

06/21/23 BCC AGENDA SHEET

RESORT HOTEL
(TITLE 30)

SAHARA AVE/PARADISE RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-23-0191-LV-PCPS, LLC & LV-AM, LLC:

USE PERMIT for deviations as shown per plans on file.

DEVIATIONS for the following: **1)** alternative street landscaping; **2)** increase wall height; **3)** reduce gate setback; and **4)** all other deviations as depicted per plans on file.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce the setback from a street; and **2)** allow alternative driveway geometrics.

DESIGN REVIEW for modifications (landscaping, screening, and driveways) to an existing resort hotel (Sahara) on 17.5 acres in an H-1 (Limited Resort and Apartment) Zone.

Generally located on the southwest corner of Sahara Avenue and Paradise Road within Winchester. TS/gc/syp (For possible action)

RELATED INFORMATION:

APN:

162-09-502-001

DEVIATIONS:

1. Allow alternative street landscaping along Paradise Road where landscaping per Figure 30.64-17 is required.
2. Increase wall height to 11.5 feet where a maximum of 3 feet is permitted within the required zoning district setback per Section 30.64.020 (a 283.3% increase).
3. Reduce gate setback to 8 feet where a minimum of 18 feet is required when gates remain open during business hours per Section 30.64.020 (a 55.6% reduction).
4. Allow all other deviations as shown per plans on file.

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the setback from a street to 2 feet where a minimum of 10 feet is required per Table 30.44-1 (an 80% reduction).
2. Allow alternative driveway design where a commercial curb return driveway is required per Uniform Standard Drawing 222.1.

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 2535 Las Vegas Boulevard South
- Site Acreage: 17.5
- Project Type: Modifications (landscaping, screening, driveways) to an existing resort hotel (Sahara)
- Wall Height (feet): 11.5

Site Plans

The plans depict modifications to the street frontage along Paradise Road for the existing Sahara Resort Hotel. The existing bus turnout will be vacated and the bus stop will be relocated to the adjacent property farther south. Off-site improvements will be installed in place of the bus turnout to match the rest of the street frontage including the attached sidewalk. An approximately 8 foot high wall with painted EIFS finish to match the hotel, plus an approximately 2 foot high decorative metal privacy screen with a bronze metal finish on top of the wall is proposed along the entire frontage of Paradise Road. The pilasters between sections of walls will have a concrete planter bowl with artificial plants on top to bring the overall height of the wall to 11.5 feet. The wall will be set back 2 feet to 10 feet from the property line. Additionally, the maintenance driveway will be reconstructed with new sliding access gates that are set back 8 feet from the property line and will remain open during business hours. The access gates will be decorative with a bronze and brass metal finish. The proposed driveway will not be a curb return driveway and will instead be constructed per Commercial Driveway Option A as shown in Uniform Standard Drawing 224.

Landscaping

The plans show a 2 foot to 10 foot wide landscape area with an attached sidewalk along Paradise Road. The landscaping will consist of a combination of 24 inch box Bay Laurel trees, Green Cloud Texas Ranger, Japanese Boxwood, and Majestic Beauty Indian Hawthorne shrubs. Artificial turf will also be used along the edges of the landscape area. Additionally, Mediterranean Fan Palms are located behind the wall near the southern driveway.

Applicant's Justification

The applicant states that the intent of the subject request is to improve the visual quality of the perimeter of the property and to help deter frequent intrusion of problematic pedestrians who are not guests of the resort. A commercial curb return driveway cannot be constructed since with the existing location of the building and drive aisle on-site, there would not be enough room for a commercial vehicle to turn. The access gates will be open from 4:00 a.m. to 3:00 p.m. where truck traffic will also be tended to by employees. It is anticipated construction will commence in the latter half of 2023.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-22-0367	Modifications to an approved comprehensive sign plan	Approved by BCC	August 2022

Prior Land Use Requests

Application Number	Request	Action	Date
UC-22-0044	Modifications to landscaping and screening along Las Vegas Boulevard South and Paradise Road	Approved by BCC	March 2022
UC-22-0021	Modifications to an approved comprehensive sign plan	Approved by BCC	March 2022
ADR-20-900123	Restaurant addition	Approved by ZA	March 2020
WS-19-0803	Reduced setbacks and permit non-standard improvements within the right-of-way, and design reviews for the renovation of a porte-cochere, water feature, site additions and enhancements	Approved by BCC	November 2019
DR-19-0555	Expansion and renovation of outdoor pool area	Approved by BCC	September 2019
DR-19-0417	Amended a comprehensive sign plan	Approved by BCC	July 2019
UC-0275-16	Reduced parking for the SLS Resort Hotel	Approved by BCC	May 2016
UC-0222-16	Increased building height and an amended sign plan for the SLS Resort Hotel	Approved by BCC	May 2016
UC-0789-13	Comprehensive sign plan for the SLS Resort Hotel	Approved by BCC	January 2014
UC-0416-11	Additions, revisions, and remodel of an existing resort hotel (SLS Las Vegas formerly Sahara)	Approved by BCC	November 2011
UC-1498-07	Additions and revisions to an existing resort hotel including a new hotel tower	Approved by BCC	February 2008
UC-1013-99	Additions and modifications to a resort hotel	Approved by PC	September 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	City of Las Vegas	C-2	Commercial development
South	Entertainment Mixed-Use	H-1	Undeveloped (proposed All-Net Arena project)
East	Entertainment Mixed-Use	H-1	Parking lot & multiple family residential
West	Entertainment Mixed-Use	H-1	Outdoor recreational facility (concert/event/fairgrounds/live entertainment)

Related Applications

Application Number	Request
VS-23-0192	A vacation and abandonment of a portion of right-of-way (bus turnout) being Paradise Road is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Use Permit & Deviations #1, #2, & #4

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 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.

Staff can support the increased wall height since the wall will secure the rear of the property from unwanted visitors, improve safety, and is designed in an aesthetically pleasing way that utilizes decorative materials. Furthermore, the height of the wall is mitigated by enhanced landscaping that will screen large portions of the wall. The proposed landscaping enriches the property and provides more landscaping than exists along the frontage today. Additionally, staff can support the alternative landscaping since the location of existing buildings and structures limits the width available for landscaping.

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

Staff finds the request will not adversely impact the surrounding area. The reduced setbacks for the wall from the street will be mitigated by the enhanced landscaping provided. Additionally, all sight visibility zones will be maintained. Therefore, staff can support the request.

Design Review

Staff finds the proposed modifications to the site are consistent and compatible with previous approvals for the site and other developments in the area. The proposed screening and landscaping will improve the street frontage along Paradise Road by improving safety, increasing visual quality, and allowing for a unified design along the entire street frontage. Therefore, staff can support this request.

Public Works - Development ReviewDeviation #3

Staff cannot support the reduction of the gates setback. The applicant cannot control when trucks and deliveries will arrive, causing stacking in the right-of-way if more than one truck arrives at the same time.

Waiver of Development Standards #2

Staff has no objection to not install a curb return driveway on Paradise Road. The site does not have adequate space to allow a curb return driveway.

Staff Recommendation

Approval of the use permit, deviations #1, #2, and #4, waivers of development standards and design review; denial of deviation #3.

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:**Comprehensive Planning**

If approved:

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- 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 gates to be installed at the driveway on Paradise Road.
- Applicant is advised that signs, structures, and landscaping shall not encroach into public right-of-way, easements, or sight-visibility zones; and that off-site improvement permits may be required.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: LV-PCPS LLC, LV-AM LLC, LV-MPRC, LLC
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