

PARKING LOT
(TITLE 30)

DEWEY DR/POLARIS AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-23-0238-LV STADIUM EVENTS COMPANY, LLC:

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

DESIGN REVIEW for a parking lot on 0.7 acres in an M-1 (Light Manufacturing) Zone and an M-1 (Light Manufacturing) (AE-60) Zone.

Generally located on the north side of Dewey Drive, 287 feet west of Polaris Avenue within Paradise. MN/md/syp (For possible action)

RELATED INFORMATION:

APN:

162-29-401-010

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce street landscaping to 6 feet along Dewey Drive where 15 feet of landscaping is required behind an existing attached sidewalk per Section 30.64.030 (a 60% reduction).
2. Eliminate parking lot landscaping where required per Figure 30.64-14.
3.
 - a. Reduce the front setback for a chain-link fence to 6 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) for a chain-link fence to 6 feet where 10 feet is required per Section 30.56.040 (a 40% reduction).
 - c. Reduce the setback for an access gate along Dewey Drive to 6 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 (an 66.7% reduction).
4. Waive the trash enclosure where required per Section 30.56.120.

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3530 Dewey Drive
- Site Acreage: 0.7
- Project Type: Parking lot

History & Request

The M-1 zoning for the project site was approved via ZC-197-88 by the Board of County Commissioners in August 1988 for a warehouse complex. The existing warehouse building and shade structure will be demolished to construct a parking lot supporting the event parking needs of Allegiant Stadium. The applicant is now requesting the appropriate land use application for the subject property, consisting of waivers of development standards, and a design review to establish the parking lot.

Site Plan & Lot Operations

The site is within the Stadium District Plan. The plans depict a proposed paved parking lot consisting of 0.7 acres located on the north side of Dewey Drive and 287 feet west of Polaris Avenue. Existing parking spaces are located around the perimeter and interior of the site. A single row of head-in parking spaces, orientated in a north/south direction, is centrally located within the project site. A 20 foot wide vehicle drive-aisle is located between the parallel parking spaces along the east property line and the centrally located head-in parking spaces. Wheel stops have been provided for each parking space, immediately adjacent to the 20 foot wide drive-aisle, to prevent vehicular conflict. A 6 foot high chain-link fence is proposed around the perimeter of the project site for security purposes. Access to the project site is granted via an existing driveway adjacent to Dewey Drive. The driveway will be secured by a proposed 6 foot high rolling access gate, which requires a waiver of development standards to reduce the setback from the south property line. Waivers of development standards are necessary to reduce the zoning district and right-of-way setbacks for the proposed chain-link fence and rolling access gate. An existing 5 foot wide attached sidewalk is located along the south property line, adjacent to Dewey Drive. A total of 69 parking spaces are provided within the interior of the site. No site or landscaping improvements are proposed with this application.

The applicant indicates that on event days, Polaris Avenue north of Russell Road is partially closed and converted to a one-way street with traffic directed northbound, while Dewey Drive is also partially closed from Polaris Avenue to Russell Road and converted to one-way west bound traffic. Metro Police Officers provide traffic control along Polaris Avenue and Dewey Drive, while Stadium attendants support the needs of Metro. Stadium attendants will also manage vehicular movement at this site.

Landscaping

The plans depict a street landscape area measuring 6 feet in width, located adjacent to Dewey Drive, consisting of 15 gallon trees, shrubs, and decorative rock groundcover. No landscape finger islands are provided within the interior of the site, necessitating the requirement for the corresponding landscape waiver of development standards.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates the subject parcel is served by 1 driveway off Dewey Drive which the applicant intends to keep in its current form. As is the case with the other applicant controlled off-site parking lots, this lot will only be used on event days.

As with the other off-site Stadium parking lot items that were approved by the Board of County Commissioners on November 16, 2022 (WS-22-0458, WS-22-0463, WS-22-0464, WS-22-0467, and UC-22-0468), the applicant is respectfully requesting approval of waivers of development standards 1 through 4. With respect to waivers of development standards 2 and 3, these waivers are intended to maximize parking capacity on-site, and near the Stadium on event days. In doing so, this will enable the Metropolitan Police Department to better manage vehicular and pedestrian movement around the Stadium. With respect to waiver of development standards 4, Stadium staff will place trash receptacles on the lot on event day, and will remove the trash receptacle from the site at the end of the event day, thus eliminating the need for an exterior trash enclosure. Finally, regarding waiver of development standards 1, the applicant proposes a 6 foot landscaping area behind the existing attached sidewalk in order to create a consistent 6 foot landscaping area with the abutting parcels to the east and the west (APNs 162-29-401-011 and 162-29-401-009). Additionally, a 15 foot landscaping area would result in a reduction of on-site parking capacity which runs contrary to the applicant's stated goal of maximizing parking capacity on event days in the area surrounding the Stadium.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-197-88	Reclassified the project site to M-1 zoning for warehouse buildings	Approved by BCC	August 1988

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Entertainment Mixed-Use	M-1	Warehouse
South	Public Use	M-1	Electric substation & parking garage with restaurants
East	Entertainment Mixed-Use	M-1	Parking lot
West	Entertainment Mixed-Use	M-1	Warehouse

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive 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 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 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. The request to reduce the required street landscaping and eliminate the parking lot landscaping is a self-imposed burden; therefore, staff cannot support these requests.

Waiver of Development Standards #3

The proposed chain-link fence and access gates will provide security to the project site; however, the fence encroaches into the building and right-of-way setbacks required per Code. Furthermore, the fence encroaches into the required street landscape area along Dewey Drive, which is required to be a minimum width of 15 feet. Therefore, staff cannot support this request.

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 recognizes the intent of the project site is to provide parking to Stadium attendees on event days. However, the design of the parking lot cannot function independently of the waivers 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:

Comprehensive 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

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: LV STADIUM EVENTS, CO.

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