



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JULY 24, 2008

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: SDR-28524 - APPLICANT: NEVADA H.A.N.D., INC. - OWNER:
CITY OF LAS VEGAS HOUSING AUTHORITY**

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 07/09/08, except as amended by conditions herein.
3. Building height shall not exceed two stories or 35 feet, whichever is less.
4. The minimum distance between buildings shall be 10 feet.
5. Comply with all Title 19.04 standards for Senior Citizen Apartments.
6. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. A revised technical landscape plan shall be submitted to the Planning and Development Department and approved prior to the issuance of a certificate of occupancy. The revised technical landscape plan must fully comply with all Title 19.12 and Title 19.10 landscape standards.
7. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
8. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).

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9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
10. Air conditioning units shall not be mounted on rooftops.
11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
12. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
13. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
14. Prior to the submittal of a building permit application, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
15. Prior to issuance of any permit on the subject site a new parcel map must be approved reflecting the change in the size of the subject site.
16. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

17. Coordinate with the City Surveyor to determine whether a Merger and Re-Subdivision Map or other mapping is necessary; comply with the recommendations of the City Surveyor.
18. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
19. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

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20. The proposed driveway accessing this site from Comstock Drive shall be designated as either exit only, with the gate set at back of sidewalk and loop detected, or as Fire Access only, with a crash gate set at back of sidewalk.
21. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
22. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for this facility. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
23. Coordinate the connection to public sewer, for this site, with the Collection Systems Planning Section of the Department of Public Works. All required public sewer easements, if any, necessary to connect this site to the existing public sewer system shall be provided to the City prior to City approval of sewer construction plans, or the issuance of any off-site permits. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits or the recordation of a Final Map for this site.
24. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permit or submittal of any construction drawings, whichever may occur first, as required by the Department of Public Works. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site. We note that this site is within a FEMA "AO" Flood Zone.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

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 standards, is compatible with the surrounding uses, the Master Plan, the West Las Vegas Plan; therefore, staff is recommending approval of this development.

There are two associated applications submitted as companion items to this application. A request has been made for a 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). Also a request to Rezone (ZON-28523) the subject parcel from R-MHP (Residential Mobile/Manufactured Home Park) to R-3 (Medium Density Residential) has been submitted.

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 Dwellings	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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DEVELOPMENT STANDARDS

Per Title 19.08 requirements

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	6,500 SF	190,792 SF	Y
Min. Setbacks			
• Front	20 Feet	120 Feet	Y
• Side	5 Feet	20 Feet	Y
• Corner	5 Feet	30 Feet	Y
• Rear	20 Feet	60 Feet	Y
Min. Distance Between Buildings	10 Feet	15 Feet	Y
Max. Building Height	2-stories or 35 feet, whichever is less.	32 Feet (2 stories)	Y
Trash Enclosure	Screened, enclosed	Screened, enclosed	Y
Mech. Equipment	Screened	Screened	Y

Title 19.08.060 Residential Adjacency Standards

<i>Residential Adjacency Standards</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
3:1 proximity slope	96 Feet	98 Feet	Y
Adjacent development matching setback	N/A	N/A	N/A
Trash Enclosure	Screened, Enclosed	Screened, Enclosed	Y

<i>Existing Zoning</i>	<i>Permitted Density</i>	<i>Units Allowed</i>
R-MHP (Residential Mobile/ Manufactured Home Park)	10.89 Dwelling Units per Acre	47.69 Dwelling Units @ 4.38 Acres
<i>Proposed Zoning</i>	<i>Permitted Density</i>	<i>Units Allowed</i>
R-3(Medium Density Residential)	25.49 Dwelling Units per Acre	111.62 Dwelling Units per Acre
<i>General Plan</i>	<i>Permitted Density</i>	<i>Units Allowed</i>
M (Medium Density Residential)	25.49 Dwelling Units per Acre	111.62 Dwelling Units per Acre

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Per Title 19.12 Landscaping Standards

<i>Landscaping and Open Space Standards</i>				
<i>Standards</i>	<i>Required</i>		<i>Provided</i>	<i>Compliance</i>
	<i>Ratio</i>	<i>Trees</i>		
Parking Area	1 Tree/ 6 Uncovered Spaces and One landscaped finger per 6 spaces	28 Trees	52 Trees	Y*
TOTAL			52 Trees	
Buffer: Min. Trees				
West	1 tree per 20 feet	29 Trees	29 Trees	Y
South	1 tree per 20 feet	11 Trees	11 Trees	Y
East	1 tree per 20 feet	32 Trees	32 Trees	Y
North	1 tree per 20 feet	15 Trees	16 Trees	Y
SUB TOTAL			88 Trees	Y
TOTAL			140 Trees	Y
Min. Zone Width	10 Feet		20 Feet	Y
Wall Height	6 Feet		6-Foot existing wall	Y

*Per Title 19.10 Parking Lot Landscaping Requirements

Pursuant to Title 19.10, the following parking standards apply:

<i>Parking Requirement</i>							
<i>Use</i>	<i>Gross Floor Area or Number of Units</i>	<i>Parking Ratio</i>	<i>Required</i>		<i>Provided</i>		<i>Compliance</i>
			<i>Parking</i>		<i>Parking</i>		
			Regular	Handi-capped	Regular	Handi-capped	
Phase One: Senior Citizen Apartments	65	.75 per unit	47	2	59	2	
Phase Two: Senior Citizen Apartments	46		33	2	57	2	
TOTAL	111		84		120		Yes

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ANALYSIS

Staff finds that 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. Staff recommends approval of this development.

Land Use and Zoning

The subject property is located within the Southeast Sector of the General Plan with a land use designation of the SC (Service Commercial). The Service Commercial category allows low to medium intensity retail, office, or other commercial uses that serve primarily local area patrons, and that do not include more intense general commercial characteristics. Examples include neighborhood shopping centers, theaters, and other places of public assembly and public and semi-public uses. This category also includes offices either singly or grouped as office centers with professional and business services. The Service Commercial category may also allow mixed-use development with a residential component where appropriate.

There is a request for a Rezoning (ZON-28523) to change the site zoning from R-MHP (Residential Mobile/Manufactured Home Park) to R-3 (Medium Density Residential). The R-3 (Medium Density Residential) The purpose of the R-3 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 District is consistent with the policies of the Medium Density Residential category of the general plan.

With approval of the proposed Rezoning (ZON-28523) to R-3 (Medium Density Residential) the proposed two story 111-unit, Senior Citizen Apartment complex is a permissible use on the property.

Title 19.04 Definition of Senior Apartments: An apartment house or other multi-family dwelling in which each unit is occupied by at least one person 55 years of age or older, in which the units are intended and operated for occupancy by persons 55 years of age or older. This use includes an apartment house or other multi-family dwelling that qualifies as housing for older persons under the provisions of federal law, including without limitation housing developments that:

1. Provide significant facilities and services specifically designed to meet the physical or social needs of older persons; and
2. Public and adhere to polices and procedures that demonstrate an intent to provide housing for persons 55 years of age or older to the extent allowed by applicable State or Federal Law.

July 24, 2008 - Planning Commission Meeting**Site Plan**

The proposed development is in two phases. The phase one stage of this proposed development a single, 65-unit senior citizen apartment complex located on the southern portion of the site. At a later date the applicant plans to finish phase two of the proposed development adding another 43 units. During the first phase of the project the applicant proposes a single building that is roughly 220 feet by 265 feet, which will house the 65 residential units. Within that building there will be a large central courtyard containing a pool and spa. The second phase of the development includes 43 additional units, which will be placed in a 165-foot by 220-foot building with a large central landscaped courtyard.

There are two entries to the property. The first entry is one on Comstock Drive along the northern edge of the property and a second along Balzar Avenue at the center of the street frontage. Visitors to the site will enter via the Balzar Avenue driveway. The applicant has provided visitor parking at that area. Residents can enter the site, from the Comstock Drive side of the site which will have a gated entry.

Title 19.10 requires 47 parking spaces and 2 handicapped spaces for phase one of this project and an additional 33 spaces and 2 more handicapped spaces for phase two of the project. The proposed parking plan places parking around the two large buildings, which will occupy the central portion of the site, in close proximity to the buildings for residents and visitors. The proposed parking also meets Title 19.10 parking lot landscape standards.

Elevations

The elevations depict two, two-story Spanish mission style senior citizen apartment buildings. The buildings are depicted with red tile roofs and white stucco siding. The individual apartment units are designed with an enclosed balcony. The first phase of the project will be comprised of a single building that is roughly 220 feet by 265 feet with a large central courtyard, that will contain 60, one bedroom units and 5, two bedroom units.

The front of the buildings located on the south side of the property off of Balzar Avenue will have a porte cochere and serve as the main entry point for guests to the property. The buildings depict architectural elements, which give the appearance of a third story, however those are aesthetic in nature and are not habitable interior spaces and have no access via stairs or an elevator.

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Floor Plan

The phase I building will include 65 senior apartment units. The single bedroom units are approximately 850 square feet and the two bedroom units are 900 square feet. Each unit has a full kitchen, living room, bedroom, bathroom and balcony. The two bedroom units have the same layout as a one bedroom unit with an additional bedroom. Each building has an east and a west wing, joined by a corridor, with a courtyard area in the center of the structures

The front of the property located on the south side of the property off of Balzar Avenue will have a porte cochere and serve as the main entry point for guests to the property. There are two offices and a mail room adjacent to the front entrance. Directly across a corridor from the front entry is a 540 square-foot meeting room. There is also an approximately 1,100 square-foot dining area with an adjacent kitchen. There are also two laundry rooms each centrally located in both wings of the building, an exercise room. There are stairwells located in each wing on the north and south ends of the building, in both phase one and phase two.

The second floor of the phase one building includes a small conference room, a small salon a 540-square foot theatre room and two additional laundry rooms.

A 6-foot wrought iron fence is proposed along the western and southern boundaries to provided added security for the residential parking areas.

Landscaping

The proposed landscaping plan for the subject site provides a mixture of landscape materials appropriate for the area, and in compliance with Title 19 requirements.

Along the site perimeter, the applicant is proposing to use trees, which will help screen vehicle traffic on adjacent roadways from the residents, Evergreen Elm trees placed 20 feet on center along the Comstock Drive and Balzar Avenue street frontage. The plants used along the site perimeter will be a mixture of Century Plant, Mexican Bird of Paradise, Red Yucca and Yuca.

The main entry along Balzar Avenue will be lined with approximately 13 Date Palms. The resident entry on Comstock Drive entry to the site will be accented by four Date Palms spaced 15 feet apart.

The applicant did not depict where the groundcover would be placed on the site, however a comprehensive list of those materials is as follows:

5-gallon plants:

Century Plant, Dwarf Coyote Bush, Japanese boxwood, Feathery Cassia, Mediterranean Fan Palm, Red Clusterberry, Sago Palm, Fortnight Lily, Dwarf Euonymus, Evergreen Euonymus, Red Yucca, Texas Ranger, Wax Leaf Privet, Dwarf Pink Oleander, Variegated Pittosporum, Dwarf Carolina Laurel Cherry, Dwarf Carolina Laurel Cherry, Sugar Bush, Shrub Rose Varieties, Mexican Bird of Paradise, Bush Germander, Yucca

July 24, 2008 - Planning Commission Meeting*Groundcovers:*

Purple Lantana, Rosemary, Star Jasmine

Vines:

Carolina Jasmine, Cats Claw

The submitted landscape plan did not fully outline the placement of shrubs and groundcover. A condition has been added requiring a technical landscape plan to be submitted that complies with all Title 19.12 and Title 19.10 landscape standards and be approved by the City of Las Vegas Planning and Development Department prior to issuance of the certificate of occupancy.

FINDINGS

In order to approve a Site Development Plan application, per Title 19.18.050 the Planning Commission and/or City Council must affirm the following:

1. The proposed development is compatible with adjacent development and development in the area;

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 development is compatible and complimentary to the adjacent uses and represents an appropriate infill development.

2. The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;

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.

3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;

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The site has a single access point on both Balzar Avenue and Comstock Drive which are both classified as 60-foot collector street 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.

4. Building and landscape materials are appropriate for the area and for the City;

The proposed landscaping plan for the subject site provides a mixture of landscape materials appropriate for the area, and in compliance with Title 19 requirements.

5. Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;

The proposed building design is aesthetically pleasing and is harmonious and compatible with developments in the area. The subject site is situated in an area that is a mix of civic uses and residential uses, and the site blends and transitions well between those types of developments.

6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.

This proposed development will not have a negative impact on public health, safety or general welfare. Upon completion the site will be secured and maintained and subject to inspections by the State of Nevada, Southern Nevada Health District and the City of Las Vegas.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 12

ASSEMBLY DISTRICT 6

SENATE DISTRICT 4

NOTICES MAILED 356

APPROVALS 0

PROTESTS 0

