



BOULDER CITY
CITY COUNCIL

MAYOR
JOE HARDY

COUNCIL MEMBERS:
DENISE E. ASHURST
COKIE BOOTH
SHERRI JORGENSEN
STEVE WALTON



MEETING LOCATION:
CITY COUNCIL CHAMBER
401 CALIFORNIA AVENUE
BOULDER CITY, NV 89005

MAILING ADDRESS:
401 CALIFORNIA AVENUE
BOULDER CITY, NV 89005

WEBPAGE:
WWW.BCNV.ORG



CITY MANAGER:
NED THOMAS, AICP

CITY ATTORNEY:
BRITTANY LEE WALKER, ESQ

CITY CLERK:
TAMI MCKAY, MMC, CPO

COMMUNITY DEVELOPMENT DIRECTOR:
MICHAEL MAYS, AICP

PUBLIC WORKS DIRECTOR:
GARY POINDEXTER

UTILITIES DIRECTOR:
JOSEPH STUBITZ, PE

POLICE CHIEF:
TIM SHEA

ACTING FIRE CHIEF:
GREG CHESSER, CFO

FINANCE DIRECTOR:
CYNTHIA SNEED, CPA, CGFM

PARKS & RECREATION DIRECTOR:
JULIE CALLOWAY, CPRP

City Council Meeting

April 22, 2025

Item No. 2

Staff Report

TO: Ned Thomas, City Manager

FROM: Nakeisha Lyon, City Planner

DATE: April 22, 2025

SUBJECT:

For possible action: Resolution No. 7954, a resolution of the City Council of Boulder City, Nevada, to approve the allocation of 12 residential allotments for Construction Year 2024-25 for 1401 Medical Park Drive Apartments, LLC - River Run Senior Apartments (AFDA-25-198)

Business Impact Statement: This action will not have a significant economic impact on business and will not directly restrict the formation, operation, or expansion of a business.

Action Requested: That the City Council consider adoption of the resolution (Attachment 1) as noted above.

Overview:

- For CY 24-25, 15 allotments have been issued.
- 1401 Medical Park Drive, LLC is requesting 12 residential allotments for the conversion of an existing assisted living facility to a senior housing complex.
- Allotment Committee provided a score of 78.2857%

Background Information:

Applicant / Property Owner: Jerome Fink, 1401 Medical Park Drive Apartments LLC

Agent: Aubrey Powell, Esq., Womble Bond Dickson

Address: 1401 Medical Park Drive

Assessor Parcel No(s): 186-08-801-008

Zoning: H, Hospital Zone

Historic District: This property is not located within the Historic District.

Description of Request: In 2024, the applicant acquired The Homestead at Boulder City, a 72-unit assisted senior living facility. The applicant is seeking the necessary approvals to convert the existing building to a senior housing complex to be known as River Run Senior Apartments.

Constructed in 1998, with the addition of Wing 500 in 2003, the existing facility contains primarily studio-efficiency units and one bedroom units with a limited amount of 2 bedroom units as detailed below. The existing facility has community amenities such as a private dining room, atrium, library room, community living rooms, walking paths, fireplace parlor, covered patios, outdoor courtyard, multiple green spaces, fitness equipment, and laundry facilities. Please see the attached for the site plan, photographs, and floor plans.

Prior to November 5, 1996, rest homes (assisted living facilities) were not excluded from Chapter 11-41, Controlled Growth Management Plan of City Code. Therefore, development allotments were required for this type of development. Per AFDA-95-114, in 1995, the initial development was approved for 60 allotments, 40 allotments and 20 housing for the elderly exceptions which required reapproval in 1997 due to design changes.

In 2003, Wing 500 was added to the facility which included 12 additional units. Allotments were not required for these additional units as the definition of dwelling unit now exempts rest homes (assisted living facilities). As the 12 assisted living units did not previously receive allotments, the property owner must acquire allotments in accordance with Chapter 41, Title 11.

For the conversion of this facility to senior housing, the existing building and subject property must conform to the applicable zoning standards within Title 11. The property is zoned H, Hospital, and is subject to conformance with Chapter 15, Title 11 of City Code. This zoning district allows for 'multi-unit housing, solely for use by senior citizens, elderly or handicapped, subject to all the provisions specified by the R3 regulations for residential uses'. Chapter 5, Title 11 of City Code provides the provisions for the R3, Multiple-Family Residential Zone that are also applicable to this use.

Based on the zoning compliance review completed for this application, staff found the proposed conversion did not comply with two of the applicable provisions of the H zoning district and were subject to additional approvals and permits as follows:

- A conditional use permit is required for 'multiple-family dwellings when the proposed density is eleven (11) units or greater per net acre (excluding areas within overhead utility easements)'. The subject property is 6.39 acres and the

proposed conversion would create 72 dwelling units, therefore, the proposed density is 11.26 units per net acre. An application for a conditional use permit, CU-24-282, was considered and conditionally approved by this Commission on February 19, 2025.

- A variance is required to convert the existing facility, as is, to multiple-family dwellings as the minimum dwelling unit size for each unit is not met. Section 11-5-7.C. of City Code requires a minimum dwelling unit size of 600 sf for each dwelling unit in a multiple-family dwelling or dwelling group, exclusive of garages, porches, eaves or similar features. If converted to dwelling units, 69 of the existing assisted living units would be under this size requirement. These units range in size from 315 sf to 519 sf. An application for a variance, V-24-677, was considered and conditionally approved by this Commission on February 19, 2025.

With these approvals, the applicant has demonstrated compliance with the applicable provisions of the H zoning district. For allotment purposes the proposed conversion is evaluated as per the requirements for multiple-family dwellings. City staff from multiple departments have reviewed this request and have no comments. As the facility is existing, there is already capacity for this development in terms of electricity, water, sewer, drainage, fire, police, streets, and other applicable public services and facilities demonstrating conformance with Sec. 11-41-10.C.

Current Allotment Status: As per Section 11-41-6.A of the City Code, a maximum of 120 residential allotments can be awarded during any one Construction Year (July 1 through June 30). current CY 2024-25, 15 allotments (Beazer Homes Holdings, LLC) have been issued to date, with no other applications pending.

Three Year Allotment History: To provide the Allotment Committee with background on the total number of allotments issued for the past three years, below is a summary:

CY	NUMBER ISSUED
21-22	27
22-23	10
23-24	4
24-25 (Current)	15
TOTAL:	56

Planning Commission Action: At their March 19, 2025 meeting, the Planning Commission considered the allotment request and verified that it complies with the Boulder City Zoning Ordinance.

Allotment Committee Action: At the March 31, 2025 meeting the Allotment Committee provided a score of 78.2857% for this project.

Boulder City Strategic Plan Goal: Goal 3: Maintain Community Character through the Growth Control Ordinance

Department Recommendation: The Community Development Department staff respectfully requests that the City Council approve Resolution No. 7954 for the allocation of 12 residential allotments for Construction Year 2024-25 for 1401 Medical Park Drive, LLC – 1401 Medical Park Drive (AFDA-25-198).

Attachments:

Resolution

Location Map

Site plan, landscape plan, floor plans/elevations