

07/02/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0374-SHIPKEY AH & BA JAN 12 1989 TR & HERRICK HAL TRS:

USE PERMITS for the following: **1)** recreational and entertainment facility; **2)** outdoor dining, drinking, and cooking; **3)** live entertainment; and **4)** mobile food vendor.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate parking; **2)** eliminate short-term bicycle spaces; **3)** eliminate street landscaping; **4)** waive lighting standards; **5)** waive noise standards; and **6)** waive full off-site improvements.

DESIGN REVIEW for a recreational and entertainment facility (amphitheater) with ancillary and accessory structures on a 6.20 acre portion of 19.99 acres in a CG (Commercial General) Zone.

Generally located north of Bruce Woodbury Drive and east of Thomas Edison Drive within Laughlin. MN/md/kh (For possible action)

RELATED INFORMATION:

APN:

264-13-201-002 ptn

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Eliminate parking where 2,900 parking spaces are required per Section 30.04.04D and Table 30.04-2.
2. Eliminate the required short-term bicycle parking spaces where a minimum of 7 bicycle spaces are required per Table 30.04-8.
3. a. Eliminate street landscaping along Thomas Edison Drive where a 6 foot wide landscaped area shall be provided on-site when curb, gutter, and sidewalk are not installed per Section 30.04.01D7.
b. Eliminate street landscaping along Bruce Woodbury Drive where a 10 foot wide minimum landscape strip shall be provided when an existing attached sidewalk is allowed to remain per Section 30.04.01D7.
4. Waive lighting standards where required per Section 30.04.07B.
5. Waive noise standards where required per Section 30.04.07D.
6. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Thomas Edison Avenue where required per Section 30.04.08C.

LAND USE PLAN:

LAUGHLIN - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 1975 S. Casino Drive
- Site Acreage: 6.20 (site)/19.99 (overall)
- Project Type: Recreational and entertainment facility (amphitheater)
- Number of Stories: 1
- Building Height (feet): 30
- Square Feet: 67,170 (area of amphitheater)
- Parking Required/Provided: 2,900/0
- Sustainability Required/Provided: 7/0

History & Request

A use permit for a fairground, recreational facility with accessory food, beverage, retail sales, on-premises consumption of alcohol and live entertainment was previously approved via UC-0357-13 by the Board of County Commissioners (BCC) in September 2013. Waivers of development standards to eliminate parking, waive mechanical equipment screenings, eliminate street landscaping, and waive full off-site improvements in conjunction with a design review for the facility were also approved with the request. The BCC imposed a condition on the use permit requiring 2 years to commence and review as a public hearing. However, an application for review was never submitted for the use permit and that application subsequently expired. The use permits, waivers of development standards, and design review are being requested to reestablish the expired uses associated on a 6.20 acre portion of the subject property, commonly referred to as the Laughlin Event Center. The remaining 13 acre portion of the property features previously approved cannabis related uses, in addition to a vacant commercial building. No proposed site improvements, modifications, or new construction is proposed with this request.

Site Plans

The plans depict an existing recreational and entertainment facility (amphitheater) on a 6.20 acre portion of 19.99 acre site located at the northeast corner of the subject property. Existing accessory and ancillary structures including, but not limited to, restroom facilities, storage containers, security office, event office, employee break area, bar areas, and a refuse container are dispersed throughout the site that support the operations of the facility. A use permit is also requested to permit multiple mobile food vendors (if necessary) on-site during scheduled events at the facility. The recreational facility requires 2,900 parking spaces where no on-site parking is provided, necessitating the corresponding waiver of development standards request. Access to the site is granted via 2 existing commercial driveways along Bruce Woodbury Drive. A request to waive the lighting and noise standards is part of this application in the event the facility deviates from these standards.

Landscaping

Street landscaping along Thomas Edison Drive and Bruce Woodbury Drive is not being provided with this request, necessitating a waiver of development standards request for landscaping.

Elevations & Floor Plans

The plans depict an existing single-story amphitheater measuring up to 30 feet in height. The exterior of the amphitheater is constructed with metal. The plans also depict that the recreational facility (amphitheater) is consisting of a maximum 11,900 seats in addition to a performance stage. A table has been provided below listing the various accessory structures, with the corresponding height and building materials, that support the operations of the facility.

Structure (number of structures)	Building Material	Height (feet)
Restroom facilities (3)	Metal	12
Storage containers (3)	Metal	8
Bar (3)	Wood	12
Event office (1)	Wood	12
Break area/dining for employees (1)	Wood	12
Security/information kiosk (1)	Wood	12
Refuse container (1)	Metal	8

Signage

Signage is not a part of this request.

Applicant's Justification

The location of the site is conducive to a large, outdoor event center. It draws in patrons from the nearby casinos and does not create any adverse impact on residential development. The outdoor characteristic is a part of what makes this a fun and unique venue in Southern Nevada, and brings hundreds of thousands of tourist dollars to Laughlin each year. Patrons of the events expect to be able to purchase food and beverages at the events, and the applicant seeks to provide food and beverages at events. The main purpose of the Laughlin Event Center (LEC) is to provide Live Entertainment. It has been the site of many large events for the past decade without any negative impacts. Multiple mobile food vendors is common at large events within Clark County. All patrons of the LEC have parked at local resorts or other parking locations and have either walked or obtained a ride with resort-provided transportation or other transportation. The applicant wishes to re-establish the parking waiver as previously approved. The LEC has been operating successfully without on-site parking for the last decade, and therefore requests the same consideration. There is no street landscaping on the other sides of Thomas Edison Drive nor Bruce Woodbury Drive. The site should remain as it currently exists, which is consistent with the surrounding area. The applicant requests to keep the existing conditions along Thomas Edison Drive as they exist, which is compatible with the surrounding area. The design is conducive for large outdoor events as it provides ample space and seating areas. Bar areas and restrooms are accessible allowing patrons to easily access the bars and restrooms that are closest to their seats. This application is unique because it is an outdoor events center that relies on temporary structures rather than built, permanent structures.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-20-0282	Eliminated parking lot landscaping and permit existing native street landscaping to remain along Thomas Edison Drive and Bruce Woodbury Drive along with a design review for landscape areas in conjunction with cannabis establishments on 20 acres	Approved by BCC	August 2020
ADR-20-900245	Addition to an existing cannabis cultivation facility	Approved by ZA	May 2020
AR-18-400122 (UC-0394-17)	First application for review for a cannabis establishment (retail store)	Approved by BCC	July 2018
WS-18-0117	Signage for a cannabis establishment (marijuana dispensary) on a portion of the site	Approved by BCC	April 2018
ADR-900707-17	Allowed a retail production facility	Approved by ZA	July 2017
ADR-900706-17	Allowed a retail cultivation facility	Approved by ZA	July 2017
UC-0394-17	Retail marijuana store	Approved by BCC	June 2017
UC-0315-14	Medical marijuana establishment (dispensary)	Approved by BCC	June 2014
UC-0314-14	Medical marijuana establishment (cultivation)	Approved by BCC	June 2014
UC-0313-14	Medical marijuana establishment (production)	Approved by BCC	June 2014
ZC-0133-14	Reclassified portions of the parcel from CR to CG zoning for a future development	Approved by BCC	April 2014
WS-0821-13	Waived off-site improvements (streetlights) along a portion of Bruce Woodbury Drive	Approved by PC	February 2014
UC-0357-13	Fairground and recreational facility with live entertainment - expired	Approved by BCC	September 2013
UC-342-88	Medical clinic at the southeast portion of the parcel	Approved by BCC	December 1988
ZC-116-87	Reclassified 22 acres from R-U to H-1 zoning with a variance for an off-site parking lot for a hotel	Approved by BCC	June 1987

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	RS80 & CG	Undeveloped, shopping center, & recreational vehicle sales
South	Entertainment Mixed-Use	CR & RS80	Undeveloped & Clark County Water Reclamation facility

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
East	Entertainment Mixed-Use	CR	Convenience store with gas station, shopping center, & the Edgewater Resort Hotel
West	Open Lands	PF	Undeveloped

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

Use Permits

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

The project site is located within an area featuring a planned land use category of Entertainment Mixed-Use. The Entertainment Mixed-Use category encourages a mix of retail, entertainment, gaming, lodging, and other tourist-oriented services. Policy 5.1.3 of the Master Plan emphasizes tourism, conventions, trade shows, and gaming as one of the region's economic pillars. Live entertainment, outdoor dining, drinking, and cooking, and mobile food vendors are common uses typically associated with outdoor recreational and entertainment facilities. Staff finds the proposed uses comply with the aforementioned policy from the Master Plan and should not have a negative or detrimental impact on the surrounding land uses or properties. Therefore, staff recommends approval of these requests.

Waivers 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.

Waivers of Development Standards #1 & #2

Staff typically does not support requests to excessively reduce or eliminate the required parking for commercial uses that typically generate a large volume of visitors. Parking for the recreational and entertainment facility will be provided within the adjacent resorts with shuttle buses to the site. Staff also recognizes that patrons of this venue will commonly utilize

alternative modes of transportation such as ride-share programs, taxis, and private transit to the recreational facility. Therefore, staff recommends approval.

Waiver of Development Standards #3

The intent of street landscaping is to enhance the perimeter of the project site by providing shade and reducing storm water run-off. Furthermore, the required street landscaping would provide an additional buffer between the proposed recreational facility and the public streets. Staff typically does not support requests to waive the required street landscaping. However, the lack of street landscaping is a pre-existing condition of the subject property and is consistent with other properties in the surrounding area. Furthermore, this request was previously approved with the original request. Therefore, staff has no objection to this request.

Waivers of Development Standards #4 & #5

Staff finds the requests to waive the noise and lighting standards are necessary to facilitate the continued operations of the recreational facility. Staff recognizes the proposed uses have the potential to generate loud noises and bright lights; however, these uses occur on an intermittent basis only during scheduled events and staff is not aware of any remitting issues from the event faculty. Therefore, staff recommends approval of this request.

Design Review

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.

Policy 5.1.3 of the Master Plan emphasizes tourism, conventions, trade shows, and gaming as one of the region's economic pillars. Furthermore, policy LA-1.1 encourages a mix of hotels, casinos, retail, entertainment, and other tourism-oriented uses in Laughlin. Staff finds the request for the recreational and entertainment facility and associated uses complies with the aforementioned policies. Furthermore, the development is appropriate based on the site's proximity to the existing resort hotels and tourist accommodations in Laughlin. Staff finds the recreational facility is appropriate for the area, is compatible with the surrounding land uses, and complies with the goals and policies from the Master Plan; therefore, recommends approval of this request.

Public Works - Development Review

Waiver of Development Standards #6

Historical events have demonstrated how important off-site improvements are for drainage control. Additionally, full width paving allows for better traffic flow and sidewalks on public streets provide safer pathways for pedestrians and for children to walk to school. Therefore, staff cannot support the waiver of development standards for full off-site improvements.

Staff Recommendation

Approval of the use permits, waivers of development standards #1 through #5, and the design review; denial of waiver of development standards #6.

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:

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance, and payment of the tree fee-in-lieu is required for any required trees waived.
- 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; approval of this application does not constitute or imply approval of a liquor or gaming license or any other County issued permit, license or approval; 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 the property is already connected to the CCWRD sewer system; and if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

TAB/CAC: Laughlin - approval.

APPROVALS:

PROTESTS:

APPLICANT: EDGEWATER GAMING, LLC DBA EDGEWATER HOTEL AND CASINO

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