

10/04/22 BCC AGENDA SHEET

PARKING LOT
(TITLE 30)

DEAN MARTIN DR/HACIENDA AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-22-0458-GLOBAL LUXURY REAL ESTATE INVESTMENT FUND, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate parking lot landscaping; **2)** reduce access gate setback; and **3)** required trash enclosure.

DESIGN REVIEW for a parking lot on 2.5 acres in an M-1 (Light Manufacturing) (AE-60) Zone.

Generally located on the north side of Hacienda Avenue, 270 feet west of Dean Martin Drive within Paradise. MN/md/syp (For possible action)

RELATED INFORMATION:

APN:

162-29-205-005

WAIVERS OF DEVELOPMENT STANDARDS:

1. Eliminate parking lot landscaping where required per Figure 30.64-14.
2. Reduce the setback for existing access gates along Hacienda Avenue to zero feet where access gates shall be set back a minimum of 18 feet from the property line only if the gates remain open during business hours per Section 30.64.020 (a 100% reduction).
3. Waive the trash enclosure required per Section 30.56.120.

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3180 W. Hacienda Avenue
- Site Acreage: 2.5
- Project Type: Parking lot

History and Request

ADR-20-900224 was approved by the Zoning Administrator (ZA) in April 2020 for a temporary parking lot with a condition to file the applicable land use application within 1 year. Subsequently, ADR-21-900203 was approved by the ZA in May 2021 with a condition to file the applicable land use application within 1 year. The applicant is now requesting the appropriate land use applications for the subject property, consisting of waivers of development standards

and a design review for the existing parking lot. The project site has been secured by the applicant under a short-term lease and has been used solely as a rideshare site for events at Allegiant Stadium since August 1, 2021.

Site Plans and Parking Lot Operations

The site is within the Stadium District Plan. The plans depict an existing paved parking lot consisting of 2.5 acres located on the north side of Hacienda Avenue, approximately 270 feet west of Dean Martin Drive. Existing parking spaces are located around the perimeter of the site. Four double rows of parking spaces, oriented in a north/south direction, are located within the interior of the site. There is an existing access gate located at the southwest corner of the project site, adjacent to the western termination point of Hacienda Avenue. This driveway location at the southwest corner of the site is closed to vehicular traffic on event days. Furthermore, jersey barriers have been placed at this driveway to restrict vehicular access to the site during non-event days. A waiver of development standards is required to reduce the setback for the existing access gate adjacent to Hacienda Avenue. A total of 316 parking spaces are provided within the interior of the project site. An existing 6 foot high chain-link fence is located along the north and west property lines of the site. The chain-link fence has been removed from the east property line of the subject parcel to permit cross access to the adjacent site, APN 162-29-205-008, which is a related item (UC-22-0461) for a parking lot on this agenda. Allegiant Stadium is located immediately to the south of the parking lot, across Hacienda Avenue/Mandalay Bay Road. No site or landscaping improvements are proposed with this application.

The applicant indicates on the southeast corner of the site, there is access to Hacienda Avenue right-of-way off Dean Martin Drive though this access is only used on event days for rideshare vehicles exiting from the site. A rolling gate has been installed less than 1 foot from Hacienda Avenue to secure the site during non-event days. Jersey barriers are used to separate vehicles from pedestrians and generally run the length of the parcel boundary between APNs 162-29-205-005 and 162-29-205-008. In keeping with the pedestrian uses on the parcel, a temporary tent structure has been erected on the northwest part of the parcel for use as a baggage check facility serving Stadium attendees that typically use the north entrance to the Stadium. It is likely that a temporary tent structure will be used again for this purpose.

Landscaping

No landscape finger islands are provided within the interior of the site, necessitating the requirement for the corresponding landscape waivers of development standards. A waiver of development standards is not required for street landscaping as this portion of Hacienda Avenue consists of an overpass, immediately adjacent to the south property line of the site.

Signage

Signage is not a part of this request.

Applicant's Justification

Over its 9 months of operation, this lot has experienced high utilization on event days. The lot's close proximity to Allegiant Stadium has provided Stadium attendees arriving by rideshare with convenient access to the Stadium site. Attendees utilizing this lot are able to make the very short walk across Hacienda Avenue to the Stadium site. During Stadium events, there are attendants

stationed at this site augmented by officers from the Las Vegas Metropolitan Police Department in the area to direct traffic and pedestrian movement to provide for safe utilization of the site and area roadways.

With respect to the waiver to eliminate parking lot landscaping, the applicant believes that consideration of long-term landscaping improvements for a lot that operates under a short-term lease and, therefore, may not be part of the applicant’s long-term parking plan, should be deferred at this time. The rolling gate is installed less than 1 foot from the right-of-way (remnant of Hacienda Avenue) has no adverse impact since the remnant of Hacienda Avenue is a dead-end that terminates at this property line, and is only used on event days in support of Stadium operations.

On all Stadium event days requiring the activation of this lot for attendee parking, the applicant provides trash receptacles for those parking at this site. At the conclusion of the event, Stadium clean-up crews empty trash receptacles, clean-up the entire parking lot, and remove trash receptacles and place them in storage until the next scheduled Stadium event. In this regard, the parking lot is used solely for special events held on an intermittent and infrequent basis, making permanent trash enclosures intended for business entities with full-time occupancy unnecessary.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-21-900203	Parking lot	Approved by ZA	May 2021
ADR-20-900224	Parking lot - expunged	Approved by ZA	April 2021
ZC-0029-89	Reclassified the project site to M-1 zoning for future development	Approved by BCC	March 1989

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Entertainment Mixed-Use	M-1	Warehouse complex
South	Entertainment Mixed-Use	H-1	Allegiant Stadium
East	Entertainment Mixed-Use	H-1	Parking lot

Related Applications

Application Number	Request
UC-22-0461; WS-22-0463; WS-22-0464; DR-22-0465; WS-22-0467; WS-22-0466; and UC-22-0468	Additional requests for parking lots are related applications on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Waivers 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.

Waiver of Development Standards #1

The intent of parking lot landscaping is to provide climate adaptable plant materials that improve the visual appearance of the project site, enhance environmental conditions by providing shade and reducing storm water run-off, and to provide buffer areas between land uses of varying intensity. The request to waive the required landscaping is a self-imposed burden; therefore, staff cannot support this request.

Waiver of Development Standards #2

The existing access gate, which provides security to the project site, is located at the western termination point of Hacienda Avenue. Based on the location of the access gate, in addition to Hacienda Avenue terminating into the parking lot, staff finds the requested waiver should have minimal to no impact on the surrounding land uses and properties. However, since staff does not support waiver of development standards #1 and the design review, staff cannot support this request.

Waiver of Development Standards #3

Code requires all developments, except for single family residential developments, to provide interior or exterior enclosures for all refuse containers per the standard of the local trash service provider unless the provider certifies that refuse is not generated on the site. Staff recognizes the temporary use of the property as a parking lot; however, given the activities that will take place (rideshare services) and the potential for littering, staff recommends denial with a condition to provide on-site areas for trash collection.

Design Review

Staff recognizes the intent of the project site is to provide event attendees arriving and departing by rideshare with safe and convenient access between the rideshare lot and Allegiant Stadium. However, the design of the parking lot cannot function independently of the waiver of development standards requests; therefore, staff cannot support the overall design review.

Staff Recommendation

Denial.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- Areas for trash collection to be provided on-site.
- 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.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Paradise - denial.

APPROVALS:

PROTESTS:

APPLICANT: LV STADIUM EVENTS CO

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