

PARKING LOT  
(TITLE 30)

WYNN RD/DIABLO DR

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**AR-23-400044 (WS-22-0466)-PRECISION PROPERTIES, LLC:**

**WAIVERS OF DEVELOPMENT STANDARDS FIRST APPLICATION FOR REVIEW**

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/jud/syp (For possible action)

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**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 & Request

ADR-21-900202 was approved by the Zoning Administrator in May 2021 for a temporary parking lot with a condition to file the applicable land use application within 1 year. Application WS-22-0466 for waivers of development standards, and a design review for the existing parking lot was approved by the Board of County Commissioners in November 2022 with the condition to file an application review as a public hearing. 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 & Parking Lot Operations

This site is located within the Stadium District. The approved 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 parking spaces and 1 single row of parking 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 stated 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 indicated 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 indicated that on event days, Las Vegas Metropolitan Police Department provides 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 were proposed with the original application, necessitating a waiver of development standards.

### Previous Conditions of Approval

Listed below are the approved conditions for WS-22-0466:

#### Current Planning

- Until May 17, 2023 to review as a public hearing;
- Areas for trash collection to be provided on-site.
- Applicant is advised they are responsible to submit review application in a timely manner; 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 and application for review; 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.

#### Applicant's Justification

The applicant states the site has been secured by Stadco under short-term lease and it has been used intermittently for events held at Allegiant Stadium.

At the Board of County Commissioners November 16, 2022, zoning meeting when this item was originally heard, the applicant informed the Board of County Commissioners this parcel was under a lease set to expire in early 2023, and requested the item be held for review to provide the applicant an opportunity to extend the lease. Over the following months Stadco and the property owner reached an agreement to extend the term of the lease; however, the extension is of a short nature.

The original application included 4 different waivers of development standards 1) eliminate street landscaping where required per Table 30.64-2; 2) eliminate parking lot landscaping; 3) reduce setbacks; and 4) required trash enclosure. As with the other companion items originally heard by the Board of County Commissioners in November 2022 the applicant is requesting approval of waivers of development standards #2 through #4. As for waiver of development standards #1, last November Stadco offered to make financial contribution to the County for street landscaping in an amount commensurable with the costs for acquiring and installing street landscaping required under Title 30, and to do this in lieu of installing street facing landscaping for Stadco controlled parcels under short term leases. The lease for this site has been extended until February 29, 2024, Stadco once again offers to make the financial contribution to the County for street landscaping in the same manner as was done under WS-22-0467 and UC-22-0468.

Additionally, the applicant submitted a letter stating that they have met the second condition of approval for this original application, which reads: "Areas for trash collection to be provided on site".

#### **Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
WS-22-0466	Parking lot	Approved by BCC	November 2022
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**

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

**Related Applications**

<b>Application Number</b>	<b>Request</b>
AR-23-400046 (UC-22-0461)	A request for an application review for an existing parking lot is a related item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis****Comprehensive Planning**

Title 30 standards of approval for an application for review state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred since the original approval

The Stadium District Development Plan states that future developments can increase dedicated open space to improve the capacity for outdoor group activities year-around. Parking is necessary to bring people to the area; however, it should be situated in places and designed in ways to support the area. Landscaping allows to soften hard edges and creates a welcoming environment. Also, it enhances the user experience throughout the Stadium District by incorporating desert appropriate landscaping.

Furthermore, landscaping works as a mitigating factor to specific environmental issues that paving creates, like stormwater run-off and heat vulnerability. The use of landscaping along the street and within the parking lot is to soften the view of the primarily paved and open lots. The original requests to waive the required landscaping and provide non-decorative fences along the perimeter of the site were approved on short term lease bases. Staff is concerned by extending the lease and removing the application review time limit the requested waivers of development standards will become permanent. Therefore, staff cannot support the application review request.

**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:**

**Comprehensive Planning**

If approved:

- Until May 17, 2024 to review as a public hearing.
- 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 and application for review; and that 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.

**Public Works - Development Review**

- No comment.

**Clark County Water Reclamation District (CCWRD)**

- No comment.

**TAB/CAC:** Paradise - denial.

**APPROVALS:**

**PROTEST:**

**APPLICANT:** LV STADIUM EVENTS, CO.

**CONTACT:** DON BURNETTE, 12125 LOS ARROYOS COURT, LAS VEGAS, NV 89138