

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0085-BRIDGE COUNSELING ASSOCIATES, INC.:

USE PERMITS for the following: **1)** a hospital; and **2)** a multi-family residential development.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate electric vehicle capable and installed parking spaces; **2)** eliminate and reduce buffering and screening; **3)** allow existing attached sidewalks; and **4)** alternative driveway geometrics.

DESIGN REVIEWS for the following: **1)** a hospital expansion; and **2)** a multi-family residential development in conjunction with an existing hospital on 3.88 acres in a CG (Commercial General) Zone.

Generally located on the west side of McLeod Drive, 300 feet north of Rochelle Avenue within Paradise. TS/hw/kh (For possible action)

RELATED INFORMATION:

APN:

162-24-103-002; 162-24-112-012

WAIVERS OF DEVELOPMENT STANDARDS:

1. Eliminate electric vehicle capable and installed parking spaces where 58 capable and installed electric vehicle parking spaces are required per Section 30.04.04H.
2.
 - a. Eliminate buffering and screening along the southern portion of the western property line where buffering and screening is required per Section 30.04.02B.
 - b. Reduce the width of the landscape buffer along the northern portion of the western property line to 5 feet where buffering and screening shall consist of a 15 foot wide landscape buffer per Section 30.04.02C (a 67% reduction).
 - c. Allow a single row of trees along the northern portion of the western property line where a double row of trees is required per Section 30.04.02C.
 - d. Allow a 5 foot tall non-decorative screen wall along the northern portion of the western property line where an 8 foot tall decorative screen wall is required per Section 30.04.02C.
3. Allow attached sidewalks to remain where detached sidewalks are required per Section 30.04.08C.
4.
 - a. Reduce the throat depth of the northern driveway along McLeod Drive to 53 feet where 75 feet is required per Uniform Standard Drawing 222.1 (a 29% reduction).
 - b. Reduce the throat depth of the central driveway along McLeod Drive to 37 feet where 75 feet is required per Uniform Standard Drawing 222.1 (a 51% reduction).

- c. Reduce the throat depth of the southern driveway along McLeod Drive to 3 feet where 75 feet is required per Uniform Standard Drawing 222.1 (a 96% reduction).
- d. Reduce the ingress radius of the southern driveway along McLeod Drive to 13 feet where 25 feet is required per Uniform Standard Drawing 222.1 (a 48% reduction).
- e. Reduce the ingress radius of the central driveway along McLeod Drive to 19 feet where 25 feet is required per Uniform Standard Drawing 222.1 (a 24% reduction).
- f. Reduce the ingress radius of the northern driveway along McLeod Drive to 23 feet where 25 feet is required per Uniform Standard Drawing 222.1 (an 8% reduction).
- g. Reduce the egress radius of the northern driveway along McLeod Drive to 14 feet where 15 feet is required per Uniform Standard Drawing 222.1 (a 6% reduction).

PROPOSED LAND USE PLAN:
WINCHESTER/PARADISE - CORRIDOR MIXED-USE

BACKGROUND:
Project Description

General Summary

- Site Address: 4221 McLeod Drive
- Site Acreage: 3.88
- Project Type: Multi-Family Residential & Hospital Complex
- Number of Units: 52 (Multi-Family)
- Density (du/ac): 13.40
- Number of Stories: 2
- Building Height (feet): 29
- Square Feet: 45,600 (Existing Hospital)/5,200 (Hospital Expansion)/28,170 (Multi-family)/78,970 (Overall)
- Parking Required/Provided: 207/179 (per parking demand study)
- Sustainability Required/Provided: 7/4.5

Site Plans

The plans depict an existing psychiatric hospital facility located on the west side of McLeod Drive, approximately 300 feet north of Rochelle Avenue. The plans show the existing psychiatric hospital building is 45,000 square feet across 2 stories with a footprint of 22,500 square feet located centrally on the site. The building is set back 285 feet from the north property line, 40 feet from McLeod Drive, 171 feet from the south property line, and 51 feet from the west property line. A proposed attached multi-family residential expansion is shown on the northeast corner of the building. The expansion is 28,170 square feet with a footprint of 14,085 square feet that will extend north off the northeast corner of the building. The multi-family portion of the building will be set back 71 feet from the northern property line and 27 feet from McLeod Drive, and will replace an existing covered parking area that was previously used to cover drive-thru teller and ATM lanes. Approximately 56 feet to the southwest of the existing psychiatric hospital

building is an existing storage building that will be converted into a pediatric ward and children's counseling expansion of the existing psychiatric hospital. building is 5,200 square feet, located at the southwest corner of the site, and is set back 5 feet from the western property line and 1 foot from the southern property line. The existing and proposed development requires 207 parking spaces where 179 spaces are provided. Seven accessible spaces are included within the total number of the required spaces. The plans show parking will be provided in 2 existing parking courts on the site with 1 located south of the hospital building and the other located to the north of the expansion. Additional parking is provided along the northern and western property lines. Access to the site is provided by 3 commercial driveways along McLeod Drive. One driveway is located in the northeast corner of the site, another in the southeast corner of the site, and another just to the southeast of the hospital building. All 3 driveways are currently existing and range in width between 22 feet to 34 feet wide. These driveways access a main drive aisle that will encircle the existing hospital building and multi-family expansion with a small drive aisle that splits off to access the 2 parking courts. Drive aisles will range in size from 19 feet to 27 feet wide. All drive aisles and parking courts are existing to the site and will not be modified. Multiple waivers of development standards are requested for alternative driveway geometrics and to reduce the throat depth for the existing driveways along McLeod Drive.

Landscaping

The landscaping plans show the southern portion of the site will maintain the existing landscaping while the majority of new landscaping will be provided on the northern portion of the site. In terms of street landscaping, a mix of existing and proposed trees will be provided behind a 5 foot wide existing attached sidewalk. The landscape strip behind the attached sidewalk varies between 10 feet and 53 feet in width. A total of 16 street trees are shown along McLeod Drive consisting of 12 existing trees that include various species of pines and acacias. Additionally, 4 new Shoestring Acacia (*Acacia Stenophylla*) trees are provided in front of the multi-family expansion building. A majority of the parking lot landscaping will remain as is, but 8 new Shoestring Acacia trees will be provided on the west and north sides of the multi-family expansion along with 14 Mulga (*Acacia Mulga*) trees provided along the northwest portion of the site. A total of 43 trees are required in the parking lot where 53 trees are provided approximately every 3 to 15 spaces. The buffer in the northwest corner of the site includes a 5 foot wide landscape strip with 14 Mulga trees generally spaced every 10 feet in a single row with no screening wall provided.

Elevations

The elevations show the existing hospital building is 35 feet tall with a consistent contemporary design on all sides of the building. The exterior of the building is primarily red brick with a beige stucco elements to delineate the floor division and roof. A sloped roof parapet is provided with green shingles. Windows are shown as a commercial glazed system and are provided across the building. A beige stucco porte-cochere is provided on the southeastern portion of the building where the main entrance is located and consists of a standard commercial window and door system.

The plans show the multi-family expansion portion of the site is 28 feet tall with a consistent modern design on all sides of the building. The exterior of the building is a primarily a beige and clay colored stucco with red brick accents along the base of the building and various beige and

grey colored painted metal on pop-outs. The roof is flat with several changes in elevations and pop-outs. Rectangular windows are shown at various intervals around the building and grey metal painted doors are provided along all facades. The main entrance is indicated with a painted aluminum awning.

Finally, the pediatric hospital building is shown to be 19 feet tall and will mainly consist of painted CMU block with the eastern façade provided with a beige colored stucco treatment. The elevations show the existing roll-up doors will be removed and replaced with stucco wall treatment to fill in the space. Small, rectangular porthole windows will be provided on the north and west elevations and standard sized residential windows on the east facades. Doors will be provided on the north and south sides of the eastern façade. One roll-up door will remain on the southernmost portion of the eastern façade but will be screened by the wall being used to screen an exterior courtyard.

Floor Plans

The floor plans show the existing hospital building is 45,600 square feet spread across 2 stories. The first floor of the hospital building mainly contains offices, reception areas, inpatient bed spaces, and consultation and exam rooms, while the second floor contains administrative offices and work areas as well as the inpatient areas of the hospital.

The proposed pediatric ward expansion is shown to be 5,200 square feet spread across one floor. The building will contain 16 inpatient bed spaces, recreation rooms, offices, and an exterior play area/courtyard.

Finally, the multi-family expansion building is shown to be 28,170 square feet spread across 2 stories. The entire multi-family building is shown to consist strictly of multi-tenant units and storage areas. The plans show there will be 6 types of units with one single-occupancy studio type unit and the other unit types being double occupancy studios. The single-occupancy units will be 192 square feet with a living space that consists of a bed space, kitchen, and living area and separated bathroom space. The double-occupancy units will range in size from 314 square feet to 360 square feet. The plans show each floor will contain 26 units for a total of 52 units for a density of 13.4 units per acre. The plans indicate there will be a point of access between the existing hospital building and the proposed multi-family building.

Applicant's Justification

The applicant indicates the multi-family and pediatric ward expansions will complement the psychiatric hospital use by providing affordable housing solutions, enabling residents to maintain their daily routines while accessing necessary supportive services. The applicant also mentions the property's location and the nearby land uses make it well suited for a hospital and multi-family building by providing access to public transportation services and provides job opportunities within a convenient distance.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0993-17	Allowed a psychiatric hospital within the existing building on-site	Approved by BCC	January 2018

Prior Land Use Requests

Application Number	Request	Action	Date
VC-1091-94	Allowed the remodeling and expansion of the existing building on the site	Approved by PC	August 1994
ZC-038-90	Reclassified the southern portion of the site from R-1 to C-P for a parking lot expansion	Approved by BCC	March 1990
ZC-154-89	Reclassified the northern portion of the site from R-E to C-1 for a commercial building and mini-warehouse facility	Approved by BCC	July 1989
AC-55-86	Expanded the existing building on-site by 2,725 square feet and established the 5,200 square foot garage building	Approved by PC	June 1986

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Public Use	CG	Undeveloped
South	Neighborhood Commercial	CP	Office building
East	Public Use & Neighborhood Commercial	PF & CP	Office building complex
West	Public Use	PF	Clark County School District support complex

Related Applications

Application Number	Request
PA-25-700005	A plan amendment to reclassify the subject parcel and the parcel to the north from Neighborhood Commercial (NC) and Public Use (PU) to Corridor Mixed-Use (CM) is a companion item on this agenda.
ZC-25-0084	A zone change to reclassify the southern parcel from CP to CG zoning is a companion item on this agenda.

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 Permits

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 purpose of reviewing use permits for a hospital expansion and multi-family residential development is to assure the proposals will not cause an undue burden on the surrounding land uses and the uses are compatible with the existing uses on the site and in the surrounding area. Staff finds the surrounding area is primarily composed of school district support buildings, medical offices, retail complexes, and multi-family residential developments. Staff finds both proposed uses would be compatible with the surrounding area due to the mix of medical, office, and multi-family residential uses and the proposed expansion of the hospital is consistent with the existing hospital use on site. In terms of the multi-family residential development, there are several higher density single-family residential developments to the west and south of the site and several similarly dense multi-family residential developments to the east, so the addition of this development should not cause any additional burden than is already present in the area. Also, McLeod Drive is designated as a collector street so should be able to accommodate additional traffic that may arise from the addition of the multi-family residential use with several high-capacity transit routes nearby. Finally, staff finds there is a significant need for both affordable units and mental healthcare in the Las Vegas Valley and finds the combination of these uses would help to meet these needs while working together to support the people these uses would cater to. Ultimately, the proposed uses support Master Plan Policies 1.1.1, 1.1.5, 2.3.3, 2.3.6, and Winchester/Paradise Specific Policies WP-1.1 and WP-1.3. These policies all encourage a more uniform geographic distribution of healthcare facilities and residential development, especially along high-transit corridors, and promotes the development of services and mixed-types of housing for vulnerable populations. For these reasons, staff can support these use permits.

Waivers of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Waiver of Development Standards #1

The purpose of providing EV capable and installed charging spaces is to adapt to changing trends in car ownership and the increase in the number of non-gasoline powered vehicles. Staff finds given the trend of electrical vehicles becoming more affordable and the overall growth of ownership of such vehicles, the need for EV capable and installed spaces is important. Staff finds given the combination of the hospital use and the multi-family residential use there may be staff and visitors that could use such chargers and at least some EV charging capable spots should be provided to address future charging needs. For these reasons, staff cannot support this request.

Waiver of Development Standards #2

The purpose of requiring a screening landscape buffer is to reduce impacts of uses and activities on neighboring properties. Staff finds in this case; the screening buffer is required between the subject site and the PF-zoned school district property to the west. Generally, a buffer is needed between commercially zoned property and PF zoned property in order separate the higher

intensity commercial uses from uses such as schools, parks, libraries, and similar uses. In this case, the adjacent PF zoned property is primarily used as an operation and maintenance facility and would be of a similar intensity as both proposed uses on the site. Additionally, the applicant is proposing a modified buffer where there is currently no wall or fence between the properties. Staff finds there is currently no major use intensity changes on the site and the adjacent PF uses are similar in intensity. Furthermore, the provided buffer is sufficient to add shade to the site and the adjacent parking lot. For these reasons staff can support this request.

Design Reviews

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

Overall, staff finds the proposed hospital and multi-family residential developments will provide new housing and healthcare opportunities for vulnerable populations in the area. There is sufficient parking provided on the site as demonstrated by the parking demand study. The site is near several high-capacity bus transit routes located on Flamingo Road, adding to the transportation options of the site. Staff finds the landscaping will provide needed shade in an area with high heat island impacts and many mature and significant trees will be retained. Finally, staff finds the design of the buildings and site should sufficiently accommodate the proposed new uses and. However, due to the denial of the accompanying waivers of development standards, staff is unable to support these design review requests.

Public Works - Development Review

Waiver of Development Standards #3

Staff cannot support the request to not install detached sidewalks along McLeod Drive. Detached sidewalks along streets provide a safer pathway for pedestrians by increasing the distance from traffic.

Waiver of Development Standards #4

Staff has no objection to the reduction in throat depth and curb radius for the existing commercial driveways along McLeod Drive. The three driveways were previously approved and should see equal use, mitigating any impacts caused from the reduction.

Staff Recommendation

Approval of the use permits and waivers of development standards #2 and #4; denial of waivers of development standards #1 and #3 and the design reviews. This item will be forwarded to the Board of County Commissioners meeting for final action on May 7, 2025 at 9:00 a.m., unless otherwise announced.

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

If approved:

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- 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

- Drainage study and compliance;
- Traffic study and compliance.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features; and that fire hydrant locations on-site and within 750 feet; and that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; email sewerlocation@cleanwaterteam.com and reference POC Tracking #0482-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Paradise - approval.

APPROVALS:

PROTESTS:

APPLICANT: ACG DESIGN

CONTACT: LEXA GREEN, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135