



Design Review Committee Staff Report

Meeting Date: November 12, 2015

Subject: Administrative Permit Case Number AP14-005,
Applicant: HealthCap Partners
Agenda Item Number: 5A
Summary: Review of design standards
Prepared by: Roger Pelham, Senior Planner
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Planning and Development Division
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Description

Hearing, discussion and possible action to approve the landscaping and design plans for Administrative Permit Case Number AP14-005 involving the construct and operation of a 36 room inpatient medical facility (Convalescent Services) for patients that have been released from a hospital and require skilled nursing care and long term therapy after an injury. Care Meridian in not a nursing home or a traditional convalescent home.

- Applicant: HealthCap Partners
- Property Owner: CM Thomas Creek Partners, LP
- Location: 19900, 19936 and 19940 Thomas Creek Road
- Assessor's Parcel No.: 150-012-04, 05 and 06
- Parcel Size: ±2.96 acres (total)
- Master Plan Category: Commercial
- Regulatory Zone: General Commercial
- Area Plan: Southwest Truckee Meadows
- Citizen Advisory Board: South Truckee Meadows/Washoe Valley
- Development Code: Article 808, Administrative Permits
- Commission District: 2 – Commissioner Lucey
- Section/Township/Range: Section 25, T18N, R19E, MDM,
Washoe County, NV

DESIGN REVIEW COMMITTEE / LANDSCAPING REVIEW

- Best practice design guidelines shall be implemented to mitigate visual impacts. Architectural articulations shall be used to break-up long blank walls
- There shall be complete screening of roof mounted HVAC equipment.
- There shall be complete screening of ground mounted HVAC equipment.
- All exterior lighting fixtures shall be shielded such that light is emitted downward only.
- Prior to approval of any building permit the applicant shall submit a photometric study showing that there will be no light spill-over at any property line with a residential use.
- To ensure compatibility with the surrounding residential uses, signage for this project shall be limited to one monument sign. The sign shall not exceed four-and-a-half feet in height and seven feet in width. The sign shall be placed near the northern driveway, adjacent to Lake Placid Drive. Lighting for the sign shall be shielded such that light is emitted downward only. Up-lighting of the sign is prohibited.
- A four-foot-tall berm, wall or fence (having at least 95% opacity) shall be constructed along the east and south sides of the two parking areas on the eastern side of the facility to prevent headlights from shining into adjacent residences.
- Prior to any ground disturbing activity, the applicant shall submit a landscaping/architectural design plan to the Planning and Development Division for review and approval by the Design Review Committee. Said plan shall address, but not be limited to: type and color of building materials, general architectural design, parking, parking lot circulation and striping, signage, exterior lighting, fencing, trash enclosures, landscaping material (if plant material: type, size at time of planting, maturation size at full growth, period of time between planting and full growth), landscaping location, landscaping irrigation system, and financial assurances that landscaping will be planted and maintained.
- A certification letter or series of letters by a registered landscape architect or other persons permitted to prepare landscaping and irrigation plans pursuant to N.R.S. 623A shall be submitted to and approved by the Planning and Development Division. The letter(s) shall certify that all applicable landscaping provisions of Articles 408, 410 and 412 of the Development Code have been met. Any landscaping plans and the letter shall be wet-stamped.
- All landscaping shall be maintained in accordance with the provisions found in Section 110.412.75, Maintenance. A three-year maintenance plan shall be submitted by a licensed landscape architect registered in the State of Nevada to the Planning and Development Division, prior to a Certificate of Occupancy. The plan shall be wet-stamped.
- In addition to all existing landscaping, and the landscaping shown on the proposed plans, one additional evergreen tree shall be planted each 20 feet along the eastern property line, to help create significant screening and buffering. Irrigation shall be provided to all trees.

- All areas designated to be re-vegetated with native vegetation shall be provided with temporary irrigation for at least three years or until vegetative coverage of 50% has been achieved, whichever is longer.
- All trees planted shall meet the minimum size requirements of Development Code Article 412, Landscaping.
- Temporary fencing shall be utilized to protect all existing landscaping during construction activities.
- A solid wall or fence (having at least 95% opacity) shall be constructed along the east property line where the proposed use is adjacent to residences. The wall/fence height shall be at least six feet, but shall not exceed eight feet.

Applicant: HealthCap Partners, attn.: Keith Underwood, 5910 N. Central Expressway, Ste 1000, Dallas, TX 75206

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Professional Consultant: Devenney Group Ltd, attn. Scott Rasmussen, 201 West Indian School Road, Phoenix, AZ 85013