

PARKING GARAGE/SITE IMPROVEMENTS
(TITLE 30)

MARYLAND PKWY/DESERT INN RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-23-0643-SUNRISE HOSPITAL & MEDICAL CENTER, LLC:

ZONE CHANGE to reclassify 37.6 acres from a C-2 (General Commercial) (AE-60) Zone, an R-1 (Single Family Residential) (AE-60) Zone, and an H-1 (Limited Resort and Apartment) (AE-60) Zone to a C-1 (Local Business) (AE-60) Zone.

USE PERMITS for the following: **1)** parking garage; and **2)** waive design and development standards in the Midtown Maryland Parkway District.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase height; **2)** reduce parking lot landscaping; **3)** allow non-standard improvements within the right-of-way; and **4)** allow modified driveway design standards.

DESIGN REVIEWS for the following: **1)** proposed parking garage and surface parking lot modifications; and **2)** finished grade in conjunction with an existing hospital site in the Midtown Maryland Parkway District.

Generally located on the east side of Maryland Parkway and the north side of Desert Inn Road within Winchester (description on file). TS/rk/syp (For possible action)

RELATED INFORMATION:

APN:

162-11-301-009; 162-11-301-010; 162-11-401-003 through 162-11-401-007; 162-11-401-009; 162-11-401-011; 162-11-410-029 through 162-11-410-032; 162-11-410-043; 162-11-410-044; 162-11-410-046 through 162-11-410-056; 162-11-410-058 through 162-11-410-063; 162-11-410-080 through 162-11-410-084

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase building height to 109 feet where a maximum of 35 feet is permitted per Table 30.40-3 (a 211% increase).
2. Reduce parking lot landscaping where compliance with Figure 30.64-14 is required.
3. Allow non-standard improvements (landscaping) within the right-of-way (Desert Inn Road) where not permitted per Chapter 30.52.
4.
 - a. Reduce throat depth to 15 feet for a driveway located along Desert Inn Road where a minimum of 150 feet is required per Uniform Standard Drawing 222.1 (a 90% reduction).
 - b. Reduce throat depth to 121 feet for a driveway located along Maryland Parkway where a minimum of 150 feet is required per Uniform Standard Drawing 222.1 (a 19% reduction).

DESIGN REVIEWS:

1. A proposed parking garage and surface parking lot modifications.
2. Increase finished grade up to 50 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 39% increase).

LAND USE PLAN:

WINCHESTER/PARADISE - CORRIDOR MIXED-USE

WINCHESTER/PARADISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:**Project Description****General Summary**

- Site Address: 3186 Maryland Parkway (multiple addresses)
- Site Acreage: 37.6
- Project Type: Proposed parking garage and surface parking lot modifications
- Number of Stories: 9
- Building Height (feet): Up to 109
- Square Feet: 78,420 (garage footprint)
- Parking Required/Provided: 1,889/3,990

Site Plan

This request is for new parking garage structure and surface parking lot modifications to the existing Sunrise Hospital complex. The parking garage will be 9 levels and add 2,023 additional parking spaces that include 36 EV charging stalls to the medical site. The parking garage is located on the north side of the hospital building, approximately 295 feet east of Maryland Parkway, and 50 feet from the north property line. The undeveloped area in front of the parking garage facing Maryland Parkway is shown as future development and is not part of this application. The surface parking lot reconfiguration occurs on the south half of the site which includes resurfacing, updating parking lot landscaping, providing new access points, and incorporating new covered carports.

Landscaping

The plans depict existing street landscape areas, measuring between 6 feet to 21 feet in width, located behind existing 5 foot wide attached sidewalks along Desert Inn Road and Maryland Parkway. Trees, shrubs, and groundcover are located within the street landscape areas. A waiver of development standards is requested to eliminate some of the landscape finger every 6 or 12 spaces due new covered carports being located throughout the site. Existing portions of landscaping along Desert Inn Road are not within the boundaries of the project site and requires a waiver for non-standard improvements within the right-of-way. Also shown on plans are half diamonds and full diamond planters located toward the center of the development and near Maryland Parkway.

Elevations

The plans depict a proposed 9 story parking garage ranging between 96 feet to 109 feet in height. The parking garage measures 104 feet in height to the top of the parapet wall, while the maximum height of 109 feet is necessary to accommodate the highest point of the elevator shafts

and safety lighting. The parking garage will be constructed of pre-cast concrete and EIFS panels, decorative metal siding, and stone accents.

Floor Plan

The parking garage consists of nine, 78,420 square foot parking levels. The total number of new parking stalls provided for the development is 2,023.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates all parcels within the development are planned for either Neighborhood Commercial or Corridor Mixed-Use, which both categories classify C-1 zoning as conforming. Additionally, C-1 zoning will be consistent with other developments along Maryland Parkway and Desert Inn Road. Applicant states no new construction of the hospital building is being proposed with this request and the requested height of the parking garage is not significantly different from the rooftop helipad that was approved in 2018.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-22-900684	Administrative design review for an exterior façade remodel of a hospital	Approved by ZA	November 2022
UC-18-0076	Heliport in conjunction with an existing hospital (Sunrise Hospital)	Approved by BCC	June 2018
WS-0808-17	Increased wall height	Approved by PC	November 2017
WS-0482-16	Addition and modifications to an existing hospital (Sunrise Hospital)	Approved by BCC	September 2016
UC-0499-09	Air ambulance heliport and modifications to the parking lot layout for a portion of an existing parking garage in conjunction with an existing hospital	Denied by BCC	November 2009
WS-0575-03	Increased building height for an addition to the hospital	Approved by PC	May 2003
DR-0893-99	Addition to the hospital	Approved by PC	July 1999
VC-1666-98	Increased building height for an addition to the hospital	Approved by PC	November 1998
VC-1318-98	Building addition and parking garage for the hospital with variances to increase lot coverage and increased building height	Approved by PC	September 1998
UC-1061-98	Rooftop heliport and an addition to the hospital with variances to increase lot coverage and increased building height	Approved by PC	August 1998

Since the 1950's there have been numerous land use applications for various temporary and permanent uses, as well as expansions and zoning to the hospital campus.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed-Use & Urban Neighborhood (greater than 18 du/ac)	R-1 & R-4	Medical offices & multiple family residential
South	Corridor Mixed-Use	C-2 & CRT	Boulevard Shopping Mall; Office building
East	Urban Neighborhood (greater than 18 du/ac); Neighborhood Commercial; & Corridor Mixed-Use	R-4 & H-1	Multiple family residential & single family residential
West	Corridor Mixed-Use	C-2	Commercial developments

Related Applications

Application Number	Request
VS-23-0644	A request to vacate an access easement and rights-of-way that traverse the site is a companion item on this agenda.
TM-23-500130	A tentative map for a one lot commercial subdivision on 37.6 acres 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

Zone Change

The request to C-1 zoning conforms to the Winchester Land Use Plan which designates the site as Neighborhood Commercial and Corridor Mixed-Use. Staff finds that the proposed zoning is consistent and compatible with the existing and approved land uses in the area. The site is located along Maryland Parkway and Desert Inn Road where commercial zoning is appropriate. Furthermore, this is an in-fill development, and the proposed use will enhance the area. Therefore, staff can support the zone change request.

Use Permits

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.

Use Permit #1 & Design Review #1

The elevations for the proposed parking garage will consist of multiple surface plane variations to give both vertical and horizontal articulation along with various materials and elements as depicted on the submitted renderings and materials sheet. The architectural detailing is provided on all sides consistent with the primary/front elevation. Furthermore, the project is well designed and functionally and aesthetically integrated with the existing development. The request also complies with policies of the Master Plan which encourages architectural treatments on all building sides to eliminate blank elevations and areas visible to the general public to improve visual quality.

Use Permit #2

Staff finds that compliance with the Midtown Maryland Parkway standards for construction of a parking garage is not necessary since the placement of the buildings is set back 295 feet from Maryland Parkway and the use itself (a parking garage) was not contemplated for imposing such development standards. The undeveloped area in front of the parking garage, adjacent to Maryland Parkway will be developed in the future and would then abide by the development standards for the Midtown Maryland Parkway District.

Waivers 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.

Waivers of Development Standards #1 & #2

Staff finds the existing hospital building height of 104 feet, is not significantly different from the proposed parking garage. This is an in-fill redevelopment, and the proposed use will improve the parking situation at Sunrise Hospital which in turn will provide a public benefit to residents of Clark County. Lastly, the project will be incorporating covered carports throughout the parking lots which requires a reduction in parking lot landscaping. The interior landscaping will have both traditional landscape fingers at the ends of each parking row and landscape diamonds. Staff does not have any issues with the proposed modification to the parking lot or landscaping and will not impact the surrounding area; therefore, staff can support this request.

Public Works - Development Review

Waiver of Development Standards #3

The applicant is responsible for maintenance and up-keep of any non-standard improvement; the County will not maintain any landscaping placed in the right-of-way. Staff can support waiver of development standards #3 but the applicant must execute and sign a License and Maintenance Agreement for any non-standard improvements within the right-of-way.

Waiver of Development Standards #4

Staff has no objection to the reduction in the throat depths for the Desert Inn commercial driveway and the Maryland Parkway commercial driveway north of Sunrise Hospital Drive. The

applicant provided landscape buffers adjacent to the driveway which will improve the visibility of traffic trying to access the site, allowing vehicles to safely exit the right-of-way.

Design Review #2

This design review represents the maximum grade difference within the boundary of this application. This information is based on preliminary data to set the worst case scenario. Staff will continue to evaluate the site through the technical studies required for this application. Approval of this application will not prevent staff from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approval.

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

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the undeveloped pad site in front of the proposed parking garage shall meet the development standards of the Midtown Maryland Parkway Overlay; 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 the use permits, waivers of development standards, and design reviews must commence within 4 years of approval date or they will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Full off-site improvements;
- Right-of-way dedication to include 60 feet for Serape Circle, 60 feet for Oneida Way and associated knuckles and spandrels;
- Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way;

- 30 days to coordinate with Regional Transportation Commission (RTC) of Southern Nevada and to dedicate any necessary right-of-way and easements for the Maryland Parkway bus rapid transit (BRT) improvement project;
- Coordinate with Jim Benoit with Public Works - Traffic Division for traffic signal rehabilitation project for Oneida Way.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and that 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: SUNRISE HOSPITAL & MEDICAL CENTER, LLC

CONTACT: CIVIL 360 PLANNING & ENGINEERING, 6490 W. DESERT INN ROAD,
LAS VEGAS, NV 89146