

12/07/21 PC AGENDA SHEET

HOSPITAL  
(TITLE 30)

HARMON AVE/TORREY PINES DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-21-0561-DAVIS LETHIA:**

**USE PERMIT** for a hospital.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** hospital not adjacent to or accessed from a collector/arterial street or commercial complex; **2)** parking; **3)** landscaping; **4)** trash enclosure; and **5)** alternative driveway geometrics.

**DESIGN REVIEW** for a hospital on 0.2 acres in an R-1 (Single Family Residential) Zone.

Generally located on the south side of Banbridge Drive, 470 feet west of Torrey Pines Drive within Spring Valley. MN/nr/ja (For possible action)

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RELATED INFORMATION:

**APN:**

163-23-213-062

**USE PERMIT:**

Allow a hospital in an R-1 zone per Table 30.44-1.

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Allow a hospital not adjacent to or accessed from a collector or arterial street or commercial complex as required per Table 30.44-1.
2. Reduce parking to 2 spaces where 12 spaces are required per Table 30.60-1 (an 83% reduction).
3.
  - a. Alternative street landscaping for a hospital (special use) where landscaping per Figure 30.64-13 is required.
  - b. Eliminate intense landscape buffers between a hospital and less intense uses where required per Figure 30.64-11.
4. Eliminate commercial trash enclosure requirements where required per Section 30.56.120.
5. Permit a non-standard commercial driveway where a commercial driveway per Uniform Standard Drawing 222.1 is required.

**LAND USE PLAN:**

SPRING VALLEY - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

## **BACKGROUND:**

### **Project Description**

#### **General Summary**

- Site Address: 6573 Banbridge Drive
- Site Acreage: 0.2
- Project Type: Hospital
- Number of Stories: 1
- Square Feet: 1,771
- Parking Required/Provided: 12/2

#### Site Plan

The plan shows an existing 1 story, 1,771 square foot single family residence. The existing residence meets the residential standards for the R-1 zone. The proposed use of the residence is for a hospital in a residential zone.

#### Landscaping

A special use within a residential area requires a landscape buffer per Figure 30.64-11 and street landscaping per Figure 30.64-13. The requested waivers of development standards are needed to keep the existing landscaping.

#### Elevations

The photos show a 1 story single family residence with a stucco exterior and a shingle roof.

#### Floor Plans

The plans indicate that the residence has 4 bedrooms, 2 baths, a kitchen, dining room, living room, and a 2 car garage.

#### Signage

Signage is not a part of this request.

#### Applicant's Justification

The applicant indicates that the proposed hospital will be a surgical recovery facility for individuals with post-operative care from cosmetic surgery. The facility will provide meals, housekeeping, and personal care with a staff of 8. Each shift will have 2 to 3 staff members on-site. The facility will operate 24 hours per day with healthcare aides and certified nursing assistants on-site. The facility can accommodate 8 clients at a time with the average length of stay being 3 to 4 days. Clients will be transported to and from the site and will receive 24 hour care. The applicant states that the waivers of development standards for commercial development are to keep the facility residential in nature for the surrounding area. The residence will not be owner occupied, instead the entire residence will be used for the hospital use. The applicant requests approval because Las Vegas is an up and coming cosmetic surgery destination and clients can recover from post-operative care in a small group setting at this location.

### **Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North, South, East, & West	Residential Suburban (up to 8 du/ac)	R-1	Single family residential

### **STANDARDS FOR APPROVAL:**

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

### **Analysis**

#### **Current Planning**

##### Use Permit, Waivers of Development Standards #1 through #4, & Design Review

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 Comprehensive 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.

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.

Staff reviews land use applications to ensure compatibility with existing development in the area and conformance with guidelines and policies within the Land Use Plans and the Comprehensive Master Plan. The Comprehensive Master Plan provides policies and guidelines for various types of development within the County. The Spring Valley Land Use Plan establishes policies and goals to protect neighborhoods while also providing opportunities for a mix of balanced uses that complement each other. A hospital is a special use in every zoning district in Clark County, which means the commercial use could be allowed as a primary use if compatible to and appropriate with the surrounding neighborhood. The designation of a special use has specific development standards and design criteria to ensure compatibility with the area in which the use is proposed. A hospital use provides 24 hour care for individuals, and the use is generally short-term in nature, as the applicant indicates 2 to 4 days on average. A home occupation is another type of commercial business that is permitted in conjunction with a residence. A home occupation is considered a low intensity commercial use that does not change the overall character of the residential neighborhood. Whereas a hospital, even at a smaller scale, will have employees, transportation of clients to and from doctor appointments, staff shift changes, and reduced parking without a buffer from the existing residential development that surrounds the site. A hospital is more of an intense use than a single family residential use is designed to accommodate. Each room in the proposed hospital could accommodate 2 individuals, which at maximum capacity could be 8 clients plus staff (including medical staff) in the residence at any one time. The land use trend for the area in which the hospital is proposed is wholly single family residential, with the nearest commercial use a half mile away. The requested use permit, waivers of development standards, and the design review are not a compatible use for the area.

Staff finds that the proposed use would have negative impacts on the surrounding area and the proposed use is not appropriate for the area; therefore, recommends denial.

### **Public Works - Development Review**

#### **Waiver of Development Standards #5**

Staff finds that the intensity of a hospital use, even one as small and limited in scope as what is proposed with this application, will create negative traffic impacts on the surrounding area. Commercial uses are held to more robust off-site improvement standards than residential uses in order to protect pedestrians, cyclists, and vehicles. As a commercial use in the middle of a residential subdivision, visitors and staff of the hospital will be confused by the surroundings while they attempt to locate the hospital. That confusion may lead to vehicular collisions and to unsafe and potentially harmful interactions with pedestrians and cyclists. Staff finds that waiving the commercial driveway standards, in addition to all of the other waivers with the application, will be unsafe and therefore, the hospital is not a feasible use for this site and therefore, staff recommends denial.

### **Staff Recommendation**

Denial.

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**

If approved:

- 1 year to commence and review as a public hearing.
- 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.

#### **Building Department - Fire Prevention**

- Applicant is advised to contact the Building Department at (702) 455-3000 regarding a potential change in occupancy classification; and that any changes in occupancy classification may have impacts on both the site plan and construction.

#### **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:**  
**APPROVALS:**  
**PROTESTS:**

**APPLICANT:** LETHIA DAVIS

**CONTACT:** KAYLA DAVIS, 6573 BANBRIDGE DRIVE, LAS VEGAS, NV 89103