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10/15/98	A Building Permit (#98020651) was issued against Plan Check #C-170-94 for the addition to an existing Hospital. This permit received its final inspection on 03/02/99.
09/03/99	A Building Permit (#99017503) was issued against Plan Check #C-106-98 for the expansion of the existing Hospital. This permit received its final inspection on 08/08/00.
02/05/09	A Certificate of Occupancy was issued for a 4,945 square-foot Pediatric Hospital against Building Permit #125739.
02/06/09	A Certificate of Occupancy was issued for a 1,456 square-foot Surgery Room against Building Permit #131646.
12/10/09	A Business License (#Q07-01765) was issued for a Medical Firm at 3100 North Tenaya Way.
02/24/05	A Certificate of Occupancy was issued for a 21,132 square-foot Fifth Floor Addition to an existing Hospital against Building Permit #04003878.
Pre-Application Meeting	
12/14/10	A pre-application meeting was held with staff to discuss the requirements for submitting a Special Use Permit to allow a Helipad use and a related approximate 30,000 square-foot expansion of an existing Hospital.

Neighborhood Meeting	
A neighborhood meeting is not required for these types of requests nor was one held.	

Field Check	
01/13/11	A field check was performed by staff with the following observations: • The site currently occupies the area of the proposed expansion with an active entrance and parking lot. • The proposed location of the Helipad is shielded from public view by the Hospital to the north, the landscaped parking lot located along the south and east, and elevated expressway (US-95) to the west. • The existing landscaping is well-kept and the site is clean.

Details of Application Request	
Site Area	
Net Acres	28.02

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<i>Surrounding Property</i>	<i>Existing Land Use Per Title 19.04</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property	Hospital	LI/R (Light Industry/Research)	C-PB (Planned Business Park)
North	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
South	Undeveloped	LI/R (Light Industry/Research)	C-PB (Planned Business Park)
East	Right of Way (US-95)	Right of Way (US-95)	Right of Way (US-95)
West	Brew Pub/Tavern	LI/R (Light Industry/Research)	C-PB (Planned Business Park)

<i>Master Plan Areas</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Master Plan Area			
Las Vegas Technology Center	X		Y
<i>Special Purpose and Overlay Districts</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District - 140 feet	X		Y
Trails		X	NA
Rural Preservation Overlay District		X	NA
Las Vegas Redevelopment Plan Area		X	NA
Development Impact Notification Assessment		X	NA
Project of Regional Significance		X	NA

DEVELOPMENT STANDARDS

Pursuant to Title 19.08.050, the following standards apply:

<i>Standard</i>	<i>Required</i>	<i>Existing</i>	<i>Proposed</i>	<i>Compliance</i>
Min. Setbacks				
• Front	20 Feet	20 Feet	20 Feet	Y
• Side	10 Feet	173 Feet	173 Feet	Y
• Corner	20 Feet	280 Feet	280 Feet	Y
• Rear	15 Feet	420 Feet	325 Feet	Y
Min. Setbacks, Accessory Structures				
• Front	20 Feet	20 Feet	20 Feet	Y
• Side	8 Feet	29 Feet	29 Feet	Y
• Corner	20 Feet	20 Feet	20 Feet	Y
• Rear	8 Feet	10 Feet	10 Feet	Y

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Max. Lot Coverage	50 %	22 %	25 %	Y
Max. Building Height	Six Stories/ 100 feet	76 Feet	16 Feet	Y
Mech. Equipment	Screened	Screened	Screened	Y

Pursuant to Title 19.04 and 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Existing Hospital	235 Beds	1.5 Spaces per Bed	353				
Existing Medical Office	198,064 SF	1:200 SF for first 2,000 SF w/ 1:175 SF thereafter	1,131				
Hospital (proposed)	12 Beds	1.5 Spaces per Bed	18				
TOTAL SPACES REQUIRED			1,502				
Regular and Handicap Spaces Required			1,471	31	1,944	117	Y

Exceptions		
<i>Requirement</i>	<i>Request</i>	<i>Staff Recommendation</i>
One five-foot wide landscape island for every six uncovered parking spaces.	To allow 16 parking lot landscape islands where 27 are required.	Approval
One 24-inch box tree per each landscape island, with four 5-gallon shrubs per tree.	To allow no trees from the parking islands within 150-feet of the proposed Helipad and replace with large aggregate (12-inch to 18-inch) ground cover.	Approval

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ANALYSIS

The proposed 33,717 square-foot, single-story addition to an existing 309,663 square-foot Hospital complex would add a new intensive care unit, emergency room with ambulance drop-off, and helipad located at the existing southern entrance. The proposed expansion will add 12 beds to the 235 existing beds and provide a new canopy for ambulance drop-off and emergency patient drop-off adjacent to a proposed Helipad for air ambulance services. In addition to the Hospital expansion and Helipad use, the applicant will also be modifying the existing two-story mechanical area and installing an additional 12,000 gallon underground storage tank located at the east side . The proposed development is in Area 1 of the Las Vegas Technology Center, a planned business park, and received approval from the Las Vegas Technology Center Architectural Review Committee on 12/17/10.

The proposed Helipad use requires a Special Use Permit within the C-PB (Planned Business Park) zoning district. Per Title 19.04, the minimum requirements for the Helipad restrict the use only as an accessory use to a hospital, medical facility or medical office. Additionally, the operator of the use must designate flight paths that minimize flight over residential areas and shall provide the City with evidence that such flight paths have been approved by the Clark County Department of Aviation. The Helipad will be located within the existing southern parking lot and a condition of approval has been placed requiring written approval of the proposed flight plan from the Clark County Department of Aviation.

The subject site provides 2,061 parking spaces where 1,502 spaces are required with the addition. The provided Handicapped parking detail does not comply with the City of Las Vegas Title 19.10 standard, which requires a five-foot wide loading area to be provided on both sides of the parking aisle, with one zone to be eight feet wide if the space is designated as a van accessible space. A condition of approval has been placed on the Site Development Plan Review requiring the correct handicapped parking standard to be shown at the time of building permit review. Staff supports this requested Site Development Plan Review as the Helipad has been suitably located to reduce the adverse visual and noise impacts and is an ancillary use to the emergency room services provided at this Hospital.

The applicant has proposed modifications to the existing parking lot landscaping and is requesting exceptions to reduce the number of parking islands and the required landscaping within these islands to accommodate air traffic safety. The remaining parking lot islands within 150 feet of the Helipad will be provided with a larger aggregate ground cover and no trees. The existing landscape buffers will remain unchanged, with the exception of additional trees and shrubbery being located at the southeast corner of the site.

Staff recommends approval of the requested Site Development Plan Review for the proposed addition and the relate request for a Special Use Permit for a Helipad use. If denied, the proposed expansion and Helipad use will not be allowed.

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FINDINGS (SUP-40552)

In order to approve a Special Use Permit application, per Title 19.18.060 the Planning Commission and City Council must affirm the following:

- 1. The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.**

The proposed Helipad use can be conducted in a manner that is harmonious and compatible with the surrounding land uses. The applicant has made efforts to locate the Helipad at grade, and away from residential properties in order to minimize visual and noise disturbances.

- 2. The subject site is physically suitable for the type and intensity of land use proposed.**

With approval of the accompany in Special Use Permit for the helipad use, the proposed development is consistent with the LI/R (Light Industry Research) General Plan designation, C-PB (Planned Business Park) Zoning requirements and landscape buffer standards. The submitted site plan has received approval from the Las Vegas Technology Center Architectural Review Committee. The proposed Handicapped Parking detail does not comply with the City of Las Vegas Standard Drawing; therefore, a condition has been included to revise the handicap accessible parking spaces to conform to Title 19.

- 3. Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.**

Site access is provided from multiple driveways along Stella Lane. The proposed Helipad use will generate only negligible amounts of additional traffic for adjacent roadways or neighborhood traffic, as there are not substantial modifications to the existing site.

- 4. Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.**

If approved, the proposed use will not compromise the public health, safety, and welfare because the use is ancillary to the established Hospital use and will operate in compliance with applicable business licensing codes.

- 5. The use meets all of the applicable conditions per Title 19.04.**

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Per Title 19.04, the Minimum Special Use Permit Requirements for the Helipad use mandate that the use be ancillary to an existing Hospital and that prior approval of the flight paths be garnered from the Clark County Department of Aviation. Approval of this application is based upon the demonstration of the ancillary use to an existing Hospital and the condition of approval requiring written proof from the Clark County Department of Aviation demonstrating approval of the proposed flight path.

FINDINGS (SDR-40551)

In order to approve a Site Development Plan application, per Title 19.18.050 the Planning Commission and/or City Council must affirm the following:

- 1. The proposed development is compatible with adjacent development and development in the area;**

The proposed single-story, 33,717 square-foot addition to the existing five-story Hospital and ancillary Helipad are compatible with the existing structures and surrounding area. The applicant has received approval from the Las Vegas Technology Center Architectural Review Committee.

- 2. The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;**

The proposed development and Helipad are consistent with the LI/R (Light Industry/Research) land use, the C-PB (Planned Business Park) zoning district development standards and the Las Vegas Technology Center Design and Development Standards. An exception to the Title 19.10 Parking Lot Landscaping requirements has been sought to address the reduced landscaping within 150 feet of the Helipad as a matter of public safety.

- 3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

Site access is provided from multiple driveways along Stella Lane. The proposed addition will not change the existing site access.

- 4. Building and landscape materials are appropriate for the area and for the City;**

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There are no proposed changes to the existing perimeter landscape buffers, with the exception of additional landscaping located at the southeast corner of the site. The proposed landscape materials are native to the greater Las Vegas Valley or desert-appropriate species and are of sufficient size and quantity to satisfy Title 19 code requirements.

5. **Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;**

The building materials depicted on the submitted elevation plans show a material finish and color scheme that is consistent in appearance with the existing buildings on-site.

6. **Appropriate measures are taken to secure and protect the public health, safety and general welfare.**

The applicant is required to obtain all necessary building permits and inspections for the proposed addition as required by the Department of Building and Safety to ensure the public health, safety and general welfare are secured. An approved Building Permit and approval from the Federal Aviation Administration prior to initiating flight operations, is required for the proposed Helipad.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

11

NOTICES MAILED 221

APPROVALS 1

PROTESTS 0

**** Duplicate Receipt ****

City of Las Vegas

Development Services Center

731 South Fourth Street

Las Vegas, NV 89101

03/16/2011 09:33 Trn 164589

Cashier 890381

PRJ Permit # DS4520 \$400.00

Subtotal **\$400.00**

Tax \$6.00

Total **\$406.00**

Received CNFCK \$406.00

Check # 005484

Change \$6.00

For questions related to this receipt call

702-259-6250