

PARKING LOT
(TITLE 30)

DEWEY DR/POLARIS AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-22-0463-LV LIVE LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate street landscaping; **2)** eliminate parking lot landscaping; **3)** reduce setbacks; and **4)** required trash enclosure.

DESIGN REVIEW for a parking lot on 2.1 acres in an M-1 (Light Manufacturing) (AE-60) Zone.

Generally located on the north side of Dewey Drive and the west side of Polaris Avenue within Paradise. MN/jud/syp (For possible action)

RELATED INFORMATION:

APN:

162-29-401-011

WAIVERS OF DEVELOPMENT STANDARDS:

1. Eliminate street landscaping where required per Table 30.64-2.
2. Eliminate parking lot landscaping where required per Figure 30.64-14.
3.
 - a. Reduce the front and side street (corner) setbacks for an existing chain-link fence to zero feet where 20 feet is required per Table 30.40-5 (a 100% reduction).
 - b. Reduce the setback from the right-of-way (Dewey Drive and Polaris Avenue) for an existing chain-link fence to zero feet where 10 feet is required per Section 30.56.040 (a 100% reduction).
 - c. Reduce the setback for existing access gates along Polaris Avenue to 5 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 72.3% reduction).
4. 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: 5585 Polaris Avenue
- Site Acreage: 2.1

- Project Type: Parking lot

History and Request

ADR-21-900292 was approved by the Zoning Administrator (ZA) in June 2021 for a temporary parking lot 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 a waiver 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

This site is located within the Stadium District Plan. The plans depict an existing parking lot located at the northwest corner of Polaris Avenue and Dewey Drive. Allegiant Stadium is to the east of the site across Polaris Avenue. Access to the site is via Polaris Avenue. There are 2 gated driveways with secured rolling gates along Polaris Avenue. The northern most gate is only used during event days at Allegiant Stadium. This paved parking lot provides 220 parking spaces located along the perimeter of the west and south property lines, along with 3 double rows of spaces located internal to the site in a north/south orientation. Additionally, there are 7 accessible parking spaces for mobility impaired along the south side of the property. The existing chain-link fence around the perimeter of the property is 6 feet in height, and in some areas the fence is approximately 3 feet from the right of way. Waivers of development standards are necessary to reduce the zoning district and right-of-way setbacks for the existing chain-link fence. No site or landscaping improvements are proposed with this application.

The applicant indicates that on event days, Polaris Avenue north of Russell Road is converted to a one-way street with northbound traffic restricted to Stadium visitors and area businesses only. Las Vegas Metropolitan Police Officers provide traffic control along Polaris Avenue and Stadium attendants support the needs of Metro as well as manage vehicular movement at this site. Stadium attendants load and unload vehicles on-site solely through the southernmost driveway on Polaris Avenue.

Landscaping

No street landscaping or landscape finger islands are proposed with this request, necessitating a waiver of development standards.

Signage

Signage is not a part of this request.

Applicant's Justification

Over the last year of operation, this parking lot has experienced high utilization on event days. As is the case for all Stadium controlled parking lots, this parking lot is a pre-paid lot on event days. This practice allows on-site Stadium attendants to load vehicles in a much more efficient manner, which leads to reduced congestion on Polaris Avenue. The lot's close proximity to Allegiant Stadium has provided Stadium attendees with convenient access to the Stadium site. Attendees utilizing this lot are able to walk across Polaris Avenue to the Stadium site. Civil plans

for the construction of a pedestrian crosswalk on Polaris Avenue just north of this site are currently in Clark County Public Works for review.

The applicant believes that the request to waive the requirement for street landscaping along Polaris Avenue and Dewey Drive should be granted since the applicant only has a short-term lease contract to operate the parking lot. Additionally, the applicant states that eliminating parking lot landscaping and eliminating the setbacks for the perimeter fence and gates will maximize the parking lot capacity. The infrequent use of the parking lot minimizes the impact of the setback reductions on surrounding properties and the parking lot will be controlled and operated with events at Allegiant Stadium and will not impact the existing industrial uses in the area. Strictly enforced setback requirements would significantly reduce the current parking capacity at applicant controlled parking lots. In addition, the applicant believes that having fewer parking lots, each maximizing parking capacity, will enable Stadium staff and Metropolitan Police Officers to more effectively manage vehicular traffic and pedestrian movement on event days.

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-21-900292	Temporary parking lot	Approved by ZA	June 2021
DR-0731-01	Modular office buildings	Approved by PC	July 2001
WS-0572-01	Waived requirements for off-site improvements	Approved by PC	July 2001
DR-1748-00 (WC-0005-01)	Waived conditions of approval for drainage study and off-site improvements	Approved by PC	February 2001
DR-1748-00	Modular office buildings	Approved by PC	December 2000
ZC-0056-98	Reclassified from R-E to M-1 zoning	Approved by BCC	March 1998

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, & West	Entertainment Mixed-Use	M-1	Developed industrial uses
East	Entertainment Mixed-Use	H-1	Allegiant Stadium

Related Applications

Application Number	Request
WS-22-0458; UC-22-0461; WS-22-0464; DR-22-0465; WS-22-0466; WS-22-0467; 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.

Waivers of Development Standards #1 & #2

The intent of street landscaping is to enhance the perimeter of the project site, improve the aesthetics of the site along public rights-of-way, and to provide a buffer between parking areas and the adjacent streets. Likewise, 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 requests to waive the required landscaping is a self-imposed burden; therefore, staff cannot support these requests.

Waiver of Development Standards #3

The existing chain-link fence and access gates provide security to the site; however, the fence encroaches into the right-of-way setbacks required per Code. The fence also encroaches into the required street landscape areas along Polaris Avenue and Dewey Drive. Therefore, staff cannot support these requests.

Waiver of Development Standards #4

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

(event attendee parking) and the potential for littering, staff recommends denial with a condition to provide on-site areas for trash collection.

Design Review

Staff understands the intent of the project site is to provide event attendees arriving and departing with convenient access between the parking 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

CONTACT: DON BURNETTE, 12125 LOS ARROYOS CT., LAS VEGAS, NV 89138