

11/08/23 BCC AGENDA SHEET

SUNRISE HOSPITAL CAMPUS
(TITLE 30)

MARYLAND PKWY/DESERT INN RD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-23-500130-SUNRISE HOSPITAL & MEDICAL CENTER, LLC:

TENTATIVE MAP for a commercial subdivision on 37.6 acres in a C-1 (Local Business) (AE-60) Zone 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. TS/rk/syp (For possible action)

RELATED INFORMATION:

APN:

162-11-301-009; 162-11-301-010; 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 162-11-410-052; 162-11-410-058 through 162-11-410-063; 162-11-410-080 through 162-11-410-084

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
- Number of Lots: 1
- Project Type: Commercial subdivision

The plan depicts a 1 lot commercial subdivision on a 37.6 acre site which is part of the Sunrise Hospital complex. Access to the site is from existing driveways on Maryland Parkway and Desert Inn Road. The hospital and off-sites have been constructed at this site since the late 1950's.

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

Prior Land Use Requests

Application Number	Request	Action	Date
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
ZC-23-0643	A request to reclassify this site to C-1 zoning for a parking garage and surface parking lot modifications with waivers of development standards and design reviews is a companion item on this agenda.
VS-23-0644	A vacation of an access easement and rights-of-way that traverse the site 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**

This request meets the tentative map requirements as outlined in Title 30.

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, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:**Comprehensive Planning**

- Applicant is advised that the 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 a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it 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;
- 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.

Comprehensive Planning - Addressing

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

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