

12/08/21 BCC AGENDA SHEET

MEDICAL OFFICE
(TITLE 30)

HUALAPAI WY/DISCOVERY DR

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-21-400162 (DR-19-0664)-SUMMERLIN SURGERY CENTER, LLC:

DESIGN REVIEW FIRST EXTENSION OF TIME for a building addition for an existing medical office in conjunction with an existing commercial/office complex on 0.6 acres in a C-2 (General Commercial) Zone.

Generally located on the east side of Hualapai Way, 164 feet south of Discovery Drive (alignment) within Spring Valley. JJ/jor/jo (For possible action)

RELATED INFORMATION:

APN:

163-18-314-007

LAND USE PLAN:

SPRING VALLEY - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: 3860 S. Hualapai Way
- Site Acreage: 0.6
- Project Type: Building addition to medical office
- Number of Stories: 1
- Building Height (feet): 22 (maximum)
- Square Feet: 5,525 (existing medical office)/1,540 (proposed building addition)
- Parking Required/Provided: 498/550 (entire complex)

Site Plan

DR-19-0664 was previously approved for a proposed building addition to an existing medical office. The previously approved site plan depicted an existing commercial/office complex located east of Hualapai Way, south of Twain Avenue, and north of the CC 215. Access to the site is via driveways along Hualapai Way and Twain Avenue. ZC-0653-99 and ZC-1312-00 reclassified the site from R-E zoning to C-1 zoning (northeast portion of the overall complex) and C-2 zoning. Per the Notice of Final Action of the aforementioned zone changes, all phases of the development and significant changes to the plans require a design review to be reviewed by the Board of County Commissioners.

Currently, the existing medical office parking spaces are located on the east and west sides of the building, with landscaping located on the south side of the office. The applicant is proposing a building addition to the south side of the existing medical office and the elimination of 7 existing parking spaces and landscaping along the south side of the building. The parking analysis shows that the shared parking and cross access provides adequate circulation and parking for employees and customers. There are 550 parking spaces throughout the entire complex, where 498 parking spaces are required.

Landscaping

The plan shows that since the building addition will remove 7 existing parking spaces and existing landscaping, new landscaping will be added south of the building addition. The landscaping will include groundcover and shrubs to match the existing site and all required landscaping will remain on-site.

Elevations

The existing medical office has an overall height of 22 feet with embellished wall paneling to remain. The submitted elevation plan shows that the building addition is located on the south side of the medical office and the exterior features will match the existing building and the overall height of the expansion is 21 feet. Exterior finishes include light grey stucco and a grey toned CMU cap finish.

Floor Plan

The submitted floor plan depicts that the proposed building addition has an overall area of 1,540 square feet. The expansion will include new exam rooms, seating area, clinic station, storage room, and restroom.

Previous Conditions of Approval

Listed below are the approved conditions for DR-19-0664:

Current Planning

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection for landscaping south of the building addition.
- Applicant is advised that 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 this application must commence within 2 years of approval date or it will expire.

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.

Signage

Signage is not a part of this request.

Applicant's Justification

Per the applicant's letter, the request for approval of a first extension of time is necessary due to the current COVID-19 pandemic. The applicant currently has an active building permit BD20-16008 that is still in review. In addition, the project is currently in review with the Las Vegas Valley Water District (LVVWD), which will take approximately 2 months to complete. An extension of time would allow the applicant to complete the necessary review times for their active permits currently in review with staff.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-19-0664	Medical office building addition	Approved by BCC	October 2019
DR-1190-04	Office building within an existing commercial/office complex - current medical office	Approved by BCC	August 2004
DR-2011-03	Revised site design for previously approved commercial/office complex - not a part of this medical office location	Approved by BCC	February 2004
DR-1305-03	Retail buildings in conjunction with an approved commercial complex - not a part of this medical office location	Approved by BCC	September 2003
ZC-0653-99 (ET-0194-03)	Second extension of time to reclassify the site from R-E and C-1 to C-2 zoning	Approved by BCC	September 2003
DR-0449-03	Office complex on a portion of 9.3 acres in C-1 and C-2 zoning	Approved by BCC	April 2003
ZC-0653-99 (ET-0270-01)	First extension of time to reclassify the site from R-E and C-1 to C-2 zoning - not a part of this medical office location	Approved by BCC	September 2001
DR-1000-00 (ET-0254-01)	First extension of time of a design review for a shopping center	Approved by PC	August 2001
ZC-1312-00 (ET-0232-01)	First extension of time to reclassify 5 acres from C-1 to C-2 zoning - not a part of this medical office location	Approved by BCC	August 2001
ZC-1312-00	Reclassified 5 acres from C-1 to C-2 zoning for a hotel - vehicle wash, and vehicle maintenance were denied and hotel was not constructed - not a part of this medical office location	Approved by BCC	October 2000
DR-1000-00	Shopping center which includes a tavern, convenience store, gasoline station, and restaurant - not a part of this medical office location	Approved by PC	August 2000
ZC-0653-99	Reclassified 12.5 acres from R-E and C-1 to C-2 zoning for a shopping center - subject to a reduction to C-1 zoning for the 2 north easternmost parcels	Approved by BCC	September 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Neighborhood	C-2 & C-1	Shopping center & office complex
South	Commercial Neighborhood	C-2	Office building
East	Residential Suburban (up to 8 du/ac)	R-3	Multiple family complex
West	Major Development Project (Summerlin South) - Commercial	C-2	Undeveloped

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 on an extension of time application 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 at the subject site since the original approval.

Since the applicant has current and active permits with the Clark County Building Department (BD20-16008) and the LVWWD, staff finds that the request is appropriate. Staff recommends an additional 2 years to commence the design review.

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**

- Until December 8, 2023 to commence.
- 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 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.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Spring Valley - approval.

APPROVALS:

PROTEST:

APPLICANT: BARRETT POWLEY

CONTACT: BARRETT POWLEY, ENCOMPASS STUDIO, 241 W. CHARLESTON BLVD., SUITE 155, LAS VEGAS, NV 89102