



AGENDA MEMO

CITY COUNCIL MEETING DATE: APRIL 15, 2009

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: WVR-33585 APPLICANT: GEORGE GEKAKIS, INC - OWNER:
MCKNIGHT SENIOR VILLAGE II, LP**

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Approval and conformance to the conditions of approval of Site Development Plan Review (SDR-29912) and all other site related actions as required by the Planning and Development Department and Department of Public Works.
2. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Waiver of Title 13.28 Addressing Requirements, to allow the buildings in a development to not be numbered sequentially starting at the primary entrance and continuing in a counterclockwise direction for a proposed Senior Citizens Apartment (SDR-29912) development at 651 Mc Knight Street.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
09/03/80	The Board of City Commissioners denied a request for Rezoning (Z-0062-80) from R-E (Residence Estates) to R-3 (Medium Density Residential) of property generally located on the north side of Gay Street between Shelby Street and Effinger Street. The Planning Commission recommended approval.
03/24/83	The Board of Zoning Adjustment approved a request for a Variance (V-0010-83) to allow the construction of four single-family dwellings having a front setback of 20 feet where 50 feet is required, a 5-foot side yard setback where 10 feet is required, and a 15-foot rear yard setback where 50 feet is required and reorientation of Lots 8 and 9 to front on Gay Street on property located on the north side of Gay Street between Effinger Street and Shelby Street.
07/21/04	The City Council approved a request to Amend a portion of the Southeast Sector Plan of the General Plan (GPA-3670) from L (Low Density Residential) to M (Medium Density Residential) on 2.09 acres adjacent to the northwest corner of Effinger Lane and Poppy Lane. The Planning Commission recommended approval.
07/21/04	The City Council approved a request for Rezoning (ZON-3672) from R-E (Residence Estates) to R-3 (Medium Density Residential) on 2.09 acres adjacent to the northwest corner of Effinger Lane and Poppy Lane. The Planning Commission recommended approval.
07/21/04	The City Council approved a request for a Site Development Plan Review (SDR-3958) and a Reduction in the amount of perimeter landscaping for a proposed 50-unit multi-family residential development on 2.09 acres adjacent to the northwest corner of Effinger Lane and Poppy Lane. The Planning Commission recommended approval.

08/16/06	The City Council approved a request for a Site Development Plan Review (SDR-13428) for a proposed 99-unit expansion to an existing 110-unit Senior Citizen Apartment development and a waiver of the perimeter landscape buffer requirements on 8.98 acres adjacent to the west side of Effinger Lane, approximately 300 feet south of Harris Avenue. The Planning Commission recommended approval.
08/16/06	The City Council approved a request for a Variance (VAR-13429) to allow a residential adjacency setback of 15 feet where a 142-foot setback is the minimum required for a Senior Citizen Apartment development on 8.98 acres adjacent to the west side of Effinger Lane, approximately 300 feet south of Harris Avenue. The Planning Commission recommended approval.
08/16/06	The City Council approved a request for a Variance (VAR-13430) to allow ten-foot perimeter walls where eight feet is the maximum height allowed for a Senior Citizen Apartment development on 8.98 acres adjacent to the west side of Effinger Lane, approximately 300 feet south of Harris Avenue. The Planning Commission recommended approval.
08/16/06	The City Council approved a request for a Special Use Permit (SUP-13431) for a proposed four-story Senior Citizen Apartment development adjacent to the west side of Effinger Lane, approximately 300 feet south of Harris Avenue. The Planning Commission recommended approval.
08/16/06	The City Council approved a request for a Waiver (WVR-13432) of Title 18.12.130 to allow a non-circular cul-de-sac on 8.98 acres adjacent to the west side of Effinger Lane, approximately 300 feet south of Harris Avenue. The Planning Commission recommended approval.
08/16/06	The City Council approved a request for an Extension of Time (EOT-15006) of an approved Rezoning (ZON-3672) from R-E (Residence Estates) to R-3 (Medium Density Residential) on 2.09 acres adjacent to the northwest corner of Effinger Lane and Poppy Lane.
08/06/08	The City Council approved a request for an Extension of Time (EOT-28599) of an approved Rezoning (ZON-3672) from R-E (Residence Estates) to R-3 (Medium Density Residential) on 2.14 acres adjacent to the northwest corner of Effinger Lane and Poppy Lane.
08/06/08	The City Council approved a request for an Extension of Time (EOT-28600) of an approved Site Development Plan Review (SDR-13428) for a proposed 99-unit expansion to an existing 110-unit Senior Citizen Apartment development and a waiver of the perimeter landscape buffer requirements on 2.14 acres adjacent to the west side of Effinger Lane, approximately 300 feet south of Harris Avenue.

08/06/08	The City Council approved a request for an Extension of Time (EOT-28601) of an approved Variance (VAR-13429) to allow a residential adjacency setback of 15 feet where a 142-foot setback is the minimum required for a Senior Citizen Apartment development on 2.14 acres adjacent to the west side of Effinger land, approximately 300 feet south of Harris Avenue.
08/06/08	The City Council approved a request for an Extension of Time (EOT-28602) of an approved Variance (VAR-13430) to allow ten-foot perimeter walls where eight feet is the maximum height allowed for a senior Citizen Apartment development on 2.14 acres to the west of Effinger Lane, approximately 300 feet south of Harris Avenue.
08/06/08	The City Council approved a request for an Extension of Time (EOT-28603) of an approved Waiver (WVR-13432) of Title 18.12.130 to allow a non-circular cul-de-sac on 2.14 acres adjacent to the west side of Effinger Lane, approximately 300 feet south of Harris Avenue.
08/06/08	The City Council approved a request for an Extension of Time (EOT-28604) of an approved Special Use Permit (SUP-13431) for a proposed four-story Senior Citizen Apartment development adjacent to the west side of Effinger lane, approximately 300 feet south of Harris Avenue.
11/19/08	The City Council approved a request for a Major Amendment (SDR-29912) to an approved Site Development Plan Review (SDR-13428) to include three additional units on an approved 99-unit expansion to an existing 110-unit Senior Citizen Apartment development on 8.98 acres adjacent to the west side of Effinger Lane, approximately 300 feet south of Harris Avenue.
11/19/08	The City Council approved request for a Variance (VAR-30312) to allow a 15-foot front yard setback where 20 feet is required on 8.98 acres adjacent to the west side of Effinger Lane, approximately 300 feet south of Harris Avenue. The Planning Commission recommended approval.
<i>Related Building Permits/Business Licenses</i>	
12/11/97	Numerous building permits (12 in total) were issued for new units within the development, which were all finalized on 10/29/98.
02/04/98	A building permit (98003835) was issued for recreation and managers building. The permit received an approval for gas on 10/14/98.
06/03/98	A building permit (98011656) was issued for an 800-foot by 6-foot wall at 651 McKnight Street. The project was completed on 11/04/99.
01/25/99	A business license (A07-01325) was issued for Apartments at 651 McKnight Street. The license is still active.
04/02/99	A building permit (99006348) was issued for entry gates at 651 McKnight Street. The project was completed on 11/04/99.
06/11/01	A building permit (1010515) was issued for a 21-foot by 25-foot patio cover at 651 McKnight Street. The project was completed on 06/27/01.

<i>Pre-Application Meeting</i>
A pre-application meeting is not required for this type of application, nor was one held.
<i>Neighborhood Meeting</i>
A neighborhood meeting is not required for this type of application, nor was one held.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	2.14

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped-Proposed Senior Housing (SDR-29912)	M (Medium Density Residential)	R-E (Residence Estates) with a Resolution of Intent to R-3 (Medium Density Residential)
North	Undeveloped Land	L (Low Density Residential)	R-E (Residence Estates)
South	Apartments	M (Medium Density Residential)	R-3 (Medium Density Residential)
East	Undeveloped Land and Single-Family Residences	L (Low Density Residential)	R-E (Residence Estates)
West	Apartments	M (Medium Density Residential)	R-3 (Medium Density Residential)

<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		Y
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

ANALYSIS

The original development was completed in 1998 as an affordable housing community for seniors financed with Section 42 funding. The addressing/unit numbers for the existing development are fixed to the property with both the State of Nevada and Internal Revenue Service. The development consists of 12 buildings, each addressed with a single digit (1-12) with units numbered from 1-111. Entrance into the development is located on McKnight Street, approximately 300 feet north of E. Bonanza Road. The project expansion (SDR-29912) is a separate entity consisting of one, four-story building with 102 units with the same entrance as the original development.

FINDINGS

Per 1993 Addressing Standards and Requirements, Section VI, Paragraph A (2), all buildings within the development shall have a numerical designation starting at the primary entrance and continuing in a counterclockwise direction, beginning with number one (1).

The numbering system within the existing development does not meet Title 13.28 Addressing Requirements. Altering the present addressing system to conform to current requirements cannot be accomplished without imposing an undue hardship to existing patrons. A Life Safety remedy is to address the new four-story building number to 1000 with first floor units starting with 100, second floor 200, third floor 300, and fourth floor 400 to differentiate it from the original development. A waiver of Title 13.28 is required to provide a viable alternative; therefore, the Fire Department has recommended approval, and the Planning and Development Department concurs with this recommendation.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

N/A

ASSEMBLY DISTRICT N/A

SENATE DISTRICT N/A

NOTICES MAILED 97

APPROVALS 0

PROTESTS 0