

08/07/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-24-0302-RWLV FUTURE LAND, LLC:

DESIGN REVIEW for modifications to on-site landscaping, hardscaping, and building façade update in conjunction with an existing resort hotel (Resorts World) on a portion of 86.90 acres in a CR (Commercial Resort) Zone.

Generally located on the west side of Las Vegas Boulevard South, the east side of Sammy Davis Jr. Drive, and the north side of Genting Boulevard within Winchester. TS/hw/syp (For possible action)

RELATED INFORMATION:

APN:

162-09-312-002 through 162-09-312-006; 162-09-413-001 through 162-09-413-003 ptn

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3000 Las Vegas Boulevard South
- Site Acreage: 86.90 (portion)
- Project Type: Update the northeast portion of the site's landscaping, hardscape, and a proposed entrance modification for Resorts World
- Sustainability (required/provided): 7/2

Site Plan

The plan depicts an existing resort hotel (Resorts World) located on the west side of Las Vegas Boulevard South, east of Sammy Davis Jr. Drive, north of Genting Boulevard, and the north and south sides of Resorts World Drive.

The applicant is proposing to update the landscaping and hardscape design on a portion of parcel 162-09-312-004. Only the northeast portion of this parcel includes the majority of the hardscape changes. The site plan shows that the proposed design now depicts a pattern of overlapping circles which serves as interconnected plazas with low walls, and bench seating. Essentially, pedestrians may transition from the circular plazas towards the expanded walkway to the west. The applicant is expanding the existing walking from 5 feet to 10 feet wide. The walkway connects to an existing patio area; however, this patio area will be reduced and a new doorway will be added to this east facing elevation. This new entrance will be north of the existing pedestrian entrance to the restaurant/retail area.

Landscaping

Currently, the existing landscaping design on parcel 162-09-312-004 includes a diagonally striped pattern consisting of grass/rock with shrubs and trees throughout this particular area. As previously mentioned, the existing 5 foot wide pedestrian walkway west of the striped landscaping will be widened to 10 feet. The proposed landscape plan shows that the majority of the landscaping changes will occur at the northernmost portion of parcel 162-09-312-002.

The plan shows 184 new shrubs and 10 new trees will be planted around the new circular plazas. The applicant provided a significant tree plan which shows 9 trees will be removed, and 2 trees will be relocated. Ten new trees (small, medium, and large) will be planted within the project area. The applicant will replace 30 caliper inches lost from the removal of the existing significant trees, and they are providing 48 inches of caliper from new and relocated trees within the site.

Elevations

The applicant provided elevations which show the proposed plaza area within the northeastern portion of the site. This area includes 1 foot, 6 inch to 7 foot, 6 inch walls which are a part of the circular patterned plaza area. Lastly, the applicant is proposing a new entrance on the east facing elevation of the resort hotel. This new entrance is located within an existing patio area, and a portion of the patio will include a new 3 foot high fence and gate.

Applicant's Justification

The applicant is requesting to update the landscaping and hardscape at Resort Worlds. The remodel will occur within the northeast garden entrances and expand the existing walkway along the east façade to 10 feet wide. A new set of glass doors will be added to the east garden entrance. The existing patio will be reduced in size, re-gated and fenced. The new and innovative design will enhance the connection along Las Vegas Boulevard South and strengthen wayfinding to the building.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-23-900538	Pedestrian bridge spanning from the east side of Las Vegas Boulevard South (Walgreens site) to Resorts World	Approved by ZA	November 2023
AR-23-400153 (UC-22-0498)	First application for review for a recreational facility; fairgrounds; and live entertainment in conjunction with Resorts World Resort Hotel	Approved by BCC	December 2023
UC-23-0655	A second recreational facility/fairgrounds with live entertainment on parcel 162-09-312-003 only - still a part of Resorts World	Approved by BCC	November 2023
DR-23-0213	Modifications to the Resorts World sign package	Approved by BCC	June 2023
WS-23-0050	Resorts World convention center	Approved by BCC	June 2023

Prior Land Use Requests

Application Number	Request	Action	Date
UC-22-0498	Recreational facility (fairgrounds) for "Enchant"	Approved by BCC	October 2022
ADR-21-900288	Modifications to Resorts World signage	Approved by ZA	June 2021
DR-21-0164	Modifications to Resorts World signage	Approved by BCC	June 2021
DR-21-0143	Modifications to Resorts World	Approved by BCC	May 2021
UC-20-0546	Monorail	Approved by BCC	October 2021
DR-20-0526	Amended comprehensive sign plan	Approved by BCC	January 2021
ADR-20-900333	Resorts World security dog facility addition	Approved by ZA	August 2020
DR-20-0261	Resorts World people mover system from the Las Vegas Convention Center to Resorts World Resort Hotel	Approved by BCC	August 2020
SC-20-0191	Street name change to Genting Boulevard	Approved by PC	June 2020
SC-20-0192	Street name change to Resorts World Drive	Approved by PC	June 2020
SC-20-0193	Street name change to Goh Tong Way	Approved by PC	June 2020
UC-0650-17	Modifications to an approved resort hotel (Resorts World)	Approved by BCC	October 2017
WS-0029-17	Temporarily waived full off-site improvements (including curb, gutter, sidewalk, lighting, and partial paving) in conjunction with an approved resort hotel (Resorts World)	Approved by BCC	March 2017
UC-0642-16	Resort hotel with deviations for signs in conjunction with a resort hotel	Withdrawn by BCC	November 2016
UC-0754-15	Modified an approved resort hotel (Resorts World) for Phase I of development	Approved by BCC	January 2016
VS-0212-13 (ET-0028-15)	First extension of time to vacate a portion of Echelon Resort Drive at the northwest corner of Echelon Resort Drive and Las Vegas Boulevard South	Approved by BCC	June 2015
ZC-0218-14	Expanded the Gaming Enterprise District along the western boundary of the site and modified an approved High Impact Project (Resorts World)	Approved by BCC	July 2014
UC-0588-13	Modified an approved High Impact Project for a resort hotel (Resorts World)	Approved by BCC	December 2013

Prior Land Use Requests

Application Number	Request	Action	Date
TM-0113-13	Commercial subdivision for the Resorts World site	Approved by PC	August 2013
UC-0217-13	Changed and modified temporary aesthetic improvements in conjunction with a resort hotel (Resorts World) - expired	Approved by BCC	June 2013
VS-0212-13	Vacated and abandoned a portion of Echelon Resort Drive at the northwest corner of Echelon Resort Drive and Las Vegas Boulevard South	Approved by BCC	June 2013
RS-0077-13	Record of Survey for Las Vegas Boulevard South adjacent to the site	Reviewed by Staff	May 2013

There have been several other land use applications on this site; however, these are the applications that are the most directly related to the Resorts World Resort Hotel.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Entertainment Mixed-Use	CR	Circus Circus Resort Hotel & McDonalds
South	Entertainment Mixed-Use	CR	Undeveloped
East	Entertainment Mixed-Use	CR	Shopping centers & LVCVA convention facility
West	Public Facilities & Corridor Mixed-Use	IL, CG, & PF	Clark County Fire Station, commercial, & industrial

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic. Staff determined that the proposed changes are consistent with other resort hotel designs throughout the Resort Corridor. These requests render no negative impact to the surrounding area; therefore, staff can support these requests.

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

PRELIMINARY STAFF CONDITIONS:**Comprehensive Planning**

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Winchester - approval.

APPROVALS:

PROTESTS:

APPLICANT: GARY LAKE

CONTACT: GARY LAKE, DEVELOPERS CONSULTANTS, 3000 S. LAS VEGAS BLVD., LAS VEGAS, NV 89109