

01/04/23 BCC AGENDA SHEET

MOTION PICTURE PRODUCTION
(TITLE 30)

FLAMINGO RD/KOVAL LN

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

AR-22-400123 (UC-0381-15)-VEGAS DEVELOPMENT LANDOWNER, LLC:

USE PERMITS SECOND APPLICATION FOR REVIEW of the following: **1)** a motion picture production studio as a primary use; **2)** permit a motion picture production studio within a membrane structure (tent) where required to be within an enclosed building; and **3)** permit eating and drinking area with on-premises consumption of alcohol in conjunction with a motion picture production studio.

DESIGN REVIEW for a temporary membrane structure (tent) with alternative external building materials for a motion picture production studio within an approved parking lot on 7.1 acres in an H-1 (Limited Resort and Apartment) Zone.

Generally located on the southwest corner of Flamingo Road and Koval Lane within Paradise.
JG/jgh/syp (For possible action)

RELATED INFORMATION:

APN:
162-21-102-002

LAND USE PLAN:
WINCHESTER/PARADISE – ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 4165 Koval Lane
- Site Acreage: 7.1
- Project Type: Motion picture production studio within a temporary membrane structure (tent)
- Number of Stories: 1
- Building Height (feet): 49 feet 1 inch
- Square Feet: 46,035 (tent)
- Parking Required/Provided: 385/545 (required parking includes 200 spaces for the Cromwell Resort Hotel per UC-0788-13)

Site Plans

The approved plans depict a membrane structure (tent) located on the southern portion of the site. The northern portion of the site is a parking lot with a total of 302 parking spaces. Access to the site is provided by a single driveway from Koval Lane. The tent was previously utilized as a venue for a reality game show that was filmed with a live audience (Monopoly Millionaires Club). UC-0788-13 required that 200 parking spaces be provided for the Cromwell Resort Hotel, and the tent for the motion picture production studio requires 185 parking spaces.

Landscaping

No changes to landscaping were required or proposed with the approved application. Since approval of the original application the applicant has installed landscaping and a wrought iron fence along the street frontages of Flamingo Road and Koval Lane per UC-0666-14.

Elevations

The approved plans show the tent consists of a white membrane material over a structural steel frame. The gable roof extends to 49 feet 1 inch high along the center ridge line. The membrane material is insulated to meet all energy code requirements.

Floor Plans

Within the 46,035 square foot tent, the approved plans show a center stage platform surrounded by arena type seating for the audience. Other areas within the tent include a VIP room, briefing room, storage areas, host room, hair and make-up rooms, and wardrobe rooms.

Previous Conditions of Approval

Listed below are the approved conditions for UC-0381-15 (AR-0084-17):

Current Planning

- Until August 5,2022 to review as a public hearing.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that 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.

Public Works - Development Review

- Compliance with previous conditions.

Listed below are the approved conditions for UC-0381-15:

Current Planning

- 2 years to commence and review as a public hearing;
- In accordance with WS-0788-13, the applicant shall work with the owners of the Cromwell Resort Hotel so that the Cromwell Resort Hotel will be allowed to always use up to 200 parking spaces.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that 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.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that existing sewer is located within 400 feet of the parcel; and that at the time of development CCWRD requires submittal of civil improvement plans and estimated wastewater flow rates to determine sewer point of connection.

Signage

Signage was not part of the original application and is not a part of this application for review request.

Applicant's Justification

The applicant states that since approval of the original application in August 2015, the membrane structure (tent) was permitted (BD15-45652), constructed, and a Certificate of Occupancy was issued on May 12, 2017. The structure will continue to be used for motion picture production, television shows, and commercials. If the building is used for other events the applicant will either apply for temporary outdoor commercial event permits or additional special use permits. There have been no reported issues with the use of the building for the approved purposes, so the applicant is requesting removal of the time limit.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0381-15 (AR-0084-17)	Application for review of a motion picture production studio as a primary use; and a use permit for a motion picture production studio within a membrane structure (tent) with on-premises consumption of alcohol	Approved by BCC	July 2017
UC-0666-14 (AR-0073-17)	Application for review of a parking lot; waivers of development standards for parking lot landscaping; and increase height of free-standing luminaires (parking lot light poles); and design review for a parking lot	Approved by BCC	July 2017
UC-0780-16	Allowed a temporary outdoor commercial event longer than 10 days, conduct live entertainment beyond daytime hours for a temporary outdoor commercial event, with a design review for a temporary outdoor commercial event with temporary structures	Approved by BCC	December 2016
UC-0381-15	Allowed a motion picture production studio with a design review for temporary membrane structure (tent)	Approved by BCC	August 2015

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0666-14	Original application with use permit for a parking lot with waivers of development standards for parking lot landscaping, landscaping along a street frontage, allow a non-decorative perimeter fence (chain link), reduced setbacks for a nondecorative fence, and increase height of freestanding luminaries with a design review for a parking lot	Approved by BCC	October 2014
UC-0128-12	Allowed a temporary construction storage facility - expired	Approved by PC	May 2012
UC-1169-04	Temporary recreational facility/arena in conjunction with Bally's Paris Resort Hotels - expired	Approved by PC	August 2004
WS-0047-03	Temporary off-site employee parking lot for the Venetian Resort Hotel - expired	Approved by PC	February 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Entertainment Mixed-Use	H-1	Westin Resort Hotel & gasoline station with convenience store
South	Entertainment Mixed-Use	H-1	Undeveloped
East	Entertainment Mixed-Use	H-1	Ellis Island Casino, Super 8 motel, convenience store and retail uses & Platinum Resort Condominiums
West	Entertainment Mixed-Use	H-1	Bally's Resort Hotel, Paris Resort Hotel & parking lots

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Title 30 standards of approval for an application for review state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred since the original approval. The structure has been used numerous times since approval of the use permit in August 2015 with no reports of complaints to Clark County Public Response. However, since the tent structure is temporary in nature, staff can support this application with a recommended review period of 5 years to ensure the structure remains compatible and appropriate with the surrounding land uses and properties.

Staff Recommendation

Approval.

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**

- Until August 5, 2027 to review as a public hearing.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including 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 and application for review; and that 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.

Public Works - Development Review

- Compliance with previous conditions.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

TAB/CAC: Paradise - approval.

APPROVALS:**PROTEST:**

APPLICANT: VEGAS DEVELOPMENT LANDOWNER LLC

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