

03/17/21 BCC AGENDA SHEET

FENCE HEIGHT
(TITLE 30)

LAS VEGAS BLVD S/FASHION SHOW DR

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-21-0035-WESTWYNN LLC:

WAIVER OF DEVELOPMENT STANDARDS to increase fence height.
DESIGN REVIEW for a fence and lighting in conjunction with undeveloped lots on 18.4 acres in a H-1 (Limited Resort and Apartment) Zone.

Generally located on the west side of Las Vegas Boulevard South and the north side of Fashion Show Drive within Winchester and Paradise. TS/md/jd (For possible action)

RELATED INFORMATION:

APN:
162-16-101-009; 162-16-101-011

WAIVER OF DEVELOPMENT STANDARDS:
Increase fence height up to 10 feet where a maximum of 6 feet is permitted per Section 30.64.020 (a 66.7% increase).

LAND USE PLAN:
WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:
Project Description

General Summary

- Site Address: 3120 Las Vegas Boulevard South
- Site Acreage: 18.4
- Project Type: Increase fence height
- Fence height (feet): 8 to 10

Request

The applicant is requesting to maintain an existing 8 foot high wood fence to secure 2 undeveloped parcels with street frontage along Las Vegas Boulevard South and Fashion Show Drive. The height of the wood fence will be increased to 10 feet intermittently along the right-of-way. An 8 foot to 10 foot high wood fence is also proposed along a portion of Fashion Show Drive. LED fixtures are proposed to be attached to portions of the fence.

Site Plan and Elevations

The plans depict an existing 8 foot high wood fence, with 860 feet of linear street frontage, along Las Vegas Boulevard South. The existing fence is located behind a 5 foot wide attached sidewalk adjacent to the street. An existing 8 foot high wood fence, measuring 155 feet in length, is located along Fashion Show Drive, a private right-of-way. An existing 8 foot high chain-link fence and gate are located at the southeast corner of the site, along Fashion Show Drive, providing access to the parcels. An 8 foot to 10 foot high wood fence, measuring 100 feet in length, is proposed along Fashion Show Drive, immediately west of the chain-link fence. The height of the wood fence will be increased to 10 feet intermittently along Las Vegas Boulevard South and Fashion Show Drive. LED light fixtures will be installed along the portions of the fence measuring 10 feet in height. The LED light fixtures closely resemble a light bar, and extend no more than 12 inches from the face of the fence. The light fixtures do not encroach into the pedestrian access easement or right-of-way. Vinyl graphic artwork, consisting of pastel colors depicting abstract outdoor scenes and activities will be attached to the fence. The artwork does not include commercial or off-premises advertising.

Applicant's Justification

The applicant states the installation of the fence will be conducted in 1 phase. There is an existing 8 foot high wood fence along Las Vegas Boulevard South and Fashion Show Drive. The proposed fence will be a continuation of the existing structure and will be structurally reinforced to accommodate the height increase and light fixtures. The applicant states the fence artwork will be a visual enhancement to the Las Vegas business and residential communities.

Prior Land Use Requests

Application Number	Request	Action	Date
AR-19-400154 (UC-18-0784)	First application to review a temporary parking lot - expired	Approved by BCC	January 2020
UC-18-0784	Temporary parking lot and waive landscaping along right-of-way, including Fashion Show Drive - expired	Approved by BCC	November 2018
UC-18-0592	Temporary parking lot on an adjacent parcel to the west - expired	Approved by BCC	September 2018
ET-18-400113 (UC-0045-16)	First extension of time to commence the expansion of the Gaming Enterprise District	Approved by BCC	June 2018
ET-18-400092 (UC-0492-15)	First extension of time to commence a high impact project/resort hotel (Alon)	Approved by BCC	June 2018
AG-0744-16	Performance Agreement and Decommissioning Plan	Accepted by BCC	October 2016
UC-0045-16	Expansion of the Gaming Enterprise District	Approved by BCC	April 2016
UC-0492-15	High impact project/resort hotel (Alon)	Approved by BCC	October 2015
UC-0491-15	Offices within an existing modular building	Approved by BCC	September 2015

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0013-12	Temporary offices within an existing modular building - expired	Approved by BCC	March 2012
UC-0471-11	Art gallery with retail sales and an outdoor display area - expired	Approved by PC	November 2011
WS-0301-10	Reduced setbacks for a temporary fence and increased fence height in conjunction with an approved resort hotel - expired	Approved by BCC	August 2010
UC-1378-07	A resort hotel (The Plaza) - expired	Approved by BCC	March 2008
DR-0944-06	A modular building for a temporary sales center in conjunction with Trump Tower	Approved by PC	August 2006
UC-1476-04	A temporary sales center in conjunction with Trump Tower - expired	Approved by BCC	September 2004
WS-1084-04	Application for a temporary off-site parking lot for the Venetian Resort Hotel - expired	Approved by BCC	July 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	H-1	Parking lot
South	Commercial Tourist	H-1	Fashion Show Mall
East	Commercial Tourist	H-1	Wynn & Encore Resort Hotels
West	Commercial General & Commercial Tourist	M-1 & H-1	Commercial developments, Trump Hotel, & parking lot

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Waiver of Development Standards and Design Review

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 finds the proposed increase to the existing and proposed fence will have minimal to no impact on the surrounding land uses and properties. Artwork will be affixed to the fence utilizing vinyl graphics featuring the use of pastel colors. Furthermore, the existing 8 foot high chain-link fence and gate, located at the southeast corner of the site, will also have minimal to no impact on the surrounding properties. A vinyl graphic wind screen will be attached to the

existing gate and fence to minimize the impact on the abutting property to the south. LED lighting fixtures will be dispersed intermittently along the fence, extending no more than 12 inches from the face of the fence and will not encroach into any pedestrian access easement. The decorative artwork provided on the face of the fence will improve the aesthetics of the streetscape, and will avoid the monotony of a continuous fence with a solid color; therefore, staff recommends approval.

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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- 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.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Winchester - approval.

APPROVALS:

PROTESTS:

APPLICANT: DANA COOPER

CONTACT: DANA COOPER, WYNN DESIGN AND DEVELOPMENT, 734 PILOT ROAD, LAS VEGAS, NV 89119