10/07/26 BCC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-26-0524-PLUM WARM SPRINGS, LLC:

USE PERMIT to allow an emergency and urgent care facility.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce throat depth; and **2)** allow an attached sidewalk to remain.
DESIGN REVIEW for a proposed emergency and urgent care facility on 1.59 acres in a CP (Commercial Professional) Zone.

Generally located south of Warm Springs Road and east of Topaz Street within Paradise. JG/mh/kh (For possible action)

RELATED INFORMATION:

APN:
177-12-103-001

WAIVERS OF DEVELOPMENT STANDARDS:
1. a. Reduce driveway throat depth for the eastern driveway along Warm Springs Road to 10 feet where a minimum of 25 feet is required per Uniform Standard Drawing 222.1 (a 60% reduction).
   b. Reduce driveway throat depth for the western driveway along Warm Springs Road to 20 feet where a minimum of 25 feet is required per Uniform Standard Drawing 222.1 (a 20% reduction).
2. Allow an attached sidewalk to remain along Warm Springs Road where a detached sidewalk is required per Section 30.04.08C.

LAND USE PLAN:
WINCHESTER/PARADISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:
Project Description
General Summary
- Site Address: 2905 E. Warm Springs Road
- Site Acreage: 1.59
- Project Type: Emergency and urgent care facility
- Number of Stories: 1
- Building Height (feet): 24
- Square Feet: 8,877
- Parking Required/Provided: 30/30
- Sustainability Required/Provided: 7/7

Site Plans

The plans depict a proposed 8,877 square foot emergency and urgent care facility accessed via Warm Springs Road to the north. A one-way ingress driveway is located in the northwest corner of the site and a one-way egress driveway is located in the northeast corner of the site. Waivers for reduced throat depth are requested for both driveways. The building is located in the southeast corner of the site, set back 65 feet from the north property line, 27 feet from the east property line, and 23 feet from the south property line. Parking is located north of the building, with 30 parking spaces required and provided. Pedestrian walkways connect the parking area to the building entrance and a vehicle roundabout is located on the west side of the building. The trash enclosure is in the southwest corner of the parking area. There is an existing 6 foot high screen wall along the south, east, and west property lines that will remain.

Landscaping

The plans depict an attached sidewalk with a 10 foot wide street landscape area along Warm Springs Road with landscaping per Title 30 standards. Parking area landscaping consisting of landscape islands and perimeter landscaping is provided in accordance with Title 30 standards.

Elevations

The plans depict a 24 foot high emergency and urgent care building with a flat, variable roofline. The building features decorative cladding, CMU, glass storefront doors, canopies, and metal fascia.

Floor Plans

The plans depict an 8,877 square foot emergency and urgent care facility featuring a reception and waiting area, storage rooms, treatment rooms, a trauma/resuscitation room, a nurse station, an ambulance vestibule, offices, a medicine room, a laboratory room, an x-ray and CT scan room, a break room, a locker room, utility rooms, and restrooms.

Applicant's Justification

The applicant states that the site is an appropriate location for the proposed emergency and urgent care facility and will revitalize vacant land while providing 24 hour emergency medical services in an area that is currently underserved. The western driveway is ingress only and provides adequate space for queuing of incoming traffic, preventing stacking into Warm Springs Road. The eastern driveway is egress only and the location of the loading area is clearly visible to drivers prior to approaching the driveway, allowing ample space and time to safely navigate potential conflicts. There are existing attached sidewalks along Warm Springs Road, which are consistent with the surrounding area.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-22-0218	Design review for a medical office building - expired	Approved by BCC	June 2022
ET-20-400140 (ZC-18-0680)	First extension of time for a design review for an office complex - expired	Approved by BCC	January 2021

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-18-0860	Zone change from R-E to C-P and design review for an office complex - design review expunged	Approved by BCC	October 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single-family residential
South	Ranch Estate Neighborhood (up to 2 du/ac)	CP, RS3.3, & RS20	Railroad tracks & single-family residential
East	Neighborhood Commercial	CP	Office complex
West	Ranch Estate Neighborhood (up to 2 du/ac) & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	CP & RS3.3	Railroad tracks & undeveloped

STANDARDS FOR APPROVAL:
The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis
Comprehensive Planning
Use Permit
A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

Design Review
Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

Use Permit & Design Review
Staff finds that the proposed emergency and urgent care facility is an appropriate use for this site, which is adjacent to an existing office complex to the east and buffered from residential development by Warm Springs Road to the north and railroad tracks to the south and west. The establishment of a medical facility is consistent with Policy 5.1.3 of the Master Plan, which seeks to expand the presence of new and emerging sectors such as health care. The site is well designed with adequate parking and landscaping per Title 30 standards, and the pedestrian

walkways will facilitate safe navigation of the site. All four sides of the building feature architectural articulations and the site meets Title 30 sustainability standards. The development of this site is consistent with Policy 5.1.5 of the Master Plan, which encourages reinvestment in declining or vacant commercial centers through the adaptive reuse or redevelopment of blighted properties, and the introduction of a broader mix of uses. For these reasons, staff can support these requests.

Waivers of Development Standards
The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Public Works - Development Review
Waiver of Development Standards #1
Staff has no objection to the reduction in throat depth for the Warm Springs Road commercial driveways. The reduction should have minimal impact as one driveway is ingress only and the other is egress only.

Waiver of Development Standards #2
Staff cannot support the request for an attached sidewalk to remain in place of a detached sidewalk along Warm Springs Road. The site is new construction; there is no reason detached sidewalks cannot be installed. Additionally, detached sidewalks along streets provide a safer pathway for pedestrians by increasing the distance from traffic.

Staff Recommendation
Approval of the use permit, waiver of development standards #1, and the design review; denial of waiver of development standards #2.

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:

Comprehensive Planning
If approved:

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Off-site improvement permit will be required;
- Reconstruct any unused driveways with full off-site improvements.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0081-2027 to obtain your POC exhibit; and that flow contributions exceeding CCWSRD estimates may require another POC analysis.

TAB/CAC: Paradise - approval of the use permit, waiver of development standards #1, and the design review; denial of waiver of development standards #2.
APPROVALS:
PROTESTS:

APPLICANT: MATTHEW LYONS
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