



AGENDA MEMO - COMMUNITY DEVELOPMENT

CITY COUNCIL MEETING DATE: AUGUST 2, 2023

DEPARTMENT: COMMUNITY DEVELOPMENT

ITEM DESCRIPTION: APPLICANT/OWNER: LINDELL LIVING II, LLC

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
23-0226-EOT1	Staff recommends APPROVAL, subject to conditions:	
23-0226-EOT2	Staff recommends APPROVAL, subject to conditions:	
23-0226-EOT3	Staff recommends APPROVAL, subject to conditions:	

**** NOTIFICATION ****

PROTESTS 0

APPROVALS 0

**** CONDITIONS ****

23-0226-EOT1 CONDITIONS

Planning

1. This approval shall expire on 08/18/25 unless another Extension of Time is approved by the City of Las Vegas.
2. Conformance to the Conditions of Approval for Variance (21-0197-VAR1) 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.

23-0226-EOT2 CONDITIONS

Planning

1. This approval shall expire on 08/18/25 unless another Extension of Time is approved by the City of Las Vegas.
2. Conformance to the Conditions of Approval for Variance (21-0197-VAR2) 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.

23-0226-EOT3 CONDITIONS

Planning

1. This approval shall expire on 08/18/25 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 (21-0197-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.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is requesting an Extension for previously approved Variance (21-0197-VAR1), Variance (21-0197-VAR2), and Site Development Plan Review (21-0197-SDR1).

ISSUES

- Variance (21-0197-VAR1), Variance (21-0197-VAR2), and Site Development Plan Review (21-0197-SDR1) have an expiration date of August 18, 2023.

ANALYSIS

On August 18, 2021, the City Council approved Variance (21-0197-VAR1), Variance (21-0197-VAR2), and Site Development Plan Review (21-0197-SDR1) for a proposed three-story tall, 90-unit senior citizens apartment development at 1245 Lindell Road. The associated Variances allow an eight-foot tall fence in the front yard, a 10-foot rear yard setback, and three addresses where one is allowed. The overall development includes a pool with pool house and two separate apartment buildings. The applicant is requesting an additional two years to complete the building permit review process and begin construction.

FINDINGS (23-0226-EOT1, EOT2 and EOT3)

The applicant has begun the building permit review process for the approved senior citizens apartment development with the submittal of the Master Building Permit application on March 22, 2023. Subsequent building permit applications for onsites and the two apartment buildings have also been submitted and are currently under review by staff. Therefore, staff is recommending approval of all three requests for an Extension of Time with conditions.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Bldg., etc.</i>	
06/21/06	The City Council approved a request for a Petition of Annexation (ANX-11906) to annex three (3) parcels located on the southwest corner of Charleston Blvd and Lindell Rd, at 1245 Lindell Street, 5525 Charleston Blvd and 5555 Charleston Blvd. The Planning Commission recommended approval of the request.
08/18/21	The City Council approved General Plan Amendment (21-0197-GPA1) from SC (Service Commercial) to TOC-1 (Transit Oriented Corridor) for parcel with APN: 163-01-103-028.
	The City Council approved Rezoning (21-0197-ZON1) from R-E (Residence Estates) to R-4 (High Density Residential) for APNs 163-01-103-027 and 028.
	The City Council approved Variance (21-0197-VAR1) to allow an eight-foot tall front yard fence where five feet is the maximum allowed and to allow a 10-foot rear yard setback where 20 feet is the minimum required.
	The City Council approved Variance (21-0197-VAR2) to allow three addresses where one is allowed for a senior citizen apartment development.
	The City Council approved Site Development Plan Review (21-0197-SDR1) for a proposed three-story tall, 90-unit senior citizens apartment development with a waiver of the perimeter landscape development standards.
10/07/21	Parcel Map (100063-PMP) for a Technical Review of a one-lot parcel map on 2.71 acres located at 1245 Lindell Road, (APN 163-01-103-027 and 028) was conditionally approved by City Staff.
05/10/22	The Planning Commission approved a request for a Petition to Vacate (22-0158-VAC1) U.S Government Patent Easements on 2.70 acres at 1245 Lindell Road. Staff recommended approval.
05/15/23	Parcel Map (100319-PMP) for a Technical Review of a one-lot parcel map on 2.71 acres located at 1245 Lindell Road, (APN 163-01-103-027 and 028) was conditionally approved by City Staff.

<i>Most Recent Change of Ownership</i>	
08/2021	A deed was recorded for a change in ownership.

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Related Building Permits/Business Licenses	
08/16/21	A Building Permit (#R21-12386) was issued for the demolition of buildings at 1245 Lindell Road. The permit received its final inspection on 08/24/21.
05/17/22	A Building Permit application (L22-01002) was received for curb, gutter, sidewalk, driveway, paving and utilities at Charleston Boulevard and Lindell Road [163-01-103-027]. The application is under review.
03/22/23	A Master Building Permit application (PRC23-00038) was received for the construction of two new apartment buildings and pool house at 1231 Lindell Road. The application is under review.
	A Building Permit application (R23-04255) was received for the construction of two new apartment buildings and pool house at 1245 Lindell Road. The application is under review.
04/10/23	A Building Permit application (C23-01173) was received for onsites (light poles/trash enclosure) at 1231 Lindell Road. The application is under review.
	A Building Permit application (C23-01174) was received for a 54-Unit Apartment Building at 1255 Lindell Road. The application is under review.
	A Building Permit application (C23-01175) was received for a 36-Unit Apartment Building at 1265 Lindell Road. The application is under review.

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.
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Field Check

06/24/23	Staff performed a routine field check where nothing of concern was noted.
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Details of Application Request

Site Area

Net Acres	2.70
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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>
Subject Property	Undeveloped	TOC-1 (Transit Oriented Corridor)	R-4 (High Density Residential)
North	Auto Repair Garage, Minor	TOC-1 (Transit Oriented Corridor)	C-2 (General Commercial)
	Banquet Facility		
	Motor Vehicle Sales (Used)		
South	Single Family Detached Dwelling	RN (Rural Neighborhood) – Clark County	R-E (Rural Estates Residential) – Clark County
East	Undeveloped (Proposed Senior Citizen Apartments)	TOC-1 (Transit Oriented Corridor)	R-4 (High Density Residential)
West	General Retail	TOC-1 (Transit Oriented Corridor)	C-1 (Limited Commercial)
	Liquor Establishment (Tavern)		
	Single Family Detached Dwelling	RN (Rural Neighborhood) – Clark County	R-E (Rural Estates Residential) – Clark County

<i>Master and Neighborhood Plan Areas</i>	<i>Compliance</i>
Las Vegas 2050 Master Plan Area: Charleston	Y
<i>Special Area and Overlay Districts</i>	<i>Compliance</i>
A-O (Airport Overlay) District – 200 Feet	Y
<i>Other Plans or Special Requirements</i>	<i>Compliance</i>
Trails	N/A
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