

11/07/23 PC AGENDA SHEET

DETACHED SIDEWALKS
(TITLE 30)

LAS VEGAS BLVD S/CACTUS AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-23-0508-SC CACTUS, LLC:

HOLDOVER WAIVER OF DEVELOPMENT STANDARDS to eliminate street landscaping, including detached sidewalks, in conjunction with a minor subdivision on 124.8 acres in an H-1 (Limited Resort and Apartment) Zone.

Generally located on the west side of Las Vegas Boulevard South and the south side of Cactus Avenue within Enterprise. MN/lm/syp (For possible action)

RELATED INFORMATION:

APN:

177-32-501-004; 177-32-502-001 through 177-32-502-003; 177-32-601-002 through 177-32-601-005

WAIVER OF DEVELOPMENT STANDARDS:

Eliminate street landscaping, including the detached sidewalk, along streets where landscaping and detached sidewalks are required per Section 30.64.030 and Figure 30.64-17.

LAND USE PLAN:

ENTERPRISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 124.8
- Number of Lots: 2
- Maximum Lot Size (acres): 84.8 (lot 1)/40 (lot 2)
- Project Type: Minor subdivision map

Site Plans

The plans depict a large lot development consisting of 2 lots on 124.8 acres. Lot 1, located to the north, consists of 84.8 acres and Lot 2, located to the south measures 40 acres. Both lots will be developed at a future date and will also have access from either Las Vegas Boulevard South or Cactus Avenue.

Landscaping

There is no landscaping planned at this time.

Applicant's Justification

The applicant indicates that the map configuration for the proposed 2 lots exceeds the standard that requires off-site improvements for the resulting parcels being greater than 5 acres, per Section 30.52.080. Adding that there is no current development plan and to merge the existing 8 parcels will better reflect future development needs.

Prior Land Use Requests

Application Number	Request	Action	Date
DA-0971-01	Development agreement - expired	Approved by BCC	November 2001
ZC-0674-01	Reclassified 259.6 acres to H-1 zoning for a resort hotel	Approved by BCC	November 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & South	Entertainment Mixed-use	H-1 & C-2	Undeveloped
East	Entertainment Mixed-use, Corridor Mixed-use & Neighborhood Commercial	H-1, C-P, H-2, & C-2	Retail & undeveloped
West	Entertainment Mixed-use & Ranch Estate Neighborhood (up to 2 du/ac)	H-1, R-E, U-V, R-2, & P-F	I 15, drainage channel, mixed-use, single family residential & school

The subject site is located within the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
VS-23-0588	A request to vacate and abandon easements 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

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.

Staff typically does not support requests to eliminate the detached sidewalk requirement; however, due to the size of the parcels and no current development plan, staff can support the request with the understanding that detached sidewalks may be required with future development.

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:

Comprehensive Planning

- Applicant is advised that detached sidewalks may be required with future development on the proposed lots; the County has adopted a rewrite to Title 30 effective January 1, 2024, 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

- Right-of-way dedication to include 40 feet for Erie Avenue and associated spandrel;
- Applicant to grant a 60 foot wide rights-of-way easement for the frontage road.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTESTS:

PLANNING COMMISSION ACTION: October 17, 2023 – HELD – To 11/07/23 – per the applicant.

APPLICANT: SC CACTUS, LLC

CONTACT: GCW, INC., 1555 S. RAINBOW BLVD, LAS VEGAS, NV 89146