

PARKING LOT
(TITLE 30)

UPDATE
ALI BABA LN/POLARIS AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-22-0464-SERVICE MASTERS PROPERTY, LLC:

HOLDOVER 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 2.0 acres in an M-1 (Light Manufacturing) Zone.

Generally located on the south side of Ali Baba Lane and the west side of Polaris Avenue within Paradise. MN/hw/syp (For possible action)

RELATED INFORMATION:

APN:

162-29-204-010; 162-29-204-011

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 and block wall 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 (Ali Baba Lane and Polaris Avenue) for an existing chain-link fence and block wall 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 7 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 61.2% 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: 5201 Polaris Avenue
- Site Acreage: 2

- Project Type: Parking lot

History and Request

ADR-21-900120 was approved by the Zoning Administrator (ZA) in April 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 application 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 as a pre-paid parking lot for large events at Allegiant Stadium.

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 southwest corner of Polaris Avenue and Ali Baba Lane. Allegiant Stadium is to the southeast of the site across Hacienda Avenue. The site is accessed from Polaris Avenue. There are 3 gated driveways with secured rolling gates along Polaris Avenue. The central gate is the only gate used during event days at Allegiant Stadium. This paved parking lot provides 252 parking spaces located along the perimeter of the site, along with 4 double rows of spaces located internal to the site in an east to west orientation. Additionally, there are 7 accessible parking spaces for the mobility impaired along the east side of the property.

The applicant states that on the south side of the site, there is a combination of an existing chain-link fence approximately 6 feet in height as well as a block wall approximately 6 feet in height. They also state that on the west side of the site, there is an existing block wall approximately 8 feet in height. Additionally, the applicant indicates that on the east side of the site, there is an existing stucco screen wall approximately 6 feet in height sitting on a planter box roughly 1 foot in height, which transitions to a roughly 70 foot section of chain-link fence, approximately 5 feet in height that sits on a block retention wall that is about 2 feet in height. The applicant further indicates that on the entire north side of the site is another existing chain-link fence approximately 5 feet in height that sits on a block retention wall roughly 2 feet in height. Waivers of development standards are necessary to reduce the zoning district and right-of-way setbacks for the existing chain-link fencing and block walls.

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. Stadium traffic making their way to this site are directed south on Polaris Avenue from Ali Baba Lane. Upon the conclusion of events, vehicles may exit the site by heading either north or south on Polaris Avenue. 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 central driveway on Polaris Avenue.

Landscaping

No street or site landscaping improvements are proposed with this application, except for 2 planters for trees located in the northeast corner of the property and centrally located along the eastern property line along Polaris Avenue.

Applicant's Justification

The applicant indicates that over the last year of operation, this parking lot has experienced high utilization on event days. As is the case with many of the operator's 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 proximity to Allegiant Stadium has provided stadium attendees with convenient access to the stadium site.

They also state that the indicated waivers will not significantly impact the neighboring area, due to the lot's infrequent usage for events that are particularly large. The reduction of setbacks allows them to maximize the use of land and to maximize parking capacity. This in turn is in the best interest of the Stadium and surrounding businesses, as this helps to reduce the total number of parking lots required to meet parking needs, while helping the Las Vegas Metropolitan Police Department to better manage limited resources during large events. Finally, they also state that that consideration of long term landscaping improvements for a parking lot that operates under a short term lease and, therefore, may not be part of the operator's long term parking plan, should be deferred at this time.

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-21-900120	Temporary parking lot for stadium	Approved by ZA	April 2021
ADR-20-900209	Temporary parking lot for stadium - expunged	Approved by ZA	April 2020

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East, & West	Entertainment Mixed-Use	M-1	Office & warehouse facilities

Related Applications

Application Number	Request
WS-22-0458; UC-22-0461; WS-22-0463; 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 landscaping in general is to enhance both the project site and the surrounding areas aesthetically and to provide mitigating factors to specific environmental issues that paving creates, like stormwater run-off and radiant heat from pavement. In addition, the use of landscaping along the street and within the parking lot itself helps to soften the view of the primarily paved and open lots. The requests to waive the required landscaping are 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 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 Ali Baba Lane and Polaris Avenue, which is required to be a minimum width of 6 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 understands the intent of the project site is to provide event attendees arriving and departing by car with nearby and convenient access to 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: 1 card

PROTESTS: 3 cards

COUNTY COMMISSION ACTION: October 4, 2022 – HELD – To 11/02/22 – per the applicant.

APPLICANT: LV STADIUM EVENTS CO

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