



AGENDA MEMO

CITY COUNCIL MEETING DATE: DECEMBER 3, 2008
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ROC-31349 - APPLICANT/OWNER: HOUSING AUTHORITY OF THE CITY OF LAS VEGAS

**** CONDITIONS ****

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

Planning and Development

1. Approval and Conformance to the Conditions of Approval for Site Development Plan Review (SDR-5821) and all other subsequent related cases as required by the Planning and Development Department and Department of Public Works, except as herein amended.
2. Delete Condition No. 18 of Site Development Plan Review (SDR-5821) and replace with The Housing Authority of the City of Las Vegas shall ensure all potential tenant mobile homes pass a Housing Authority Inspection and receive an Installation Certificate from the State of Nevada.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a Review of Condition Number 18 of an approved Site Development Plan Review (SDR-5821), which restricted the age of the mobile homes to 1995 or newer on 5.40 acres adjacent to the Interstate 515 Freeway, approximately 620 feet south of Stewart Avenue.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
07/05/78	The City Council approved a request to Reclassify Property (Z-0054-78) from R-1 (Single Family Residential) to R-PD7 (Residential Planned Development 7 Units per Acre) on property generally located on the southeast corner of Honolulu Street and Stewart Avenue. The Planning Commission recommended denial on 06/08/78.
06/21/00	The City Council approved a request for Rezoning (Z-0020-00) from R-1 (Single Family Residential) to R-MHP (Residential Mobile/Manufactured Home Park) on 5.4 acres adjacent to the east side of I-515, approximately 620 feet south of Stewart Avenue. The Planning Commission recommended approval on 05/11/00
09/06/00	The City Council approved a request for a Variance (V-0013-00) to allow 3,000 square-foot Mobile Home Spaces where 4,000 square feet is the minimum space size allowed and 40-foot wide lots where 45 feet is the minimum lot width allowed on 5.4 acres adjacent to the east side of I-515, approximately 620 feet south of Stewart Avenue. The Planning Commission recommended approval on 07/27/00.
09/06/00	The City Council approved a request for a General Plan Amendment (GPA-0014-00) from ML (Medium-Low Density Residential) to M (Medium Density Residential) on 5.4 acres on the east side of I-515, approximately 620 feet south of Stewart Avenue. The Planning Commission recommended approval on 07/27/00.
09/06/00	The City Council approved a request for a Site Development Plan Review (SD-0022-00) for a proposed 58-space Mobile Home Park on 5.4 acres on the east side of I-515, approximately 620 feet south of Stewart Avenue. The Planning Commission recommended approval on 07/27/00.

03/02/05	The City Council approved a request for a Rezoning (ZON-5817) from R-1 (Single family Residential) to R-MHP (Residential Mobile/Manufactured Home Park) on 5.4 acres on the east side of I-515, approximately 620 feet south of Stewart Avenue. The Planning Commission recommended approval on 01/27/05.
03/16/05	The City Council approved a request for a Site Development Plan Review (SDR-5821) for a proposed 51-pad Mobile/Manufactured Home Park Expansion on 5.4 acres on the east side of I-515, approximately 620 feet south of Stewart Avenue. The Planning Commission recommended approval on 01/27/05.
03/16/05	The City Council approved a request for a Variance (VAR-5825) to allow 3,000 square-foot minimum spaces where 4,000 square feet is the minimum required and to allow 40-foot wide spaces where 45 feet is the minimum required for a proposed Mobile Home Park Expansion on 5.4 acres on the east side of I-515, approximately 620 feet south of Stewart Avenue. The Planning Commission recommended approval on 01/27/05.
Related Building Permits/Business Licenses	
06/12/06	Building permit/plans (13610) were approved for the installation of UG power service conduit line per NPC Utility Plan for a 51-pad Mobile Home Park Expansion at 3903 Stewart Avenue. The permit was not finalized.
12/19/07	A building permit (104386) was issued for the installation of a power supply meter pedestal only. The permit was finalized on 04/09/08.
There have been no business licenses issued for 3903 Stewart Avenue.	

Pre-Application Meeting	
10/17/08	A pre-application meeting was held with the applicant to discuss submittal requirements for the Review of Condition application.
Neighborhood Meeting	
A meeting is not required nor was one held.	

Field Check	
11/06/08	Staff conducted a field check of the proposed site with the following observations: <ul style="list-style-type: none"> • The area appeared clean and free of trash • Landscaping was being well maintained and irrigated

Details of Application Request	
Site Area	
Gross Acres	5.4

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Vacant Land	M (Medium Density Residential)	R-1 (Single Family Residential) with a Resolution of Intent to R-MHP (Residential Mobile/Manufactured Home Park)
North	Mobile Home Park	ML (Medium-Low Density Residential)	R-MHP (Residential Mobile/Manufactured Home Park)
South	US-95 Freeway	ROW (Right-of-Way)	ROW (Right-of-Way)
East	Single Family Dwellings	L (Low Density Residential)	R-1 (Single family Residential)
West	US-95	ROW (Right-of-Way)	ROW (Right-of-Way)
	Mobile Home Park	ML (Medium-Low Density Residential)	R-MHP (Residential-Mobile/Manufactured Home Park)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan		X	N/A
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts		X	N/A
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

ANALYSIS

This is a request for a Review of Condition Number 18 of an approved Site Development Plan Review (SDR-5821), which restricted the age of the mobile home to 1995 or newer.

The applicant contends that their leasing efforts have been hampered in part by the restriction imposed by limiting the age of the mobile home unit. They are requesting Condition Number 18 be removed and that the Housing Authority of the City of Las Vegas will ensure all potential tenant mobile homes pass a Housing Authority Inspection and receive an Installation Certificate from the State of Nevada.

FINDINGS

Site Development Plan Review (SDR-5821) Condition No. 18 was placed on the subject property by the City Council to ensure a certain standard of living for the tenants. The Housing Authority of the City of Las Vegas agreed to these conditions when the Site Development Plan Review was approved. Removal of Condition No.18 would not keep with the original spirit behind the requirements for the Rulon Earl Mobile Home Park-Phase II; therefore, staff recommends denial of this request.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

ASSEMBLY DISTRICT N/A

SENATE DISTRICT N/A

NOTICES MAILED 1,017

APPROVALS 0

PROTESTS 0