

01/18/22 PC AGENDA SHEET

HOSPITAL
(TITLE 30)

JONES BLVD/RENO AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-21-0681-RENO JONES, LLC:

USE PERMIT for a hospital (surgical recovery center) within an existing office building on 2.0 acres in a C-1 (Local Business) Zone.

Generally located on the northeast corner of Jones Boulevard and Reno Avenue within Spring Valley. MN/al/jo (For possible action)

RELATED INFORMATION:

APN:

163-25-114-008

LAND USE PLAN:

SPRING VALLEY - COMMERCIAL NEIGHBORHOOD

BACKGROUND:

Project Description

General Summary

- Site Address: 5052 S. Jones Boulevard
- Site Acreage: 2
- Project Type: Hospital (surgical recovery center)
- Number of Stories: 1
- Building Height (feet): 26
- Square Feet: 25,120 building/2,414 hospital
- Parking Required/Provided: 105/106

Request

The request is to use a portion of an existing office building for a hospital (surgical recovery center). The facility is intended for patients who still require assistance and additional recovery time after a surgical procedure, but do not require the level of care of a traditional medical hospital. The facility will monitor and assist patients with their daily activities such as bathing, changing clothes, meals, etc. until the patient is able to return to their home. No medical procedures will be performed at this facility.

Site Plan

The plan depicts an existing office building located on the central portion of the parcel. Parking is located to the east, south, and west of the building. Access to the site is provided by 2 existing

driveways, with the first located on the northwestern portion providing access from Jones Boulevard, and the other on the southeastern portion of the site providing access from Reno Avenue. The proposed hospital is located in the central portion of the eastern half of the building.

Landscaping

No changes are proposed or required to existing landscape areas as a part of this request. Existing landscape areas consisting of trees, shrubs, and groundcover are located along the streets, the eastern property line and adjacent to the building.

Elevations

The existing building is 1 story with a maximum height of 26 feet. The building has a flat roof behind parapet walls and the exterior of the building has a stucco finish painted in earth tone colors.

Floor Plans

The building has a total area of 25,120 square feet and the proposed hospital will occupy approximately 2,414 square feet of the building. The floor area for the hospital will consist of a reception area, a private exam room, 4 rooms with a total of 9 beds for patient recovery, 2 restrooms with shower facilities, a breakroom, and laundry room.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the parcel is fully developed, and the proposed facility will not require any changes to the exterior of the building or site layout. No medical procedures will be performed at this location, the facility is intended to monitor and assist patients with their recovery after surgical procedures performed at other medical facilities. The proposed facility will have no negative impacts to existing developments abutting this site.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|---------------------------|--|-----------------|--------------|
| UC-0669-98 | Daycare center and an office/retail building | Approved by PC | June 1998 |
| ZC-2125-95 | Reclassified 4.25 acres, which included this site, to a C-1 zone for a mini-warehouse facility and a parking lot | Approved by BCC | January 1996 |

Surrounding Land Use

| | Planned land Use Category | Zoning District | Existing Land Use |
|-------|----------------------------------|------------------------|-----------------------------|
| North | Commercial Neighborhood | C-1 | Daycare facility |
| South | Residential High (8 du/ac) | R-3 | Multiple family residential |

Surrounding Land Use

| | Planned land Use Category | Zoning District | Existing Land Use |
|------|--|------------------------|---|
| East | Residential High (8 du/ac) | R-3 | Multiple family residential |
| West | Residential Urban Center (18 du/ac to 32 du/ac) & Residential Suburban (up to 8 du/ac) | R-1 & R-4 | Single family & multiple family residential |

STANDARDS FOR APPROVAL:

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

Analysis**Current Planning**

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 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.

The proposed facility is considered as a hospital because it provides accommodation and 24 hour medical care to people who are infirmed. The patients of this facility are recovering from surgical procedures performed at other medical facilities. There is no emergency medical care at this facility. No medical procedures will be performed at this site, only monitoring and assisting patients with recovery. The proposed facility is limited in size with a total of 9 beds and an area of 2,414 square feet. Staff finds the proposed facility will not result in a substantial or undue adverse effect on adjacent properties and supports 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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:**Current Planning**

- 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; 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.

Public Works - Development Review

- 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:

APPROVALS:

PROTESTS:

APPLICANT: MARK STEARNS

CONTACT: MARK STEARNS, WESTSTAR ARCH, 4052 DEAN MARTIN DR, LAS VEGAS, NV 89103