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March 15, 2021

City of Las Vegas
Department of Planning
333 North Rancho Drive
Las Vegas, Nevada 89106

Re: Lindell Living II – Charleston Blvd & Lindell Road

To Whom It May Concern,

Please let this letter serve as justification for a GPA, Rezoning and Site Development Plan Review for a proposed age restricted senior living complex located south of Charleston Blvd and west of Lindell Road. The vacant 2.7-acre site is comprised of two parcels: APN 163-01-103-027 and 028.

The site is bordered by commercial uses (C-2) to the north, a C-1 zoned property and a single-family residence in Clark County zoned R-E to the west, single-family residences in Clark County zoned R-E to the south, and Lindell Road to the east. Across Lindell is a senior apartment complex under construction.

This request is to amend the General Plan from Service Commercial to High Density Residential, and to rezone the property from R-E to R-4.

The Site Development Plan Review is for a garden style senior living project that will have 90 units consisting of 49 one-bedroom, and 41 two-bedroom units.

Lindell Living II is the sister project of Lindell Living which is directly across Lindell Road to the east. In fact, our gated entries mirror each other on each side of Lindell.

Lindell Living II is designed to provide its residents with a clean, new, fresh environment. Our residents are empty nesters who will be moving from a larger, older, more difficult to maintain home where they live alone, to a fresh, modern, easy to maintain home, with plenty of neighbors with whom to share their life experiences.

Our Community will be gated for security. Transportation will be offered so residents will not “need” to drive their own vehicles. Group trips to local shops and restaurants will minimize vehicular trips.

As an active seniors’ community, the seniors are more than capable of caring for themselves physically and have far less health care professional visits than you would have in an assisted living facility

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Our residents do not impact schools, or create mischief. They are looking for an environment that will afford them peace, quiet, comfort and camaraderie. We are providing a 4,250 SF community center designed to encourage socialization and "community."

Historically, residents of active senior communities have lived in the neighborhood for many years. They prefer to stay; to be close to the friends, family and streets that they are familiar and comfortable with. Sometimes they move into the community to be closer to their children. Our mission is to provide these people with a cozy alternative to remaining isolated in their current homes.

Architecturally, our "boutique" community would be considered Santa Barbara Modern. We will use light, warm colors and materials to blend with the neighborhoods around us. Each three story building will offer its own elevator so that every resident has access to every unit. We've buffered all of our buildings from our adjacent neighbors with landscape, parking and open space.

Our site will be beautifully landscaped and will provide space for both active and passive activity zones. We will offer a small pet park and a swimming pool.

Our smallest one bedroom unit is 687 SF livable, and our largest 2 bedroom is 1163 SF livable

We are requesting two waivers:

- 1) An 8' tall fence at our front setback that would match the phase one fence across the street. Both fences are set back 8' from Lindell.
- 2) A 10' rear building SB at our west PL where 20' is required. This only occurs at two units along the face of the building. The rest of the building is set back 16'-11" or more. This waiver is critical as it affords us the necessary space we need inside the project, between the drive and buildings, for landscaping for our residents.

There will be sufficient parking as 68 parking spaces are required, and 93 spaces have been provided.

There will be 8' of landscape along the Lindell Road frontage, 6' of landscaping along the north property line, 5' along the southerly property line and a minimum of 6' along the west property line.

This property, while currently supporting a single-family residential home, is largely vacant and has been for some time. There is a lack of these types of senior living projects in the area and, therefore, a need for this type of development.

Should you have any questions, please feel free to contact me at this office.

Sincerely,
Baughman & Turner, Inc.



David S. Turner
President

DST/ms

Attachment

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