

08/18/21 BCC AGENDA SHEET

HELIPORT
(TITLE 30)

MARYLAND PKWY/DESERT INN RD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

AR-21-400103 (UC-18-0076)-SUNRISE HOSPITAL & MEDICAL CENTER, LLC:

USE PERMIT FIRST APPLICATION FOR REVIEW for a heliport.

DESIGN REVIEW for a heliport in conjunction with an existing hospital (Sunrise) on 25.5 acres in an R-1 (Single Family Residential) (AE-60) Zone, a C-2 (General Commercial) Zone, and a C-2 (General Commercial) (AE-60) Zone.

Generally located on the east side of Maryland Parkway, 650 feet north of Desert Inn Road within Winchester. TS/jgh/jo (For possible action)

RELATED INFORMATION:

APN:

162-11-401-009; 162-11-401-011

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: 3186 S. Maryland Parkway
- Site Acreage: 25.5
- Project Type: Heliport for emergency medical transportation
- Number of Stories: 5 (approved addition with heliport)
- Building Height (feet): 106
- Heliport Height (feet): 87

Site Plans

The original request was approved to add a heliport for emergency medical transportation to the roof of a previously approved addition to the hospital. The addition has since been constructed. The previously approved plans show access to the site is provided from Maryland Parkway. The site consists of an existing medical office building on the northern portion of the site, the main hospital building on the southern portion of the site, an existing parking garage along Maryland Parkway between the office building and the hospital building, and a surface parking lot to the east of the parking garage. The constructed addition is located on the north side of the hospital building, to the east of the parking garage, within the area of the existing surface parking lot. The addition is set back 298 feet from Maryland Parkway and 180 feet from the east property line, which is adjacent to an existing multiple family residential development. However, the

addition is a multiple story building and the majority of the approved addition is set back 250 feet from the east property line. There is an existing heliport located on the main hospital building that is approximately 465 feet to the south of the approved heliport. The applicant indicates the existing heliport will remain in use in conjunction with the approved heliport.

Landscaping

No changes are proposed or required to the existing or approved landscape plans with this request.

Elevations

The constructed addition to the hospital is 5 stories with a maximum height of 106 feet. The height of the addition varies from a minimum of 16 feet to 106 feet with the highest point of the building being a wind cone for the heliport and a roof mounted antenna. The building has a flat roof behind parapet walls and the majority of the building will be 84 feet in height. The top of the heliport is approximately 87 feet in height. The previously approved plans depict 2 elevator bulkheads on the north and south sides of the addition which will be a maximum height of 100 feet. The roof wind cone and mounted antenna are located on the elevator bulkhead on the south side of the addition. The exterior of the building consists of a stucco finish painted in earth tone colors, stone veneer, decorative metal canopies, and awnings. The existing hospital building was modified with similar colors and treatment to give the building a consistent architectural appearance.

Previous Conditions of Approval

Listed below are the approved conditions for UC-18-0076:

Current Planning

- 2 years to review for the applicant to submit data and studies to determine whether the existing helipad should be decommissioned.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that 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.

Department of Aviation

- Applicant must file Federal Aviation Administration (FAA) Form 7480-1, "Notice of Landing Area Proposal" with the FAA, per 14 CFR Part 157;
- Applicant must comply with all heliport planning report requirements described in Table 30.44-1 "Heliport" of the Code.
- Applicant is advised that all helicopter noise complaints and inquiries regarding operations from this facility will be forwarded to the operator of this heliport.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the community has benefited from Sunrise Hospitals' second heliport. The heliport was designed to directly reduce the time-to-treatment for helicopter

arrivals at the main emergency room tower. Also, an indirect benefit of the heliport has improved service at the existing children's hospital by reducing congestion. In addition, the noise report indicated that there have not been any increased noise complaints due to the recent expansion of the new heliport. Considering the added benefits and a favorable noise report, the applicant is requesting there be no further reviews.

Prior Land Use Requests

Application Number	Request	Action	Date
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-0698-15	Heliport in conjunction with Sunrise Hospital - held no date per the applicant and expired	Held at PC	December 2015
UC-0495-13	Fast food restaurant (Subway) in conjunction with an existing hospital (Sunrise Hospital and Medical Center)	Approved by PC	October 2013
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
VC-0013-96	Increased building height and reduced setbacks for an addition to the Women's Pavilion in conjunction with the hospital	Approved by PC	February 1996
DR-0953-94	Addition and interior remodel of the hospital	Approved by PC	July 1994

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	C-2 & R-1	Medical offices
South	Commercial General	H-1 & C-2	Multiple family residential & parking lot
East	Office Professional & Residential Urban Center (18 to 32 du/ac)	H-1 & R-4	Medical offices & multiple family residential
West	Commercial General	C-2	Commercial developments

STANDARDS FOR APPROVAL:

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

Analysis**Current Planning**

Title 30 standards of approval for an application for review state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred since the original approval.

There are no reported problems from Clark County Public Response and this request is consistent with the conditions of approval from the original application, UC-18-0076. In addition, the applicant has submitted the requested Noise Report and Evidence of FAA approval of airspace and air traffic for the proposed operation. The Noise Report indicates the heliport did not significantly change helicopter noise levels at the residential area adjacent to the hospital and the FAA indicates the heliport does not adversely affect safe and efficient airspace. Therefore, staff has no objection to 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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:**Current Planning**

- 2 years to review for the applicant to submit data and studies to determine whether the existing heliport on the main hospital building should be decommissioned.
- Applicant is advised that 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 and application for review; and that 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.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Winchester - approval.

APPROVALS:

PROTEST:

APPLICANT: KEVIN COOK

CONTACT: GREG BORGEL, 300 S. 4TH ST., SUITE 1400, LAS VEGAS, NV 89101