

10/04/22 BCC AGENDA SHEET

PARKING LOT
(TITLE 30)

CENTURY PARK DR/QUAIL AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-22-0468-WESTSTATE LAND:

USE PERMIT for a parking lot.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate street landscaping; **2)** eliminate parking lot landscaping; **3)** reduce setbacks; **4)** increase fence height; and **5)** required trash enclosure.

DESIGN REVIEW for a parking lot on 2.5 acres in an H-1 (Limited Resort and Apartment) (AE-60 and AE-65) Zone.

Generally located on the west side of Century Park Drive and the south side of Quail Avenue within Paradise. MN/md/syp (For possible action)

RELATED INFORMATION:

APN:

162-32-111-006

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 to zero feet where 10 feet is required per Table 30.40-6 (a 100% reduction).
 - b. Reduce the setback from the right-of-way (Quail Avenue and Century Park Drive) for an existing chain-link fence to zero feet where 10 feet is required per Section 30.56.040 (a 100% reduction).
4. Permit an existing non-decorative 6 foot high chain-link fence within the required zoning district setbacks where a maximum fence or wall height of 3 feet is permitted per Section 30.60.020 (a 100% increase).
5. 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: 3315 W. Quail Avenue
- Site Acreage: 2.5

- Project Type: Parking lot

History and Request

ADR-20-900254 was approved by the Zoning Administrator (ZA) in May 2020 for a temporary parking lot with a condition to file the applicable land use application within 1 year. Subsequently, ADR-21-900230 was approved by the ZA in May 2021 with a condition to file the applicable land use application within 1 year. The applicant is now requesting the appropriate land use applications for the subject property, consisting of a use permit, waivers 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 solely as a staff parking site for events at Allegiant Stadium since August 1, 2021.

Site Plans and Parking Lot Operations

The site is within the Stadium District Plan. The plans depict an existing paved parking lot consisting of 2.5 acres located at the southwest corner of Century Park Drive and Quail Avenue. Existing parking spaces are located around the perimeter of the site. Five double rows and a single row of parking spaces, oriented in an east/west direction, are located interior to the site. Access to the site is granted via 2 rolling gates along the perimeter chain-link fence. One gate is located on the west side of the parcel 28 feet south of Quail Avenue, while the second gate is located on the south of the parcel 30 feet to the west from Century Park Drive. An existing 6 foot high chain-link fence is located along the perimeter of the site, with corresponding waivers of development standards to reduce the zoning district and right-of-way setbacks. A total of 322 parking spaces are provided within the interior of the project site. An attached asphalt walkway measuring 3.5 feet in width is located adjacent to Century Park Drive and Quail Avenue. Allegiant Stadium is located 700 feet to the north of the project site, across Russell Road. No site or landscaping improvements are proposed with this application.

The applicant indicates that on Stadium event days, the project site is used for employee parking. Employees arrive and depart the lot throughout the day as Stadium employees work varied shifts on event days. The gated entrance on the southeast side of the lot is used to load arriving vehicles, while both gates are used for exiting vehicles. Las Vegas Metropolitan Police Department officers provide traffic control in the area while Stadium attendants manage vehicular movement at this site.

Landscaping

No street landscaping exists along Century Park Drive or Quail Avenue and no landscape finger islands are provided within the interior of the site, necessitating the requirement for the corresponding landscape waivers of development standards. A waiver of development standards is required to permit the existing 6 foot high chain-link fence within the required zoning district setback and street landscape area along Century Park Drive and Quail Avenue.

Signage

Signage is not a part of this request.

Applicant's Justification

Over the last year of operation, this parking lot has experienced high utilization on event days. The lot's close proximity to Allegiant Stadium has provided Stadium employees with convenient access to the Stadium site. Attendees utilizing this lot are able to walk across Russell Road at Polaris Avenue to the Stadium site.

With respect to the waivers to eliminate street and parking lot landscaping, the applicant believes that consideration of long-term landscaping improvements for a lot that operates under a short-term lease and, therefore, may not be part of the applicant's long-term parking plan, should be deferred at this time. Regarding the remaining waiver requests, the following points should be considered. First, this lot is used on an infrequent, intermittent basis to support the parking needs of the Stadium for larger events. The infrequent use of this parking lot minimizes the impacts of the setback reductions on surrounding properties. It is also important to point out that the adjoining parcel (APN 162-32-111-005) is owned by the same entity (Weststate Land) as this site. Second, as is the case for all of the off-site parking facilities secured by the applicant to address the parking demand at the Stadium, the applicant believes the interests of the Stadium and surrounding businesses are best served by maximizing the parking capacity at approved parking lots. Reducing setbacks allows for maximum parking capacity. Strictly enforced setback requirements would significantly reduce the current parking capacity at applicant controlled parking lots. In addition, the applicant believes that having fewer parking lots, each maximizing parking capacity, will enable Stadium staff and Las Vegas Metropolitan Police Department officers to more effectively manage vehicular traffic and pedestrian movement on event days.

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-21-900230 | Parking lot | Approved by ZA | May 2021 |
| ADR-20-900254 | Parking lot - expunged | Approved by ZA | May 2020 |
| ZC-1857-93 (ET-0325-02) | Third extension of time to reclassify the project site to H-1 zoning for resort hotels | Approved by BCC | November 2002 |
| ZC-1857-93 (ET-0444-98) | Second extension of time to reclassify the project site to H-1 zoning for resort hotels | Approved by BCC | December 1998 |
| (No ET number on staff report) (ZC-1857-93) | First extension of time to reclassify the project site to H-1 zoning for resort hotels | Approved by BCC | November 1995 |
| ZC-1857-93 | Reclassified the project site to H-1 zoning for future resort hotels | Approved by BCC | January 1994 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|--------------|----------------------------------|------------------------|---------------------------|
| North | Entertainment Mixed-Use | H-1 | Hotel |
| South & West | Entertainment Mixed-Use | M-D | Office/warehouse building |
| East | Entertainment Mixed-Use | H-1 | Hotel |

Related Applications

| Application Number | Request |
|--|---|
| DR-22-0465; UC-22-0461; WS-22-0458; WS-22-0463; WS-22-0464; WS-22-0466; and WS-22-0467 | 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

Use Permit

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

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.

Staff finds the use of a parking lot is appropriate at this location due to the proximity to Allegiant Stadium. The existing parking lot is utilized for Stadium employees on event days. The Las Vegas Metropolitan Police Department is also present on event days ensuring proper traffic control procedures are implemented for efficient circulation of vehicles. Therefore, staff recommends approval of this request.

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 and #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 waive the required landscaping is a self-imposed burden; therefore, staff cannot support these requests.

Waivers of Development Standards #3 and #4

The existing chain-link fence provides 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 Quail Avenue and Century Park Drive, which are required to be a minimum width of 6 feet. Therefore, staff cannot support these requests.

Waiver of Development Standards #5

Code requires all developments, except for single family residential development, 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 (employee 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 employee parking on event days. 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

Approval of the use permit; denial of the waivers of development standards and design review.

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 - approval of the use permit; denial of the waivers of development standards and design review.

APPROVALS:

PROTESTS:

APPLICANT: LV STADIUM EVENTS CO

CONTACT: DON BURNETTE, 12125 LOS ARROYOS CT., LAS VEGAS, NV 89138