

05/02/23 PC AGENDA SHEET

EMERGENCY CARE FACILITY
(TITLE 29)

FLAMINGO RD/HUALAPAI WY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-23-0097-HUGHES HOWARD PROPERTIES, INC:

USE PERMIT for an emergency medical care facility.

DESIGN REVIEW for a proposed emergency medical care facility with an ancillary private physician office on a 2.0 acre portion of an 11.4 acre site in a C-2 (General Commercial) P-C (Planned Community Overlay District) Zone in the Summerlin South Master Planned Community.

Generally located on the north side of Flamingo Road, 550 feet west of Hualapai Way within Summerlin South. JJ/rk/ja (For possible action)

RELATED INFORMATION:

APN:

164-13-810-010 ptn

LAND USE PLAN:

SUMMERLIN SOUTH - RESIDENTIAL/COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 11.4 (portion)
- Project Type: Emergency medical care facility
- Number of Stories: 1
- Building Height (feet): 23
- Square Feet: 12,772
- Parking Required/Provided: 52/68

Site Plans

The plans depict an emergency medical clinic centrally located on the site. The 12,772 square foot building faces south towards Flamingo Road. The area of work on this project is a 2 acre portion of an 11.4 acre site. The proposed building is set back a minimum of 156 feet from the south property line (Flamingo Road) with the porte-cochere for emergency and ambulance entry located on the west side of the building. The site will have a shared driveway and cross access with the future parcel to the east. The developer intends to subdivide this site from the larger

11.4 acre parcel after the land use is approved. Parking spaces are located throughout the site, and access is provided by a driveway from Flamingo Road.

Landscaping

The plans depict an extensive landscape area with an existing attached sidewalk along the public street frontage. The landscape area is in excess of 30 feet in width and has trees with shrubs and groundcover. Additional landscaping is provided throughout the site and in the parking areas.

Elevations

The medical office building is 1 story with a maximum height of 23 feet. The building will range in height from 14 feet to 23 feet at its highest point. The proposed building has unified and consistent architecture with multiple surface planes and building height variations. The materials include smooth EIFS panel walls with stone veneer accents, wall sconces, and bronze tinted glass window systems.

Floor Plans

The plans depict a 12,772 square foot emergency medical care facility consisting of a reception area, waiting room, exam rooms, offices, CT scan and X-ray rooms, nurse stations, resuscitation room, laboratory, equipment storage areas, staff breakroom and lounges, mechanical equipment room, and restrooms. The plans also show a separate 2,316 square foot private physician office located at the southeast corner of the building.

Signage

Signage is not a part of this request.

Applicant's Justification

According to the applicant, the emergency care medical facility being proposed at the Flamingo site serves a real need in the South Summerlin community. Currently, the closest 24 hour 7 days a week emergency facility is the Summerlin Hospital. This emergency facility will not be a hospital. It is only an extension of Summerlin Hospital, meaning no patient will spend the night in a patient bed or spend more than 24 hours in the facility. Any patient that needs full hospital care will be transferred to the hospital. Additionally, the overall building will have a separated primary care physician's office wing to further serve the community.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-18-0529	Reclassified the property to C-2 zoning and established the development plan for Summerlin Village 15A (275 acres)	Approved by BCC	September 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, East, & West	Summerlin South - Residential/Commercial	C-2	Undeveloped

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
South	Summerlin South - Single Family	R-2	Single family residential

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 29.

Analysis**Comprehensive Planning**Use Permit

Staff finds that the proposed facility will be a good addition and asset to the nearby area; by providing service to the growing neighborhood. Additionally, the proposed facility is consistent and complimentary to the C-2 zoning district. Therefore, it allows opportunities for a mix of uses such as commercial, offices, public facilities, residential and other activities within close proximity to each other, which are connected and integrated. The proposed facility will be part of a future commercial center with all access shown on Flamingo Road, complying with the Master Plan which states commercial development should provide access points on arterial and collectors and not on local neighborhood streets. Therefore, staff can support this request.

Design Review

Staff finds the proposed design satisfies the criteria for a design review through site layout and building design which provides cross access to the future development on the undeveloped eastern portion of the parcel along Hualapai Way. Therefore, the project complies with the Master Plan which encourages the opportunities for cross access with adjoining sites to reduce or limit points of ingress and egress on arterial or collector streets. Staff finds that the proposed site layout of the emergency medical care facility is well designed in consideration of the existing residential development located on the south side of Flamingo Road. The proposed building is set back 156 feet from the south property line. In addition, the ambulance drop-off area is located on the west side of the building. Staff finds that an emergency medical care facility at the subject location is appropriate and will provide needed service to the community; 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 29, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:**Comprehensive Planning**

- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; 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 the proposed median cut will be reviewed with the traffic study and off-site improvement permits to determine if the median cut will be permitted; and 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 #0247-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: KEVIN J. TAYLOR

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