density</i>	<i>Units Allowed</i>
M (Medium Density Residential)	25.49	111.62

ANALYSIS

This Rezoning request was submitted in conjunction with 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), and a Site Development Plan Review (SDR-28524) for a proposed two-phase 111-unit Senior Citizen Apartment complex.

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.

This is a proposed two story 111-unit, Senior Citizen Apartment complex located on a 4.38 acre site on the northeast corner of Balzar Avenue and Comstock Drive. The applicant proposes to develop the project in two phases. Phase one will include 60, one bedroom units and five two, bedroom units. Phase two will include 43, one bedroom units and three, two bedroom units. The proposed developments on site amenities for residents include a dining area, theatre, meeting space, a pool and spa. The proposed development meets Title 19 parking and landscape standards, is compatible with the surrounding uses, the Master Plan, the West Las Vegas Plan; therefore staff is recommending approval of this development.

- **Zoning**

Currently the subject site is zoned R-MHP (Residential Mobile/Manufactured Home Park District). The R-MHP (Residential Mobile/Manufactured Home Park District) District is a medium density residential district under single ownership or control designed primarily for the rental of spaces for occupied mobile or manufactured homes. The RMHP District is consistent with the policies of the Medium Low Density Residential category of the General Plan.

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The applicant proposes to Rezone the property to R-3 (Medium Density Residential). The purpose of the R-3 (Medium Density Residential) District is to provide for the development of a variety of multi-family units such as duplexes, townhouses and medium density apartments. The R-3 (Medium Density Residential) District is consistent with the polices of the M (Medium Density Residential) category of the General Plan.

- **General Plan**

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.

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.

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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.

Identify inconsistencies in land use and zoning within the Plan area and amend where appropriate.

The subject property is currently zoned R-MHP (Residential Mobile/Manufactured Home Park). The applicant is proposing to Rezone the subject site (ZON-28523) to R-3 (Medium Density Residential). Given the former use of the site as an Economic Opportunity Office complex, the site was inconsistently zoned, and this rezoning represents an appropriate change given the proposed use, and the surrounding properties.

FINDINGS

In order to approve a Rezoning application, pursuant to Title 19.18.040, the Planning Commission or City Council must affirm the following:

- 1. The proposal conforms to the General Plan.**

This Rezoning request was submitted in conjunction with 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) The purpose of the R-3 (Medium Density Residential) District is to provide for the development of a variety of multi-family units such as duplexes, townhouses and medium density apartments. The R-3 (Medium Density Residential) District is consistent with the polices of the M (Medium Density Residential) category of the General Plan.

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2. The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts.

The site adjacent to a community center to the north, a public elementary school to the east a church and undeveloped single family residential property to the west and single family homes to the south. The proposed development complies with and fulfills the goals of the Las Vegas 2020 Master Plan and the West Las Vegas Neighborhood Plan. The proposed Rezoning and potential development under that category would be compatible and complimentary to the adjacent uses. The proposed development represents an appropriate infill development and is not an instance of spot zoning.

3. Growth and development factors in the community indicate the need for or appropriateness of the rezoning.

This application is associated with a Site Development Plan Review (SDR-28524) for a proposed, two-phase 111-unit Senior Citizen Apartment complex.

The purpose of the R-3 (Medium Density Residential) District is to provide for the development of a variety of multi-family units such as duplexes, townhouses and medium density apartments. Given current demographic developments throughout the City of Las Vegas and within this neighborhood and there is a definite need for more multi-family housing, and particularly more senior oriented multi-family housing.

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.

4. Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district.

The site has a single access on both Balzar Avenue and Comstock Drive which are both classified as 60-foot collector streets by the Master Plan of Streets and Highways. The traffic generated from this proposed development will not surpass what these roadways can easily accommodate. This proposed development will not cause any negative impacts to adjacent roadways or the neighborhood traffic patterns.

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NEIGHBORHOOD ASSOCIATIONS NOTIFIED 12

ASSEMBLY DISTRICT 6

SENATE DISTRICT 4

NOTICES MAILED 356

APPROVALS 0

PROTESTS 0