

09/21/21 PC AGENDA SHEET

COLLEGE
(TITLE 30)

WARM SPRINGS RD/SHADOW CREST DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-21-0384-ST ROSE DOMINICAN HOSPITAL:

USE PERMIT for a college in conjunction with an existing medical office building on 3.2 acres in a C-P (Office and Professional) Zone.

Generally located on the north side of Warm Springs Road and the west side of Shadow Crest Drive within Paradise. MN/jt/jo (For possible action)

RELATED INFORMATION:

APN:

177-02-402-002; 177-02-402-003

LAND USE PLAN:

WINCHESTER/PARADISE - OFFICE PROFESSIONAL

BACKGROUND:

Project Description

General Summary

- Site Address: 1776 Warm Springs Road
- Site Acreage: 3.2
- Project Type: College
- Number of Stories: 2
- Building Height (feet): 55
- Square Feet: 25,584
- Parking Required/Provided: 148/223

Overview

This application is for a college which will offer various post high school certifications and degrees to occupy a 7,433 square foot suite within an existing office building. There are no proposed changes to the site.

Site Plan

The site plan depicts an existing office building located on the southern portion of the site, adjacent to Warm Springs Road. A pad site for a second building is located on the southeast side of the site, adjacent to Shadow Crest Drive. Access to the site is provided from both Warm Springs Road and Shadow Crest Drive. Parking spaces are located on the west and north sides of

the existing building, and a trash enclosure is located on the northeast portion of the site. The northern portion of the site is undeveloped.

Landscaping

Existing landscaping includes street landscaping along Warm Springs Road and Shadow Crest Drive, around the base of the building, and within the parking lot. No changes to the existing landscaping are proposed.

Elevations

The existing building extends up to 55 feet high to the top of a stairwell; however, most of the building is 41 feet high to the top of a mansard style roof. Exterior materials are painted stucco and aluminum framed windows.

Floor Plans

The 7,433 square foot suite will be located on the first floor, and will include a lobby, 3 classrooms, breakroom, restroom, and several offices.

Signage

Signage is not a part of this request.

Applicant’s Justification

The applicant indicates that the college will be an asset for the community, and the various certificates, diplomas, and degrees will be offered in such fields as Phlebotomy, Medical Assisting, Criminal Justice, and Paralegal Studies. The programs will range in length from 3 months to 18 months, and approximately 40 to 60 students will be on-site per shift. Hours of operation for the college will be Monday through Thursday from 8:00 a.m. to 10:00 p.m. and Friday from 8:00 a.m. until 5:00 p.m. The college will not be open for classes on Saturday or Sunday. According to the applicant, the subject site is an appropriate location for the college, which is adjacent to an arterial street, Warm Springs Road, and it will not create any negative impacts to the adjacent single family residences to the north and west of the site.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0351-08	Major training facility	Approved by PC	May 2008
VC-0205-96	Variance to increase building height and site plan review for 2, two story medical office buildings	Approved by PC	March 1996
ZC-0121-83	Zone change to reclassify the site to C-P zoning	Approved by BCC	July 1983

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Residential Suburban (up to 8 du/ac)	R-2	Single family residential

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
South	Commercial General	C-2	Convenience store, gasoline station, & shopping center
East	Office Professional	C-P	Office complex

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 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.

Office buildings and related uses are an appropriate buffer between an arterial street, such as Warm Springs Road, and single family residences. No changes are proposed to the exterior of the site, and the college use will not create any negative impacts to the adjacent single family residences to the north and south. Furthermore, the certificates, diplomas, and degrees will provide educational opportunities to the community; therefore, staff can support the 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 Comprehensive 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: Paradise - approval.

APPROVALS:

PROTESTS:

APPLICANT: NORTHWEST HEALTH CAREERS, LLC

CONTACT: LINDSAY KAEMPFER, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA
DRIVE, SUITE 650, LAS VEGAS, NV 89135