



Planning Commission Agenda Item

Date: November 13,
2024

Item No: 7

TO: Planning Commission

FROM: Alfredo Melesio, Jr., AICP, EDFP, Director of Land Development &
Community Services
Prepared By: Sharianne Dotson, Principal Planner

SUBJECT: SUP-57-2024 TROPICAL / PECOS COMMERCIAL (Public Hearing).
Applicant: Intercapital Asset Management. Request: A Special Use Permit in a C-1, Neighborhood Commercial District (Proposed Property Reclassification to a C-2, General Commercial District), to allow a Hospital. Location: Southeast Corner of Pecos Road and Tropical Parkway. (APN 123-30-301-002). Ward 1. (For Possible Action)

RECOMMENDATION: APPROVE WITH CONDITIONS

PROJECT DESCRIPTION:

The applicant is requesting a special use permit to allow a hospital. The subject site is on a 10.41 acre parcel located at the southeast corner of Pecos Road and Tropical Parkway. The proposed building is single-story with 60 beds and is 63,967 square feet. The site has a zoning designation of C-1, Neighborhood Commercial District (proposed property reclassification to a C-2, General Commercial District) and the Comprehensive Master Plan Land Use designation is Neighborhood Commercial.

BACKGROUND INFORMATION:

Previous Action
A neighborhood meeting held on September 9, 2024, at 5:30 p.m. at the Skyview YMCA at 3050 East Centennial Parkway. According to the summary of the neighborhood meeting, stated 60 people attended the meeting. The main concerns were about the zone change to a higher commercial category, building height and the need for landscape buffering to the existing residential.
A Task Force meeting held on August 22, 2024 (TF-30-2024) for a proposed property reclassification from a C-1, Neighborhood Commercial District, to a C-2, General Commercial District for quick service restaurants (fast food), a mini warehouse, a hospital and retail buildings.
AMP-40-06 an amendment to the Comprehensive Master Plan Land Use Map to Neighborhood Commercial was approved by the City Council on June 4, 2003

RELATED APPLICATIONS:

Application #	Application Request
ZN-17-2024	A property reclassification of 10.41 acres from C-1, Neighborhood Commercial District, to a C-2, General Commercial District
T-Map-12-2024	A single-lot commercial subdivision on 10.41 acres
SUP-56-2024	A special use permit to allow a mini warehouse establishment.
SUP-58-2024	A special use permit to allow a Restricted Gaming "On-Sale" liquor license with a waiver from the required 500-foot separation from developed residential.

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Neighborhood Commercial	C-1, Neighborhood Commercial District	Undeveloped
North	Single-Family Low	PUD, Planned Unit Development District	Existing single-family dwellings
South	Single-Family Low	PUD, Planned Unit Development District	Existing single-family dwellings
East	Single-Family Low	PUD, Planned Unit Development District	Existing single-family dwellings
West	Single-Family Low	R-1, Single-Family Low Density District	Existing single-family dwellings

DEPARTMENT COMMENTS:

Department	Comments
Public Works:	See Attached Memorandum.
Police:	No Comment.
Fire:	No Comment.
Clark County Department of Aviation:	No Comment.
Clark County School District:	No Comment.

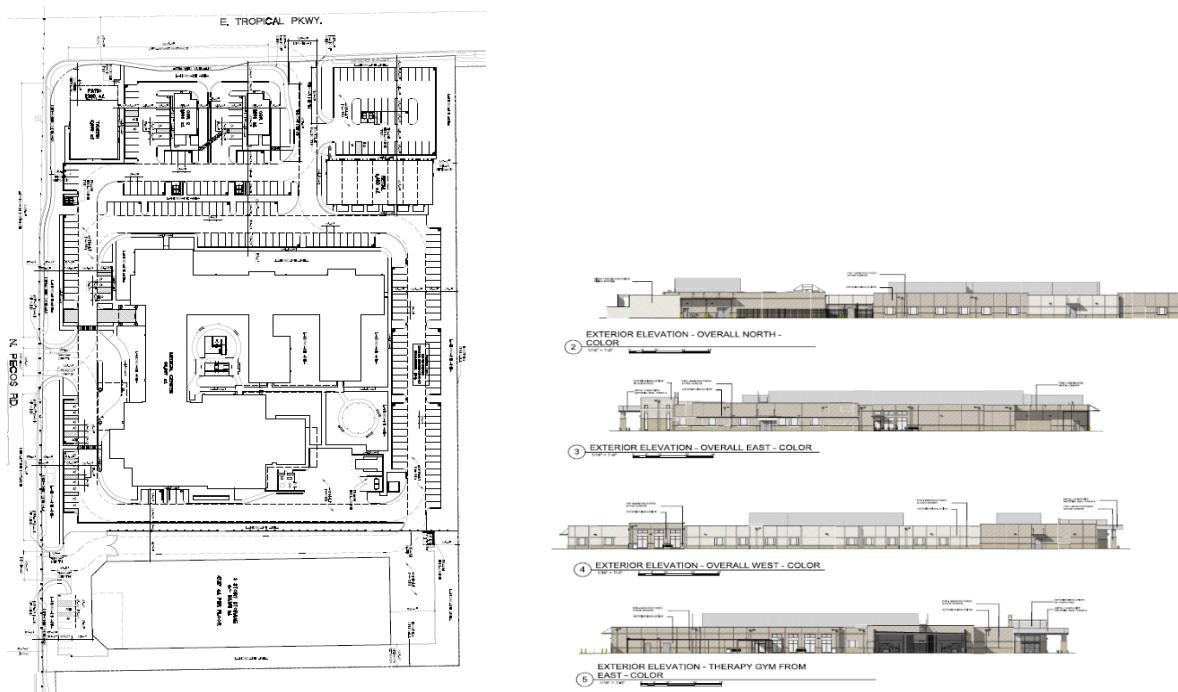
ANALYSIS:

The applicant is requesting a special use permit to allow a hospital (rehabilitation facility). The site is located on 10.41 acres at the southeast corner of Pecos Road and Tropical Parkway. The zoning designation of C-1, Neighborhood Commercial District (proposed

property reclassification to a C-2, General Commercial District) and the Comprehensive Master Plan Land Use designation is Neighborhood Commercial.

The proposed hospital (rehabilitation facility) is a smaller single-story hospital that is 63,967 square feet in size with 60 beds and approximately 19,000 square feet of open space (plaza) area. The proposed floor plan for the hospital (rehabilitation facility) was not labeled; however, it appears there is a lobby area, rehabilitations rooms, office space/supporting uses, therapy rooms, and restroom facilities. The letter of intent indicates the majority of patients will be recovering from various circumstances, including but not limited to strokes, brain injuries, neurological and orthopedic conditions. Access to the proposed site is from two (2) entrances: one (1) entrance on Pecos Road and one (1) on Tropical Parkway. Additional access is indicated on the site plan for the proposed mini warehouse; however, it is not a public entrance for the proposed commercial development.

According to the site plan, the proposed hospital / medical center is 69,967 square feet. In addition, the proposed site plan indicates there is a mini warehouse establishment (SUP-56-2024) and a Restricted Gaming “On-Sale” liquor license use (SUP-58-2024) that are “not a part” of this application. The proposed site plan also includes an 8,400 square foot retail building and two (2) fast food restaurants with a drive-thru of 1,668 square feet each. These areas are also “not a part” of this request and are not being reviewed with this permit.



According to the building elevations provided, the proposed hospital building is in general compliance with the commercial design guidelines. The proposed elevations are cohesive

on all four sides; however, the building elevations provided, were not labeled with dimension callouts. The single-story hospital building appears to have multiple architectural parapets with a building height ranging from 17 feet up to 29 feet at the top of the rooftop equipment screening. The building contains one (1) transportation entrance protected by a metal porte cochere with columns covered in stone veneer. The building's exterior is identified as stucco material with stone veneer as an accent ribbon on the bottom portion and painted in three (3) shades of gray fading from light to dark. The building plane has relief with windows, pop-outs, metal awnings and entry features. In addition, each elevation indicates the use of exterior drainage spouts. Drainage spouts are required to be incorporated into the interior design of the building and not on the exterior. This can be addressed during the building permit process.

The applicant should apply the same color scheme and architectural accents to all the buildings for the proposed tavern, mini warehouse and restaurants with drive-thru to create a cohesive and coherent design for the overall commercial center. This can be addressed during the building permit process.

The proposed landscape plan indicates the perimeter landscaping area adjacent to Pecos Road ranges from 26 feet to approximately 34 feet at the widest portion and includes a five-foot wide sidewalk, a five (5) foot walkway and landscaping. The required landscaping is fifteen (15) feet including a five (5) foot sidewalk. Landscaping for a hospital requires a minimum of 24% of the lot be dedicated to open space, with $\frac{3}{4}$ of the area as dedicated frontage open space. Frontage open space must be provided at a depth of 30 to 50 feet along the street frontage. Additionally, any building that exceeds the height of 50 feet is required to maintain a 100 foot buffer adjacent to any single-family residential district. The hospital's maximum height is 29 feet and therefore, the hospital requires a minimum of 30 feet of landscaping depth along Pecos Road. The landscape plan indicates 36-34 feet of landscaping depth. Staff discussed this with the applicant's representative as they have agreed to redesign the landscaping along Pecos Road to meet the 30 foot landscaping depth requirement. The proposed site plan indicates the required 20-foot landscape buffer adjacent to south and the east residential property line. The landscape buffer includes a pedestrian gate access and a pathway to the existing residential to the east. The landscaped buffer area should be increased to with a double row of off-set 24" box trees staggered every 20 feet on center.

The proposed landscape plan indicates foundation landscaping and the required parking lot landscaping for the hospital. The required landscaping is six (6) feet of foundation landscaping at the entrance to the building and at least three (3) feet of foundation landscaping where parking spaces are located at the sides of the building. Landscaped islands are required to be provided at the end of all parking rows within the parking lot. In addition, all vehicle parking areas abutting public or private right-of-ways shall be screened with a buffer wall or landscaped berm a minimum of three feet high. All areas to be landscaped should provide 50% ground coverage within two years of planting to comply with the municipal code. Minor adjustments may be needed during building permit

process to ensure that proper foundational landscaping and parking lot landscaping is installed.

Commercial development of five acres in size or greater shall provide a minimum of 50 square feet of plaza space for each acre of land. The size of this development requires a 500 square foot plaza. The provided landscape plan indicates an approximate 19,000 square foot plaza is provided east of the hospital; therefore, this requirement has been met.

The proposed site plan indicates a trash enclosure east of the building for the proposed hospital. Trash enclosures are required to be placed away from street fronts, primary driveway entrances and pedestrian priority areas. The trash enclosure is in compliance, however, elevations for the proposed trash enclosure were not provided. The enclosure is required to use similar materials and color palette as the principal building. Additionally, landscape islands are needed on both sides of the trash enclosure. This is a minor change and can be addressed with the building permit process.

The proposed site plan for the commercial development indicates 252 parking spaces will be provided where 242 parking spaces is required for the proposed uses on the site plan. The parking required for the proposed use is one (1) per bed for the hospital and four (4) spaces, plus one (1) space for every 300 square feet of office space. Due to the unknown amount of office space square footage the proposed total number of required off-street parking spaces is 65 parking spaces. The proposed site is over parked by ten (10) parking spaces therefore, staff feels the proposed hospital / medical center complies with the parking requirements.

The site plan provided the required bicycle facilities in front of the retail building and tavern building within the commercial plaza. A commercial development is required one (1) bicycle parking space per 5,000 square feet of gross floor area. The proposed site plan for this commercial development requires ten (10) bicycle parking spaces. The proposed site plan is providing ten (10) bicycle parking spaces and therefore is in compliance.

The proposed use permit is consistent with the zoning designation of C-1, Neighborhood Commercial District (*proposed property reclassification to a C-2, General Commercial District*), and the Comprehensive Master land use of Neighborhood Commercial. Within a mile of the proposed site, there are approximately three (3) other properties with a commercial zoning. The commercial areas consists of beauty salons, restaurants, retail, banks, grocery store and convenience food stores with gas pumps. The proposed use is compatible with the existing neighborhoods and should not pose a negative impact to the surrounding properties. Staff has no objections to the proposed use to allow a hospital and is recommending approval subject to conditions.

Requirements for Approval of a Special Use Permit

In accordance with the Zoning Ordinance, the Planning Commission may, by motion,

grant a special use permit if the Planning Commission finds, from the evidence presented, that all of the following facts exist:

1. The proposed use is consistent with the Comprehensive Master Plan and all applicable provisions of this Code and applicable State and Federal regulations;
 - The Comprehensive Master Plan is Neighborhood Commercial, which consist of commercial zoning including but not limited to the proposed property reclassification to a C-2, General Commercial District.
2. The proposed use is consistent with the purpose and intent of the zoning district in which it is located and any applicable use-specific standards and criteria in Chapter 17.20 of this Code;
 - The purpose of the Neighborhood Commercial (C-1) and the proposed property reclassification to a C-2, General Commercial District is to provide goods and services for the convenience of the residents of the adjacent neighborhood and accessible by walking from the adjacent neighborhoods. The uses allowed in this district should provide goods and services on a neighborhood market scale that are compatible with the residential character of the surrounding neighborhood. The proposed hospital is providing a service to the surrounding residents the ability for long term medical rehabilitation near family.
3. The proposed use is compatible with adjacent uses in terms of scale, site design, and operating characteristics (such as, but not limited to, hours of operation, traffic generation, lighting, noise, odor, dust, and other external impacts);
 - The proposed hospital use should not create a negative impact on the existing business or neighboring residents.
4. Any significant adverse impacts anticipated to result from the use will be mitigated or offset to the maximum extent practicable; and
 - To mitigate the impact of the proposed use and commercial development on the residents to the south and east, staff recommends that the 20 foot required landscaped buffer area be planted with a double row of off-set 24" box trees staggered every 20 feet on center.
5. Facilities and services (including sewage and waste disposal, water, gas, electricity, police and fire protection, and roads and transportation, as applicable) will be available to serve the subject property while maintaining adequate levels of service for existing development.
 - The proposed hospital use should not create a negative impact on the existing facilities and services.

CONDITIONS:***Planning and Zoning:***

1. Unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
2. Without the approved property reclassification (ZN-17-2024), the proposed special use permit (SUP-57-2024) is null and void.
3. The required 20 foot landscaped buffer area adjacent from the existing residential to the south and the east shall be planted with a double row of off-set 24" box trees staggered every 20 feet on center.
4. Drainage spouts visible from right-of-way or residential properties shall be incorporated into the architectural of the building.
5. The applicant shall apply the same color scheme and enhanced architectural features to all the buildings to create a cohesive and coherent design for the overall commercial center.

Public Works:

6. This item shall comply with the conditions of the approval for T-Map-12-2024

ATTACHMENTS:

Public Works Memorandum
Letter of Intent
Site Plan
Building Elevation
Floor Plan
Landscape Plan
Clark County Assessor's Map
Location and Zoning Map