

**ATTACHMENT A
WINCHESTER TOWN ADVISORY BOARD
ZONING AGENDA
TUESDAY, 6:00 P.M., MAY 28, 2019**

06/18/19 PC

1. **UC-19-0337-WINDROSE PARTELL MED CTR, LLC:**
USE PERMIT for a hospital (behavioral healthcare).
WAIVER OF DEVELOPMENT STANDARDS to reduce the minimum lot size for a hospital in conjunction with an existing office building on 1.4 acres in a C-2 (General Commercial) Zone in the Midtown Maryland Parkway and MUD-4 Overlay Districts. Generally located on the east side of Maryland Parkway, 150 feet north of Vegas Valley Drive within Winchester. TS/jt/ja (For possible action)

06/18/19 PC AGENDA SHEET

HOSPITAL
(TITLE 30)

MARYLAND PKWY/VEGAS VALLEY DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

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RELATED INFORMATION:

APN:

162-11-201-007

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the lot size for a hospital to 59,184 square feet where 80,000 square feet is the minimum per Table 30.44-1 (a 26% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - OFFICE PROFESSIONAL

BACKGROUND:

Project Description

General Summary

- Site Address: 2870 S. Maryland Parkway
- Site Acreage: 1.4
- Project Type: Hospital (behavioral healthcare)
- Number of Stories: 3
- Building Height (feet): 60
- Square Feet: 32,118 (entire building)/10,518 (hospital)
- Parking Required/Provided: 124/124

Hospital Facility

This facility will treat behavioral health issues including the diagnosis and treatment of mental health, substance abuse, and associated physical disorders. It consists of the integrated delivery of care by psychiatrists, primary care physicians, social workers, and other healthcare professionals. Services will include medical detoxification; aftercare treatment such as

counseling, support groups, and medication management; and behavioral health services including sober living, and mental/substance abuse counseling. The average stay for an inpatient program is 5 to 9 days.

A waiver of development standards is necessary to allow a hospital with a lot size of 59,184 square feet where 80,000 square feet is the minimum

Site Plan

The site plan depicts an existing medical office building centrally located on the site. Parking spaces are located around the perimeter of the parcel and around the base of the medical office building. One hundred twenty-four parking spaces are provided where 124 spaces are required. Access to the site is provided by 2 driveways on Maryland Parkway. No changes to the site or the exterior of the building are proposed.

Landscaping

Existing landscaping is located along Maryland Parkway, around the base of the medical office building, and within the parking lot. No changes to the landscaping are proposed.

Elevations

The existing 3 story office building is mostly constructed of decorative masonry block. Unique design features add visual interest to the front of the building including a painted stucco tower/corner of the building and a metal panel/decorative glass block curved portion of the building, which designates the entrance. In addition, a porte-cochere with metal panels provides a covered pick-up/drop-off area.

Floor Plans

The gross floor area of the building is 32,118 square feet; however, this hospital will only occupy the third floor, which is 10,518 square feet. The hospital facilities on the third floor will include a reception area, offices, and patient rooms with 25 beds.

Signage

Signage is not a part of this request.

Applicant's Justification

According to the applicant, the hospital use is in harmony with the purpose, goals, objectives and standards of the Comprehensive Master Plan.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-135-90 & VC-238-90	Medical office building with carports	Approved by PC	May 1990

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Urban Center (18 du/ac to 32 du/ac) & Office Professional	R-4/R-1	Drive aisle for multi-family housing & rehabilitation hospital facility
South	Commercial Neighborhood	C-1	Retail/pharmacy
East	Residential Urban Center (18 du/ac to 32 du/ac)	R-4	Multi-family housing
West	Commercial General	C-P & C-2	Shopping center

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Use Permit

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.

Behavioral healthcare is one of many critical and necessary healthcare services for the community. This site is located near several other healthcare facilities and a full service hospital (Sunrise Hospital). In addition, the site is located in the "Midtown Medical" sub-district of the Midtown Maryland Parkway District, which according to the Winchester/Paradise Land Use Plan, consists of commercial and medical uses. As a result, the proposed hospital is similar to other uses in the area, and it is consistent with the "Midtown Medical" sub-district; therefore, staff can support the request.

Waiver of Development Standards

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.

The proposed hospital will only occupy a single floor of a 3 story medical office building, and the other 2 floors of the building will maintain office and medical uses. As a result, the reduced lot size of 59,184 square feet where 80,000 square feet is the minimum is acceptable, and staff does not foresee any negative adverse effects on the area or adjacent properties. In addition, the existing site includes adequate parking spaces to accommodate the use, and the on-site circulation includes a covered pick-up/drop-off area. As a result, 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 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: ASSURED HEALTHCARE SYSTEMS, LLC

CONTACT: BRIAN HARDY, MARQUIS & AURBACH, 10001 PARK RUN DRIVE, LAS VEGAS, NV 89145