



AGENDA MEMO - COMMUNITY DEVELOPMENT

PLANNING COMMISSION MEETING DATE: JANUARY 14, 2025
DEPARTMENT: COMMUNITY DEVELOPMENT
ITEM DESCRIPTION: APPLICANT/OWNER: WALTER HOVING HOME, INC.

**** STAFF RECOMMENDATION(S) ****

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
24-0564-EOT1	Staff recommends APPROVAL, subject to conditions:	
24-0564-EOT2	Staff recommends APPROVAL, subject to conditions:	24-0564-EOT1

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

NOTICES MAILED N/A

PROTESTS 0

APPROVALS 0

**** CONDITIONS ****

24-0564-EOT1 CONDITIONS

Planning

1. This approval shall expire on November 15, 2026 unless another Extension of Time is approved by the City of Las Vegas.
2. Conformance to the Conditions of Approval for Special Use Permit (22-0537-SUP1) and all other related actions as required by the Department of Community Development and the Department of Public Works.
3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

24-0564-EOT2 CONDITIONS

Planning

1. This approval shall expire on November 15, 2026 unless another Extension of Time is approved by the City of Las Vegas.
2. Conformance to the Conditions of Approval for Site Development Plan Review (22-0537-SDR1) and all other related actions as required by the Department of Community Development and the Department of Public Works.
3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is requesting Extensions of Time for approved entitlements related to an approved convalescent care facility development on 5.81 acres at the northeast corner of Horse Drive and Bradley Road.

ISSUES

- These are the first Extension of Time requests for the approved entitlements.
- There are no current applications for building permits for the approved project in review at this time. The applicant expects to submit civil improvement plans and architectural plans within the next several months.

ANALYSIS

The site is zoned R-E (Residence Estates) with a DR (Desert Rural Density Residential) General Plan designation. The adjacent properties are all developed with low density residential uses except for land to the south, which is undeveloped with no development entitlements.

The requested extensions are for the following approvals on November 15, 2022 by the Planning Commission:

- 22-0537-SUP1 - for a proposed Convalescent Care/Nursing Home use. Staff recommended approval.
- 22-0537-SDR1 - for a proposed one-story, 96-bed convalescent care facility development with Waivers of perimeter landscape buffer standards. Staff recommended approval.

No building permits have been issued for construction of this development, and no applications for permit have yet been submitted for review. Per the applicant, a delay in another out-of-state project by the managing organization in turn caused delays in obtaining permits and licenses for this project. The applicant is now in the process of finalizing civil and architectural plans and expects to be able to submit applications within several months. Construction start date is estimated to be in the fall of 2025.

During a recent field check, staff noted an undeveloped site with some weeds and vegetation growing near the Bradley Road and Horse Drive frontages, as well as a “coming soon” sign advertising the project.

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FINDINGS (24-0564-EOT1 and EOT2)

These are the first extension requests of the Special Use Permit and Site Development Plan Review approvals, and conditions in the area have not significantly changed since the time of original approval. Staff therefore recommends approval of the requested Extensions of Time of the approved Special Use Permit (22-0537-SUP1) and Site Development Plan Review (22-0537-SDR1) for a two-year period. If denied, these entitlements will be deemed expired as of November 15, 2024.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
02/05/03	The City Council approved a request for a Vacation (VAC-1329) a portion of Bradley Road between Brent Lane and Horse Drive, portions of Unicorn Street between Brent Lane and Horse Drive, a portion of Thom Boulevard between Brent Lane and Horse Drive, and a portion of Brent Lane between Bradley Road and Thom Boulevard.
04/02/03	The City Council approved a request for a Major Modification (MOD-1271) to the Iron Mountain Ranch Master Plan to add 3.98 acres to the overall plan area (APN 125-12-601-004, 005 and 006); and to amend the plan requirements to allow 20,000 square foot lots along Bradley Road where the plan requires 30,000 square foot lots.
09/15/04	The City Council approved a request for a Major Modification (MOD-4615) to the Iron Mountain Ranch Master Plan to remove 4.30 acres (APN 125-12-601-006) from the overall plan area. The Planning Commission and staff recommended approval.
11/15/22	The Planning Commission approved a request for a Special Use Permit (22-0537-SUP1) for a proposed Convalescent Care Facility/Nursing Home use at the northeast corner of Horse Drive and Bradley Road. Staff recommended approval.
	The Planning Commission approved a request for a Site Development Plan Review (22-0537-SDR1) for a proposed one-story, 96-bed Convalescent Care Facility development with a Waiver of perimeter landscape buffer standards on 5.81 acres at the northeast corner of Horse Drive and Bradley Road. Staff recommended approval.

<i>Most Recent Change of Ownership</i>	
03/10/23	A deed was recorded for a change in ownership.

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Related Building Permits/Business Licenses

There are no related Building Permits or Business Licenses associated with the subject site.

Pre-Application Meeting

A pre-application meeting was not required, nor was one held.

Neighborhood Meeting

A neighborhood meeting was not required, nor was one held.

Field Check

12/05/24	The site was undeveloped with some minor weeds and vegetation, and was free of trash or debris. A temporary “coming soon” sign for the convalescent care facility was located near the street corner. There were no offsite improvements, although, an asphalt path has been provided along the frontages, portions of which curve into the site.
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Details of Application Request
Site Area

Net Acres	4.30
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Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Undeveloped	DR (Desert Rural Density Residential)	R-E (Residence Estates)
North	Residential, Single Family, Detached	DR (Desert Rural Density Residential)	R-E (Residence Estates)
			R-PD2 (Residential Planned Development - 2 Units per Acre)
South	Undeveloped	DR (Desert Rural Density Residential)	R-E (Residence Estates)
	Residential, Single Family, Detached		

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<i>Surrounding Property</i>	<i>Existing Land Use Per Title 19.12</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
East	Residential, Single Family, Detached	DR (Desert Rural Density Residential)	R-E (Residence Estates)
			R-PD2 (Residential Planned Development - 2 Units per Acre)
West	Residential, Single Family, Detached	R (Rural Density Residential)	R-PD3 (Residential Planned Development - 2 Units per Acre)

<i>Master and Neighborhood Plan Areas</i>	<i>Compliance</i>
Las Vegas 2050 Master Plan Area: Tule Springs	Y
Iron Mountain Ranch	Y
<i>Special Area and Overlay Districts</i>	<i>Compliance</i>
RP-O (Rural Preservation Overlay) District	Y
<i>Other Plans or Special Requirements</i>	<i>Compliance</i>
Trails [Shared Use (Horse) - proposed; Equestrian (Bradley) - proposed]	N
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A