

06/17/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0340-ZELLER SCOTT W & TESSA:

USE PERMIT for a government facility (quasi-public facility) in conjunction with a multi-family residential development on a portion of 10.49 acres in an RM18 (Residential Multi-Family 18) Zone.

Generally located on the east side of James A Bilbray Parkway and the south side of Bay Club Drive within Laughlin. MN/rp/cv (For possible action)

RELATED INFORMATION:

APN:

264-21-312-000; 264-21-411-000; 264-21-411-002

LAND USE PLAN:

LAUGHLIN - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 2171 Bay Club Drive
- Project Type: Government facility (quasi-public facility) in conjunction with a multi-family residential development
- Square Feet: 900
- Parking Required/Provided: 293/296

Site Plans

The plans depict an existing multi-family residential development located at 2171 Bay Club Drive. The proposed quasi-public facility is proposed within 1 unit, is located on the southeast corner of the site, and will be used as a rest area for 2 on-duty medical crewmembers. Access to the site is from El Mirage Way to the east. The multi-family requires 293 parking spaces where 296 parking spaces are provided, and 1 parking space will be used by the AMR Medical Ground Ambulance.

Landscaping

Landscaping is not a part of this request.

Floor Plans & Elevations

The plan depicts a 900 square foot unit consisting of bedrooms, bathrooms, kitchen, living room, and dining room that will be used by the 2 on-duty medical crewmembers. The residential

buildings are 2 story structures with flat roofs and stucco finishes. There are no proposed changes on the elevations.

Applicant's Justification

The applicant states that the government facility/quasi-public facility is to allow for the continued operations of and the authorization for the parking of government/commercial vehicles in a residential area. The applicant indicated that AMR medical ground ambulances substation will be on 2171 Bay Club Drive. The residential unit will provide rest area for 2 on-duty medical crewmembers. The crewmembers will be compliant with all applicable state and city medical licensing requirements. The applicant states that the sirens will not be used in residential areas and will only be turned on in commercial areas. The facility will provide for the storage of materials and equipment for medical treatment.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0176-88	Rezone from R-U to R-1, R-2, and R-3	Approved by BCC	July 1988

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Compact Neighborhood (up to 18 du/ac)	RM18	Multi-family residential
East	Mid-intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3 & R80	Single-family residential & undeveloped
South	Public Use	RS5.2	Place of worship
West	Mid-intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential

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.

This location will operate as a fire site with medical services and helps with medical services to be provided to the community within shorter timeframes. The applicant states that the AMR

medical ground ambulance substation will be compliant with all applicable state and city medical licensing requirements and sirens are not used in residential areas and are only turned on in commercial areas. Staff does not anticipate the proposed use to result in a substantial adverse effect on adjacent properties, or the residences; therefore, supports the use permit.

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

- 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

- No comment.

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 that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

TAB/CAC: Laughlin - approval.

APPROVALS:

PROTESTS:

APPLICANT: AMR LAS VEGAS

CONTACT: MERCY, INC. BDA AMERICAN MEDICAL RESPONSE, 7201 W. POST ROAD, LAS VEGAS, NV 89113