

11/02/22 BCC AGENDA SHEET

PARKING LOT
(TITLE 30)

DECATUR BLVD/SOBB AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-22-0465-COUNTY OF CLARK (PUBLIC WORKS):

HOLDOVER DESIGN REVIEW for parking lots in conjunction with an existing detention basin on 97.3 acres in a P-F (Public Facility) (AE-60 and AE-65) Zone.

Generally located on the east side of Decatur Boulevard and the north side of Sobb Avenue within Paradise. MN/md/syp (For possible action)

RELATED INFORMATION:

APN:

162-31-201-002 through 162-31-201-010; 162-31-201-012; 162-21-201-013; 162-31-201-016; 162-31-201-017; 162-31-201-018; 162-31-296-001; 162-31-301-002 through 162-31-301-013; 162-31-301-033; 162-31-301-034; 162-31-396-003; 162-31-396-002; 162-31-601-001;

LAND USE PLAN:

WINCHESTER/PARADISE - PUBLIC USE

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 6160 S. Decatur Boulevard
- Site Acreage: 97.3
- Project Type: Parking lot in conjunction with an existing detention basin

History and Request

ADR-20-900226 was approved by the Zoning Administrator (ZA) in May 2020 for a temporary parking lot with a condition to file the applicable land use application within 1 year. Subsequently, ADR-21-900095 was approved by the ZA in May 2021 with a condition to file the applicable land use application within 1 year. The applicant is now requesting a design review for the existing parking lot in conjunction with the principal use of the site, which is a detention basin. The project site has been secured by the applicant under a short-term lease and has been used solely as a staff parking site for events at Allegiant Stadium since August 1, 2021.

Site Plans and Parking Lot Operations

The plans depict an existing paved parking lot (south lot) consisting of 17.5 acres on a 71.4 acre site located at the northeast corner of Decatur Boulevard and Sobb Avenue. A second unpaved

parking lot (north lot) is located immediately south of Oquendo Road and east of Decatur Boulevard. The 2 parking lots provide a total of 2,760 parking spaces used solely for employee parking. The applicant states the north lot has not been used to date, but can be made available for overflow parking if circumstances warrant. Access to the north lot is provided by 2 driveways located on Oquendo Road, and a temporary chain-link fence 6 feet in height has been installed adjacent to the detention basin to prevent vehicles from accessing the actual basin. Access to the south lot is provided by 3 driveways - 2 driveways are located on Sobb Avenue and 1 driveway is located on Decatur Boulevard. As with the north lot, temporary chain-link fencing 6 feet in height has been installed on the interior of the south lot to prevent vehicles from accessing the actual basin. No site or landscaping improvements are proposed with this application.

The applicant indicates that on stadium event days, employees typically access the south lot through the 2 driveways on Sobb Avenue. As employee vehicles arrive on-site and park, employees board large passenger buses stationed on the southwest part of the south lot. From there employees are transported to the drop-off area on Procyon Avenue near the Stadium. Stadium buses access the south lot through the western most driveway on Sobb Avenue and egress the site through the Decatur Boulevard driveway where the center median requires a right-hand turn heading north on Decatur Boulevard. Employees generally egress the site through the 2 Sobb Avenue driveways. For employees heading north on Decatur Boulevard, the majority of vehicles will exit to Sobb Avenue where, again, they will be required to make a forced right hand turn movement on to northbound Decatur Boulevard. Employees desiring to head south on Decatur Boulevard are directed on-site to Cameron Street and then west on Post Road to a signalized intersection at Decatur Boulevard where they can turn south and make their way to I-215.

Landscaping

No street or site landscaping exists or is required for the project site since the principal use of the site is a detention basin.

Signage

Signage is not a part of this request.

Applicant's Justification

The development of this site for employee parking has been done in close coordination with the Public Works Department over the past 18 months. Initially, the applicant graded, compacted, and finished the north and south lots with 2 inches of clean gravel. Unfortunately, the heavy vehicular traffic on event days seriously degraded driving conditions at the south lot and resulted in ongoing maintenance between events. As a result, the applicant petitioned the County to pave the south lot, and in late 2021 the Board of County Commissioners approved an amendment to the applicant's agreement authorizing the paving of the south lot. Upon the completion of the paving project on the south lot, the County began its Decatur Boulevard Improvement project which not only included off-site improvements to Decatur Boulevard abutting the south lot, but also included off-site improvements to Sobb Avenue and Cameron Street adjacent to the site. The culmination of all these improvements has led to this site being an effective site for employee parking on event days.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-21-900231	Parking lot	Approved by ZA	April 2021
ADR-20-900222	Parking lot - expunged	Approved by ZA	April 2020
ZC-1391-99	Reclassified the project site to P-F zoning for a detention basin	Approved by BCC	

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment & Public Use	M-D & P-F	Warehouse, Clark County Building Department, & LVMPD Traffic Bureau and fleet parking lot
South	Business Employment & Public Use	C-2, R-E, P-F, & M-1	Undeveloped & health club
East	Business Employment	M-1	Warehouse & industrial buildings
West	Business Employment	C-2, M-D, & M-1	Vehicle sales, office/warehouse, office & retail development

*Immediately to the east of the site are Union Pacific Railroad tracks

Related Applications

Application Number	Request
UC-22-0461; UC-22-0468; WS-22-0458; WS-22-0463; WS-22-0464; WS-22-0466; and WS-22-0467	Additional requests for parking lots are related items on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis**Current Planning**

The intent of the Public Facility (P-F) zoning district is to provide for the location and development of sites suitable for necessary public buildings, structures and uses, and related private buildings, structures, and accessory uses. Development within the P-F zoning district is established per the submitted plans for the project. Landscaping was not included with the initial plans for the detention basin and was not proposed with the subsequent administrative design reviews for the site. The parking lot has been developed in conjunction with the principal use, a

detention basin, and is necessary to serve the thousands of employees working at the stadium on event days. Staff recognizes the temporary use of the property as a parking lot; however, given the activities that will take place (employee parking) and the potential for littering, staff recommends approval with a condition to provide on-site areas for trash collection.

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:

Current Planning

- Areas for trash collection to be provided on-site.
- 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

- Drainage study and compliance;
- Coordinate with Public Works - Development Review on the design of signage to be installed by the applicant designating the name and information for the operator of the parking lot.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Paradise - approval.

APPROVALS:

PROTESTS:

COUNTY COMMISSION ACTION: October 4, 2022 – HELD – To 11/02/22 – per the applicant.

APPLICANT: LV STADIUM EVENTS CO LLC

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