

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0799-TROPICANA LAND, LLC:

WAIVER OF DEVELOPMENT STANDARDS to reduce electric vehicle (EV)-installed charging spaces in conjunction with a previously approved recreational/entertainment facility (The Ballpark) on a portion of 35.11 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-60) Overlay.

Generally located north of Reno Avenue and east of Las Vegas Boulevard South within Paradise. JG/nm/kh (For possible action)

RELATED INFORMATION:

APN:

162-28-112-002; 162-28-112-003 ptn

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the number of electric vehicle (EV)-installed charging spaces to 22 spaces where a minimum of 230 spaces are required per Table 30.04-5 (a 90.5% reduction), and 75 spaces were previously approved.

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 35.11
- Project Type: Recreational facility (The Ballpark)

History, Site Plan, & Request

In April 2025, UC-25-0125 was approved by the Board of County Commissioners for a stadium (The Ballpark) and a multi-level parking garage on a portion of a 35.11 acre site. The remainder of the site will be developed as a resort hotel, for which an application is currently in review.

The site is located on the south side of Tropicana Avenue, the east side of Las Vegas Boulevard South, and the north side of Reno Avenue. The dome-shaped ballpark will be centrally located within the site, covering approximately 9.0 acres. A multi-level parking garage is located on the southeast side of The Ballpark. The site is accessible via driveways from Reno Avenue, Las Vegas Boulevard South, and Tropicana Avenue, with the primary means of vehicular access to The Ballpark being from Reno Avenue to the south. The site is also accessible for pedestrian

traffic from all perimeter streets as well as the existing pedestrian bridges over Tropicana Avenue and Las Vegas Boulevard South.

Originally, 2,470 parking spaces were designated for The Ballpark within the multi-level parking garage, as approved with UC-25-0125, and supported by a parking demand study. Additionally, a waiver was approved to reduce the number of EV-installed charging spaces to 75 where 230 were required. In November 2025, ADR-25-900931 was approved for modifications to the previously approved application. One of the changes included in that approval was an increase in the number of parking spaces designated for The Ballpark to 2,500 spaces.

Currently, the applicant is seeking a waiver to further reduce the number of EV-installed charging spaces to 22.

Floor Plans

The submitted floor plans indicate the elimination of some EV-installed spaces previously shown on the approved plans for ADR-25-900931, resulting in 22 parking EV-installed spaces dispersed throughout the basement level and levels 2, 3, and 4 of the parking garage.

Applicant's Justification

The applicant states the waiver is appropriate given the abundant transportation options available to The Ballpark. In addition, The Ballpark is located within the Resort Corridor, a heavily pedestrian-oriented area. Therefore, the requested reduction is justified.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|---------------------------|---|-----------------|---------------|
| ADR-25-900931 | Revised plans for UC-25-0125 | Approved by ZA | November 2025 |
| UC-25-0125 | Use permits, waivers, and design reviews for a recreational/entertainment facility (The Ballpark) | Approved by BCC | April 2025 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use |
|-------|---|----------------------------------|---|
| North | Entertainment Mixed-Use | CR (AE-60) | MGM Grand Resort Hotel |
| South | Entertainment Mixed-Use; Corridor Mixed-Use; & Public Use | CR (AE-60) | Parking lot, multi-family residential, & place of worship |
| East | Entertainment Mixed-Use | CR (AE-60) & CG (AE-60) | OYO Hotel & Casino & a timeshare motel |
| West | Entertainment Mixed-Use | CR (AE-60) | Excalibur Resort Hotel |

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

Waiver of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Staff finds that event attendees of the baseball stadium development will have numerous travel options other than driving and parking a personal or rental vehicle. As stated in the previously submitted parking demand study, these options include Transportation Network Company (TNC) vehicles (Uber/Lyft), taxis, RTC transit, shuttle buses, limousines, the Vegas Loop (The Boring Company), and walking. Additionally, the project is located directly across the street from the MGM Grand Monorail Station. Staff does not anticipate any adverse impacts from reducing the number of EV-installed charging spaces, as the site remains consistent with other developments in the vicinity. Therefore, staff can support the request.

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

- 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)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0206-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Paradise - approval.

APPROVALS:

PROTESTS:

APPLICANT: ATHLETICS STADCO, LLC

CONTACT: KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE #650, LAS VEGAS, NV 89135