

06/08/22 BCC AGENDA SHEET

MEDICAL OFFICE BUILDING
(TITLE 30)

WARM SPRINGS RD/TOPAZ ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-22-0218-PLUM WARM SPRINGS, LLC:

DESIGN REVIEW for a medical office building on 1.6 acres in a C-P (Office and Professional) Zone.

Generally located on the south side of Warm Springs Road, 750 feet east of Topaz Street within Paradise. JG/gc/jo (For possible action)

RELATED INFORMATION:

APN:

177-12-103-001

LAND USE PLAN:

WINCHESTER/PARADISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 2905 E. Warm Springs Road
- Site Acreage: 1.6
- Project Type: Medical office building
- Number of Stories: 1
- Building Height (feet): 22.5
- Square Feet: 12,500
- Parking Required/Provided: 50/50

Site Plans

The plans show a proposed medical office building located approximately 119 feet from the north property line, 10 feet from the east property line, and 6 feet from the southwest property line. A covered entry canopy is located on the northwest portion of the building where visitors can be dropped-off. An employee courtyard area is located southeast of the building. Access to the site is via 2 driveways from Warm Springs Road. A total of 50 parking spaces are provided to the north and west of the building where a minimum of 50 parking spaces are required. A trash enclosure is located on the northwest portion of the site.

Landscaping

A 15 foot wide landscape area with an existing attached sidewalk is located along Warm Springs Road. An 8 foot wide landscape area is provided along portions of the southwest and east property lines adjacent to the parking lot. The landscape palette consists of Modesto Ash, Mexican Fan Palm, and Desert Palo Verde trees, with various shrubs and groundcover.

Elevations

The plans depict a 1 story, 22.5 foot high, medical office building constructed of an EIFS finish system with reveal joints, decorative stone, and decorative steel accents. The roof of the main building is pitched and constructed of concrete tile, while the roof of the covered entry canopy is flat with a parapet wall.

Floor Plans

The plans show a 12,500 square foot medical office building consisting of a waiting room, operating rooms, recovery/pre-op area, nurse station, office area, restrooms, storage rooms, and other various rooms.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that the proposed medical office building will be used as an outpatient ophthalmology surgery center, where the 1 proposed building will replace the 4 office buildings that were previously approved for ZC-18-0680. Furthermore, the applicant states that the design of the proposed building is consistent with the design of the previously approved buildings.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-20-400140 (ZC-18-0680)	First extension of time for a design review for an office complex subject until October 17, 2022 to commence	Approved by BCC	January 2021
ZC-18-0680	Reclassified 1.6 acres from R-E to C-P zoning and included a design review for an office complex	Approved by BCC	October 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	R-E	Single family residential
South	Ranch Estate Neighborhood (up to 2 du/ac)	R-E	Railroad tracks & single family residential
East	Neighborhood Commercial	C-P	Office complex
West	Neighborhood Commercial	C-P	Railroad tracks & undeveloped

STANDARDS FOR APPROVAL:

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

Analysis**Current Planning**

Staff finds that the proposed site and building design comply with Title 30 requirements and are compatible with the surrounding properties in the area. The proposed design of the medical office building complements the existing residential in the area and the existing office complex to the east. Additionally, the medical office building maintains the 1 story height that has been established by the existing office buildings to the east on the south side of Warm Springs Road. The existing railroad tracks to the south and Warm Springs Road to the north also provide a buffer between the medical office building and the existing residential in the area. The request complies with Policy 6.2.1 of the Master Plan which encourages context sensitive design that ensures the design and intensity of new developments are compatible with established neighborhoods and uses in terms of its height, scale, and the overall mix of uses. Furthermore, the request complies with Policy 1.4.4 which encourages in-fill developments in established neighborhoods while promoting compatibility with the scale and intensity of the surrounding area.

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:**Current Planning**

- Expunge the design review portion of ZC-18-0680;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the installation and use of new cooling systems that consumptively use water will be prohibited; the County is currently rewriting Title 30 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.

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 #0158-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:**APPROVALS:****PROTESTS:****APPLICANT:** MARTIN LEE**CONTACT:** MARTIN LEE, 5295 S. DURANGO DRIVE, SUITE 102, LAS VEGAS, NV 89113