



City of Las Vegas

Agenda Item No.: **38.**

**AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MARCH 14, 2017**

**DEPARTMENT: PLANNING
DIRECTOR: TOM PERRIGO**

☐ Consent ☒ Discussion

SUBJECT: SUP-67480 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CITY IMPACT CENTER - OWNER: TRINITY HAVEN CENTER - For possible action on a request for a Special Use Permit for A SENIOR CITIZEN APARTMENTS USE on the north side of Sahara Avenue, approximately 500 feet west of Maryland Parkway (APNs 162-03-801-030, 052, 053 and 066), C-1 (Limited Commercial) Zone, Ward 3 (Coffin) [PRJ-67445]. Staff recommends DENIAL.

P.C.: FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

1

Planning Commission Mtg.

3

City Council Meeting

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report - SUP-67480 and SDR-67483 [PRJ-67445]
3. Supporting Documentation - SUP-67480 and SDR-67483 [PRJ-67445]
4. Photo(s) - SUP-67480 and SDR-67483 [PRJ-67445]
5. Justification Letter - SUP-67480 and SDR-67483 [PRJ-67445]
6. Submitted after Final Agenda Support Postcards for SUP-67480 [PRJ-67445] and Protest Comment Form for SUP-67480 and SDR-67483 [PRJ-67445]

Motion made by SAM CHERRY to Approve subject to conditions

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

TODD L. MOODY, VICKI QUINN, TRINITY HAVEN SCHLOTTMAN, SAM CHERRY, GLENN TROWBRIDGE, CEDRIC CREAR, DONNA TOUSSAINT; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:

CHAIR SCHLOTTMAN declared the Public Hearing open for Items 38 and 39.

STEVE GEBEKE, Planning Supervisor, reported that the applicant is proposing a senior citizen apartment complex with 66 units which will replace an existing, smaller apartment complex and will be spread across additional lots. A Special Use Permit is required as the applicant is not

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providing ground-level non-residential development and is requesting waivers of landscape buffer areas. The site is located off Sahara Avenue via private streets that provide access easements for all adjoining property owners. Part of the proposed structure would be constructed within the easement area taking up the existing parking spaces along the east side of the street. If approved, a condition has been added to ensure the applicant can demonstrate that they have the right to build within this area prior to issuance of any building permit for the site. Parking will be provided off site at a nearby church parking lot, and a trash enclosure will be provided across the street. The proposed use is appropriate for the area and is compatible with other surrounding uses; however, the proposed development is not in use with basic amenities provided off site and part of the construction is located within the private street. Staff recommended denial.

GEORGE GEKAKIS stated that this complex would replace an existing church-owned 12-unit development. It will be 66 one- and two-bedroom units of affordable housing for seniors with rents ranging from \$325 to \$550 per month including utilities. The location is within a redevelopment area next to Baker Park. The church owns the property from St. Louis Avenue to Sahara Avenue, and reducing the number of parking spaces and parking off site will not impact anyone. MR. GEKAKIS stated that they make 10-year commitments to the State.

BARBARA DOWNING FRASER stated that she owns a property that abuts the proposed area of expansion for the senior housing. She has owned a cell tower on that site for 20 years. She was concerned that the four-story building may impact communication to the cell tower, and it provides part of her income.

MR. GEKAKIS stated that they reached out to the cell tower providers in the area and told them the building would be a maximum of 30 feet in height. He has letters from the operators stating that the building will not affect the cell towers.

COMMISSIONER QUINN asked if MR. GEKAKIS had a letter from MS. DOWNING FRASER'S cell tower company, and MR. GEKAKIS replied that he had two letters from companies. COMMISSIONER QUINN thought this is a wonderful project that is needed, but she was concerned about the cell tower and thought they needed answers before moving forward. PETER LOWENSTEIN, Planning Section Manager, stated that staff did not have that answer.

COMMISSIONER CHERRY thought there was a concern regarding cross easements and the site plan impeding those. MR. GEBEKE explained those are the access easements that are across the private street. The first condition requires the applicant to provide proof that they have the ability and the right to build across those easements prior to issuance of any permits. COMMISSIONER CHERRY was in support of this project.

COMMISSIONER TROWBRIDGE asked about the height of MS. DOWNING FRASER'S cell tower, and MR. GEKAKIS did not have that information.

CHAIR SCHLOTTMAN asked why the applicant was asking for an unscreened trash enclosure, and MR. GEKAKIS replied that there is an existing trash enclosure across the street. The trash

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enclosure for this project will also be across the street, and he was agreeable to adding the condition of putting a screened enclosure on it. CHAIR SCHLOTTMAN asked if staff objected to the condition, and MR. GEBEKE replied that they did not. He noted that the streets are private and the property lines go to the center of the street so it was not adjacent to public right-of-way.

COMMISSIONER CHERRY also requested that the applicant speak to MS. DOWNING FRASER regarding her own tower.

CHAIR SCHLOTTMAN declared the Public Hearing closed for Items 38 and 39.

