

09/19/23 PC AGENDA SHEET

EMERGENCY CARE FACILITY
(TITLE 30)

BRUCE ST/FLAMINGO RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-23-0485-VALLEY HEALTH SYSTEM, LLC:

USE PERMIT for an emergency care facility.

WAIVER OF DEVELOPMENT STANDARDS for driveway throat depth.

DESIGN REVIEW for a proposed emergency care facility on 4.3 acres in a C-2 (General Commercial) Zone.

Generally located on the southwest corner of Flamingo Road and Bruce Street within Paradise.
TS/jor/ja (For possible action)

RELATED INFORMATION:

APN:

162-23-501-002

USE PERMIT:

Allow an emergency care facility per Table 30.44-1.

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the throat depth of an existing driveway along Bruce Street to 25 feet where 100 feet is the minimum required per Uniform Standard Drawing 222.1 (a 75% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 4179 S. Bruce Street
- Site Acreage: 4.3
- Project Type: Emergency care facility
- Number of Stories: 1
- Building Height (feet): 23 feet, 9 inches (maximum)
- Square Feet: 11,350 (emergency care facility building)
- Parking: 46 (required)/54 (provided)/200 (existing to remain as part of the overall subject parcel)

History and Site Plan

ZC-1806-00 reclassified the site from R-1 to C-2 zoning for a parking lot expansion for Desert Springs Hospital, only the northern half of the parcel was developed as a parking lot. WS-18-0731 was approved for a parking lot expansion for the southern portion of the subject parcel. Today, the applicant is proposing to develop the northern half of the parking lot for a proposed emergency care facility. The applicant is requesting to reduce the existing driveway throat depth to 25 feet where 100 feet is the standard per Uniform Standard Drawing 222.1.

The site plan shows a proposed emergency care facility building centrally located on the northern half of the parcel. Access is from 2 existing driveways along Bruce Street (east property line). Parking is located along the north property line, west property line, adjacent to the proposed building, and on the remaining southern half of the site. A proposed patient drop-off area is located north of the building, an ambulance drop-off area with a canopy is located on the east side of the building, and a loading zone (not for patient use) is located south of the building. The plans state that 54 parking spaces are provided where 46 are required per Title 30; however, there are 200 remaining parking spaces on site.

Landscaping

The plans show a landscape strip along the north property line with a minimum width of 69 feet, which includes 24 inch box trees spaced every 25 feet adjacent to an existing attached sidewalk along Flamingo Road. The west property line adjacent to the proposed building will include parking lot landscape finger islands, 24 inch box trees, and shrubs. The east property line will include new trees, shrubs, and the attached sidewalk will remain along Bruce Street. Landscaping and decorative xeriscape is provided adjacent to the proposed building. There is also a landscaped median for the ambulance drop off area.

The 2 centrally located rows of parking (west of the driveways and south of the proposed building) were approved via ZC-1806-00 and will remain the same. No new landscaping is proposed within the southern portion of the subject parcel, and this portion of the parking lot was approved via WS-18-0731.

Elevations

The exterior of the building includes an overall height of 23 feet, 9 inches, with a flat roof screened with parapet walls. The EIFS walls have a color scheme of white with grey and blue. The entrance north and east elevations have a brick pattern accent around the entrances.

Floor Plans

The plans show a proposed 1 story building with an overall area of 11,350 square feet. The following areas and rooms are shown on the floor plan: waiting area, triage rooms, offices, exam rooms, lab room, X-ray room, CT scan room, medication room, trauma room, restrooms, break rooms, storage rooms, nurse's station, and utility room.

Signage

Signage is not a part of this request.

Applicant's Justification

Emergency care facilities are permitted within C-2 zoned districts upon the approval of a special use permit. The site fronts onto Flamingo Road, a heavily travelled, 120 foot right-of-way, and is adjacent to Desert Springs Hospital to the east. Desert Springs Hospital has announced that it plans to cease all in-patient operations Spring of 2023. Once inpatient operations cease, the hospital plans to begin its 2 year project to build a new emergency room. The proposed emergency care facility is a part of the 2 year project. Upon completion of this project, all emergency services currently offered at Desert Springs Hospital will move to the new proposed facility, therefore, continuing to meet the emergency medical needs in the area. The proposed project will result in a reduction of traffic in the area and along Bruce Street as Desert Springs Hospital is set to close.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-18-0731	Desert Springs Hospital parking lot expansion, with a waiver for pedestrian walkways and a design review for alternative parking lot landscaping (southern portion)	Approved by PC	November 2018
ZC-1806-00	Reclassified the site to C-2 Zoning for a parking lot for Desert Springs Hospital (northern portion)	Approved by BCC	January 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed-Use	C-2	Greystone Office Complex
South	Corridor Mixed-Use	C-2	Single family residential
East	Corridor Mixed-Use	C-2	Desert Springs Hospital (closed to in-patient services)
West	Corridor Mixed-Use	C-2	Office/retail complex and dentist office

Related Applications

Application Number	Request
VS-23-0486	A request to vacate and abandon easements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Comprehensive Planning

Use Permit and Design Review

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Master Plan. One of several criteria the applicant must

establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

Policy 5.1.5 encourages reinvestment in vacant commercial areas through adaptive reuse or redevelopment. The existing parking lot was previously utilized as an overflow parking lot for Desert Springs Hospital. The proposed emergency care facility is in line with Goal 2.3 of the Master Plan. This goal states that all Clark County residents have access to high quality health and social services. Desert Springs Hospital (immediately east of Bruce Street) recently closed its operation for in-patient services; therefore, a proposed emergency care facility within the same vicinity is an appropriate location. Furthermore, medical offices and emergency care facilities are a common healthcare establishment adjacent to Flamingo Road, Maryland Parkway, and Eastern Avenue. Lastly, the plans depict a building design that is aesthetically pleasing and will enhance the streetscape of Flamingo Road. Staff recommends approval of the use permit and the design review.

Waiver of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

Public Works - Development Review

Waiver of Development Standards

Staff has no objection to the reduced throat depth since there is limited traffic on Bruce Street adjacent to the subject site.

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time

specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance.
- Applicant is advised that off-site improvement permits may be required.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0162-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Paradise - approval.

APPROVALS:

PROTESTS:

APPLICANT: VALLEY HEALTH SYSTEM, LLC

CONTACT: PARKER SIECK, 1980 FESTIVAL PLAZA DR., SUITE 650, LAS VEGAS, NV 89135