

04/02/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-24-0027-ZAD INVESTMENT, LLC:**

**USE PERMIT** for an urgent care facility on 1.9 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) and Maryland Parkway Overlays.

Generally located on the west side of Maryland Parkway, 830 feet south of Vegas Valley Drive within Winchester. TS/rr/ng (For possible action)

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RELATED INFORMATION:

**APN:**

162-10-703-007 through 162-10-703-009

**LAND USE PLAN:**

WINCHESTER/PARADISE - CORRIDOR MIXED-USE

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 3061 S. Maryland Parkway
- Site Acreage: 1.9
- Project Type: Urgent care facility
- Number of Stories: 2 (overall buildings)
- Building Height (feet): 30 (overall buildings)
- Square Feet: 26,519 (3061 S. Maryland Parkway)/19,546 (3059 S. Maryland Parkway)
- Parking Required/Provided: 118/238

**Site Plans**

The plans depict a 2 story office building at 3059 South Maryland Parkway on the north side of the site on APN 162-10-703-007. A second 2 story office building at 3061 South Maryland Parkway is located on the south side of the site on APN 162-10-703-009. The proposed urgent care center will be located in a suite on the second floor of this office building. An existing 3 story parking garage is attached to the west side of this building. There is an existing surface parking area located between the 2 buildings which is accessed from a driveway on Maryland Parkway. The drive aisle provides access to the parking garage as well as surface parking located to the north and west of the garage on APN 162-10-703-008. Existing office uses within both buildings share all parking on-site. No changes to the site are proposed.

**Landscaping**

The plans and photos depict existing landscaping located along the street frontage on Maryland Parkway consisting of various Palm trees and shrubs. A few additional trees are located near the

building entrances in the interior of the property. No changes to the existing landscape are proposed.

Elevations

The plans depict an existing 30 foot tall 2 story office building located at 3061 South Maryland Parkway with a 3 story parking garage to the rear of the building. The main building entrance is located near the northwest corner of the building. No changes to the exterior of the building are proposed.

Floor Plans

The plans depict a 2,500 square foot suite on the second floor for the proposed urgent care center. The suite includes a reception area, front office, business office, 6 exam rooms, a nurse’s station, and 2 restrooms. Access to the second floor is provided by way of an existing elevator and a stairwell. The plans indicate that there is no proposed construction.

Applicant’s Justification

The applicant states the proposed urgent care facility is compatible with the surrounding uses and the intent of the CG zone. An urgent care facility provides a needed health care service to the community and is in line with the other medical uses in the area including Sunrise Hospital which located across the street. The applicant further states they have no intention of converting the use to an emergency care facility. The special use permit requires an urgent care center to be accessed from an arterial or collector street or a commercial complex. The location meets these requirements. The site plan and design are consistent with the development standards within Title 30 and no changes are proposed to the design of the building, tenant space, or site.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
DR-0561-01	Second floor addition to existing building and a 3 story parking garage	Approved by PC	June 2001
DR-2001-99	Addition to existing retail building (did not include APN 162-10-703-009)	Approved by PC	February 2000

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North	Corridor Mixed-Use	CG (MPO)	Hotel
South	Corridor Mixed-Use	CG (AE-60 & MPO)	Restaurant & offices
East	Corridor Mixed-Use	CG (AE-60 & MPO)	Sunrise Hospital & Medical Center
West	Compact Neighborhood	RM32	Condominium development

**STANDARDS FOR APPROVAL:**

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

## **Analysis**

### **Comprehensive Planning**

#### Use Permit

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

The proposed urgent care facility appears to be compatible with the CG zone which is intended to accommodate traditional, auto-oriented commercial uses while allowing for the transition over time to a mix of retail, commercial, and mixed-use development. The site is located within the Maryland Parkway Overlay (MPO); however, no modifications to the existing development is proposed in association with the urgent care center. The location is accessed from an arterial street, Maryland Parkway, and is near other medical offices as well as Sunrise Hospital which is located on the east side of the street. Parking is more than adequate to serve the proposed use as well as existing uses on the site which share the parking areas. It does not appear that the proposed use will have any adverse effects on the surrounding properties nor impose an undue burden on the existing infrastructure. Therefore, staff can support this request.

### **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**

- Limited to urgent care only and a change of use to emergency care requires a new special use permit.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

#### **Public Works - Development Review**

- 30 days to coordinate with Regional Transportation Commission (RTC) and to dedicate any necessary right-of-way and easements for the Maryland BRT project.

**Fire Prevention Bureau**

- No comment.

**Clark County Water Reclamation District (CCWRD)**

- Applicant is advised that the property is already connected to the CCWRD sewer system; and if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

**TAB/CAC:** Winchester - approval.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** IZ DESIGN STUDIO

**CONTACT:** IZ DESIGN STUDIO, 7229 W. SAHARA AVENUE, SUITE 120, LAS VEGAS, NV 89117