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June 18, 2009

VIA HAND DELIVERY

RECEIVED
09 JUN 18 AM 10:36
PLANNING AND DEVELOPMENT

City of Las Vegas
Planning & Development Department
731 S. Fourth Street
Las Vegas, NV 89101

Re: Amended Justification Letter –Lakes Lutheran Church Assisted Living Apartment Memory Care Facility
GPA, Zone Change, SDR and Use Permits
APN 163-04-408-003

To Whom It May Concern:

Please be advised this office represents Lakes Lutheran Church (the "Applicant") in the above referenced matter. The Applicant is proposing a site development review for a senior apartment project located on the northwest corner of Sahara Avenue and Cimarron Road, more particularly known as APN 163-04-408-003 (the "Site"). In conjunction with the SDR, the Applicant is proposing a change to the general plan for the northern portion of the Site to service commercial, zone change to C-1 for the entire Site, and use permits to allow a senior project.

General Plan Amendment

The Applicant is requesting the Site's general plan be changed to service commercial for the portion of the Site that fronts Via Olivero Avenue. The portion of the Site that fronts Sahara Avenue is already planned service commercial. Additionally, the properties to the west and east of the Site are general planned service commercial. Both of these properties are similar to the Site. Both properties have frontage on Sahara Avenue and Via Olivero Avenue. Therefore, a change in the general plan to service commercial for the Site is compatible to the surrounding area.

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Zone Change

The Applicant is also requesting a zone change to rezone the entire Site to C-1. There is currently a church on a portion of the Site. A church is a permitted use in a C-1 zoned district. The church building configuration and layout is remaining the same from its previous approval and therefore conforms to the previous site plan approval. The zone change also makes sense because it is consistent with other properties in the area (the property to the west is zoned C-1 and the property to the east is zoned C-1 and O on the northern portion of the property). Therefore, a zone change for the Site to C-1 is compatible.

Site Development Review

Overview:

The existing church fronts on Sahara Avenue. The proposed senior housing is on the northern portion of the Site with frontage on Via Olivero. The building configuration is a combination L&T shape scheme with a courtyard in the memory part of the plan. Other amenities are shown throughout the proposed expansion, which include beauty/barber shop, library, child daycare, café, kitchen, dining area, general store, fitness room, home health, laundry, spa activity room and community room. The spa is primarily for memory care patients and on occasion is will be made available for home health care patients. The beauty/barber shop is located on the second floor and is for residents only. Most of these commercial amenities will be on the first floor. The total number of units for the three different living areas offered is 96.

Elevations:

The height of the combination building will be 49.6 feet. The architectural theme is an L&T shape scheme to make up the entire expansion into one building.

In conjunction with SDR, the following use permits are required:

1. Assisted Living: Assisted living apartments are defined as "an apartment or apartment complex which provides personal care services to senior citizens for daily living needs". Such services may include, but are not limited to, preparation and service of meals, housekeeping, laundry, monitoring of rooms, monitoring of medication, or assistance with bathing.

2. Memory Care/Assisted Living Plus: Convalescent care facility/nursing home is defined as "means a building or structure designed, used, or intended to be used to house and provide care for persons who have a chronic physical or mental illness or infirmity, but who do not need medical, surgical or other specialized treatment normally provided by a hospital. The term includes a rest home and a nursing home, but does not include an assisted living apartment, a hospital or other medical facility that is specifically defined in this Chapter". There will be 22 employees at the during week.

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3. Independent Living (Senior Apartments): An apartment house or other multi-family dwelling in which each unit is occupied by at least one person fifty-five years of age or older. The term 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. Publish and adhere to policies and procedures that demonstrate an intent to provide housing for persons fifty-five years of age or older to the extent allowed by applicable State or Federal law.

4. Child Daycare Facility: In conjunction with the church, the Applicant is also proposing a daycare facility. The daycare facility will accommodate no more than 50 children. During any given shift, there will be no more than 6 employees. The daycare use will operate during 6:30 am and 6:00 pm, Monday thru Friday. Parents will be dropping off their children and picking them up at varying hours, so they should not cause much impact.

5. Parking Reduction: The Site requires 202 parking spaces per Title 19 of the Las Vegas Municipal Code. The Site, however, is providing 160 parking spaces, or about 20% parking reduction. The church use, which requires the most amount of parking, will be predominately used on Saturday evenings and Sundays, during times which the other uses (i.e. childcare facility) will not be open. Additionally, the childcare facility will not generate much parking because it will be primarily drop-offs in the morning and pick-ups in the evening. Because many of the uses on the Site do not overlap in times and days of operation, the amount of proposed parking is adequate.

We thank you in advance for your consideration of this much needed expansion at the church.

Sincerely,

KUMMER KAEMPFER BONNER RENSHAW & FERRARIO

Tom Combs

Tom Combs

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