

## McKnight Senior Village IV – Justification Letter

McKnight Senior Village IV, APN 139-25-410-046, will be the fourth phase of the existing and successful McKnight Senior Village campus, established in 1996, which currently includes McKnight Senior Village I (110 one-bedroom units – built 1996/rehabbed 2015), McKnight Senior Village II (78 two-bedroom units – built 2009) and McKnight Senior Village III (24 two-bedroom units – built 2010), which has a 4-month waiting list for residents.

McKnight Senior Village IV will include 60 units of affordable senior housing, 48 one-bedroom units and 12 two-bedroom units, configured as four stories, with pedestrian access to McKnight I, II and III, as well as access to all supportive services, clubhouse, and outdoor amenities. The development will be handicap accessible and adaptable.

Currently, the site is zoned R4 – High Density Residential. Zoning was approved for 53 units/3 stories for multifamily residential in 2020, under PRJ 78384. McKnight Senior Village IV is requesting R4 for SENIOR housing with 4 stories.

We are applying for a **Site Development Plan Review** application for the 60-unit development with waivers of building orientation, residential adjacency and perimeter landscape buffer located on Effinger Street on the outside of the perimeter wall, and eliminating the landscape on the inside of the wall. We are also asking for a waiver for entrance vehicle stacking due to Effinger Street being a dead-end street.

We also ask for an **exception** for the uncovered parking spaces regarding the requirement “one tree/island required per six uncovered parking spaces, plus one at the end of each row in the parking lot area”. On the South side of the property, and also the East side where there is handicap parking, we have uncovered parking spaces and prefer to eliminate the landscaping “fingers” as they create a trip hazard for our seniors. The fingers also create difficulty for seniors backing out their vehicles from their parking spaces, resulting in cars bumping into or jumping the curbs.

We are also applying for a **Variance** to allow for a 10’ perimeter wall to match the existing development. On Harris Avenue, we request the North perimeter wall to be 10’ high total, with 8’ as CMU painted wall, and with 2’ above as wrought iron creating a decorative, yet secure, appearance.

This new building will be operated and maintained by current staff, with hours of operation from 8:00am to 5:00pm, with on-site manager. Currently, GKS Development, Inc., our affiliate company, manages McKnight I, II and III, as well as the following (all the properties are affordable senior housing):

Madison Palms Apartments – 3150 W. Ann Road, North Las Vegas, NV 89031 (128 units)

Santa Barbara Palms – 4880 Tropicana Avenue, Las Vegas, NV 89121 (114 units)

City Impact Senior Housing – 978 E. Sahara Avenue, Las Vegas, NV 89104 (66 units)

Decatur Commons – 400 S. Decatur Blvd., Las Vegas, NV 89107 (480 units)

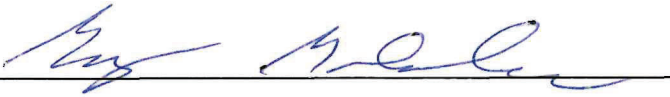
West Sahara Senior Housing – Currently under construction – 8007 W. Sahara Avenue, Las Vegas, NV 89117 (171 units)

We do not require state licenses specific to this use requested.

As with all our developments, we include green building features and utilize energy efficient systems, including solar photovoltaics, xeriscape landscaping, low and no VOC compounds, and water-conserving plumbing fixtures. The development will be built to LEED or equivalent standards.

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The project will meet the City's objective of providing more affordable housing for our senior population, who are in great need and at risk of homelessness. The issue of affordability is critical in Southern Nevada, and 60 more units will help alleviate the growing problem. The zoning applied for is the same as what exists on the property, with the change to senior property instead of family development. Senior developments are low impact with no impact on schools, and fewer vehicles creating traffic.



George Gekakis, Inc., George Gekakis, President – Applicant

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