

PARKING LOT
(TITLE 30)

WYNN RD/DIABLO DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-22-0466-PRECISION PROPERTIES, 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 2.3 acres in an M-1 (Light Manufacturing) Zone.

Generally located on the south side of Diablo Drive, 355 feet east of Wynn Road within Paradise. MN/hw/syp (For possible action)

RELATED INFORMATION:

APN:

162-30-801-005

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 setback 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 (Diablo Drive) 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 Diablo Drive to 4 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 77.8% reduction).
4. Waive the trash enclosure required per Section 30.56.120.

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.3
- Project Type: Parking lot

History and Request

ADR-21-900202 was approved by the Zoning Administrator (ZA) in May 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 on Diablo Drive approximately 355 feet east of Wynn Road. Allegiant Stadium is to the east of the site across both Valley View Boulevard and Polaris Avenue. The site is accessed directly from Diablo Drive. There are 2 gated driveways with secured rolling gates along Diablo Drive. The eastern gate is the only gate used during event days at Allegiant Stadium. This paved parking lot provides 307 parking spaces located along the perimeter of the site, along with 3 double rows of spaces and 1 single row of spaces located internal to the site in an east to west orientation. Additionally, there are 8 accessible parking spaces for the mobility impaired along the east side of the property.

The applicant states that there is an existing perimeter chain-link fence approximately 6 feet in height along the west, south, and east property lines of the parcel, which serve as a buffer to the adjoining parcels. They also indicate that a chain-link fence approximately 6 feet in height was installed on the north property line, along Diablo Drive, to help secure the lot when it is not in use. Waivers of development standards are necessary to reduce the zoning district and right-of-way setbacks for the existing chain-link fencing along the northern (front) property line.

The applicant indicates that on event days, 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 easternmost driveway on Diablo Drive.

Landscaping

No street or site landscaping improvements are proposed with this application, necessitating a waiver of development standards.

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 Diablo Drive and the surrounding area. 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-21-900202 | Temporary stadium parking lot | Approved by ZA | May 2021 |
| ADR-20-900223 | Temporary stadium parking lot - expunged | Approved by ZA | April 2020 |
| ZC-1221-99 | Reclassified the site from R-E to M-1 zoning for an office/warehouse facility | Approved by BCC | September 1999 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|--------------|----------------------------------|------------------------|-----------------------------|
| North & East | Business Employment | M-1 | Office/warehouse facilities |
| South | Business Employment | M-1 | Outside storage |
| West | Business Employment | R-E | Undeveloped |

Related Applications

| Application Number | Request |
|--|---|
| WS-22-0458; UC-22-0461; WS-22-0463; WS-22-0464; DR-22-0465; 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 areas along Diablo Drive, 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.

Building Department - Geotechnical

- 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

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