

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VC-24-0020-HOWARD HUGHES PROPERTIES, INC:

VARIANCES for the following: **1)** allow a motion picture production studio; **2)** allow special events; **3)** increase building height; **4)** increase wall height; **5)** increase driveway width; and **6)** allow a knuckle.

DESIGN REVIEWS for the following: **1)** a motion picture production studio; and **2)** lighting on a 30.8 acre portion of 69.6 acres in a C-3 (General Commercial) P-C (Planned Community Overlay) Zone.

Generally located on the north side of Flamingo Road, 600 feet east of Town Center Drive within Summerlin South. JJ/jor/ng (For possible action)

RELATED INFORMATION:

APN:

164-13-811-003 through 164-13-811-005 ptn

VARIANCES:

1. Allow a motion picture production studio in a C-3 zone.
2. Allow special events on-site, such as, but not limited to corporate events, nonprofit/charity events, meetings, receptions, fundraisers, and miscellaneous industry and private events.
3. Increase the building height to 79 feet where a maximum of 50 feet is allowed per Section 29.16.370 (a 58% increase).
4. Increase the combination retaining and screen wall height to 14 feet (4 foot retaining and 10 foot decorative screen wall) where a 9 foot combination retaining and screen wall (3 foot retaining and 6 foot decorative screen wall) is permitted.
5. Increase the driveway width to 67 feet along Flamingo Road where 48 feet is the maximum allowed per Uniform Standard Drawing 222.1 (a 40% increase).
6. Allow a knuckle at the intersection of Meridian Vista Drive and Zenith Drive.

LAND USE PLAN:

SUMMERLIN SOUTH – RESIDENTIAL/COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Acreage: 30.8 acre portion of a 69.6 acre site
- Project Type: Proposed motion picture production studio and special events
- Number of Stories: 4 (maximum)
- Building Height (feet): 79 (maximum)

- Square Feet: 499,395 total for the entire site
- Parking Required/Provided: 948/948

Request & Site Plan

The applicant is requesting to allow a motion picture studio within the C-3 zoning district. In addition, the applicant is also requesting to allow indoor and outdoor special events on-site such as, but not limited to, corporate events, non-profit/charity events, meetings, receptions, fundraisers, and miscellaneous industry and private events.

Due to the design and functionality of the uses within the different buildings, the applicant is requesting to increase the building height to 79 feet to the top of the mechanical screening of Building E, which is centrally located on the site and is set back 309 feet to the nearest property line to the south along Flamingo Road.

The next request is related to the proposed retaining/screen wall combination. The proposed increased wall height will be along the west property line adjacent to South Market Place; this wall is proposed as a 4 foot retaining wall and 10 foot decorative screen wall. The retaining wall will be seen from inside the studio site; therefore, only the 10 foot decorative screen wall will be seen from the street side.

The applicant is also requesting to increase the driveway width along Flamingo Road to 67 feet where 48 feet is the maximum allowed per Uniform Standard Drawing 222.1. There is also a request for modified street geometrics for a knuckle where Meridian Vista Drive and Zenith Drive intersect.

A design review for the site as well as the proposed lighting is also a part of this application.

The proposed motion picture production studio is on a 30.8 acre portion of the 69.6 acre total site. The “L” shaped site is located on the north side of Flamingo Road, 600 feet east of Town Center Drive. All structures and activities associated with the proposed use will be on the portion of the site east of South Market Place. Access to the proposed studio will be via 1 access gate along Flamingo Road, a second access gate to the north where Zenith Drive and Meridian Vista Drive intersect, a third access gate to the west along South Market Place, and a fourth access gate along the north property line of the site just south of the existing home furniture store. The plans also show that 948 parking spaces will be provided throughout the site. In addition to the 13 proposed buildings, there is a proposed “backlot” on the northeast corner of the site which allows for any proposed outdoor production sets or overflow parking. A majority of the buildings include a “basecamp” area which functions as a loading area for ancillary staging and maneuvering of production related materials.

The layout of the buildings are as follows:

APN 164-13-811-005 (center portion) includes:

Buildings	
Building A	Stage 2 and Building A Flex area
Building B	Include multipurpose area

Building C	Stage 4 and Building C Flex area
Gates	
Gate 2	Portion of
Gate 3	Portion of
Gate 4	(Production Gate)

APN 164-13-811-003 includes:

Buildings	
Building D	Stage 6
Building E	Stage 7 and Building E Flex area
Building F	Stage 8
Building G	Bungalows
Building H	Commissary, Conference, and Flex Area
Building J	Mill
Building K	Lighting, Grip, and Studio Operations
Building L	Adjacent to Utilities/Trash/Recycling
Gates	
Gate 1	Portion of
Gate 2	Portion of
Gate 3	Portion of

APN 164-13-811-004 includes:

Buildings	
Building M	Stage 10 and Building M Flex area
Building N	Mill
Gates	
Gate 1	Portion of

Landscaping

The landscape plan depicts detached sidewalks with landscaping along the north, south, and west property lines. The east property line includes a 6 foot wide landscape strip which includes trees and groundcover. Parking lot landscape finger islands are located through the site, including the landscape medians north of Gate 1 adjacent to Flamingo Road. Internal and perimeter trees and shrubs and other plants comply with the Southern Nevada Water Authority Plant List. Lastly, the applicant is proposing a 50 foot wide landscape area along the south property line which includes a meandering walking path and additional trees and shrubs.

Elevations and Floor Plans

The table below describes the proposed buildings heights/story and overall square footage:

Building	Height (feet)	Stories	Square Feet	Building Feature
Building A	60	1	42,720	Stage 2
Building A Flex area	57	3	30,260	Flex Area
Building B	42	1	13,608	Multipurpose Area
Building C	60	1	42,720	Stage 4
Building C Flex area	57	3	30,260	Flex Area
Building D	69 feet, 6 inches	1	40,986	Stage 6
Building E	79	1	25,776	Stage 7
Building E Flex area	79	4	67,450	Flex Area
Building F	69 feet, 6 inches	1	40,986	Stage 8
Building G	18 feet, 6 inches	1	11,975	Bungalows
Building H	43 feet, 6 inches	2	20,870	Commissary, Conference, and Flex Area
Building J	42	1	21,113	Mill
Building K	54	2	42,226	Lighting, Grip, and Studio Operations
Building L	20	1	2,600	Utilities/Trash/Recycling
Building M	60	1	25,625	Stage 10
Building M Flex area	57	3	27,036	Flex Area
Building N	42	1	13,184	Mill

The exterior finishes located throughout the studio site include plaster finishes, exterior engineered wood finished panel systems, painted metal, exterior glazing systems, and painted concrete tilt-up panels.

Lighting Plan

The lighting plan features recessed lighting to be installed within the entry gates and low level bollard lighting to be 3.5 feet high will also be installed along pedestrian pathways and spaced every 15 feet to 18 feet on center. Post lights will be adjacent to vehicular drive aisles and within the parking areas, and will be approximately 20 feet high and fully shielded. The building wall lights will be mounted approximately 20 feet to 40 feet high depending on the overall height of the building, and these lights will also be fully shielded. Lastly, decorative uplighting for the trees and within the landscape areas will also be implemented. The provided lighting plan depicts minimal to no spillage to the surrounding areas.

Signage

Signage is not a part of this application.

Applicant's Justification

Per the applicant, the motion picture production studio and the proposed uses on the site are compatible and harmonious with the existing and future uses in the surrounding area. The applicant is proposing to have various office spaces, inside storage and flex space, a commissary, and special events on site.

Significant landscaping is provided throughout the parking lot areas and along the entire perimeter of the site to meet or exceed Code requirements and to provide shade and visual relief. The overall design of the project will enhance the area and provide a cohesive project for the existing uses in the immediate area. The layout for the project was designed in such a way to ensure appropriate on and off-site circulation, visual enrichment to the area, as well as an overall benefit to Clark County. The project will provide a significant number of construction jobs, permanent jobs, and support the diversity of entertainment uses that continue to grow at a rapid pace in Southern Nevada.

Prior Land Use Requests

Application Number	Request	Action	Date
AV-23-900677	Increased communication tower height	Approved by ZA	January 2024
ET-22-400006 (VC-18-0576)	Second extension of time for increased building height and a design review for 2 office buildings	Approved by BCC	March 2022
ORD-22-900026	Adopted the Fifth Amendment to the Development Agreement with Howard Hughes Properties, Inc. and The Howard Hughes Company, LLC for an approximate 7,100 acre mixed-use master planned community and amending Ordinance No. 1795 – recorded (Inst. # 20220307:00571)	Approved by BCC	February 2022
ADET-20-900374 (VC-18-0576)	First extension of time to increase building height for 2 office buildings	Approved by ZA	August 2020
UC-19-0861	Communication tower	Approved by PC	December 2019
ZC-19-0753	Reclassified a 1.7 acre portion of a 19 acre site from C-2 to P-F zoning, with waivers for allowing building permits prior to the off-site improvements permit, modified driveway geometrics, and a design review for a fire station	Approved by BCC	December 2019
TM-18-500146	Commercial subdivision on 105.6 acres	Approved by PC	October 2018
VC-18-0576	Increased building height for 2 office buildings on a portion of this site	Approved by BCC	September 2018
ZC-18-0529	Reclassified the site to establish the development plan for Summerlin Village 15A	Approved by BCC	September 2018
UC-0078-17	Increased building height with waivers and design review for proposed office buildings	Approved by PC	March 2017
UC-0070-06	Allowed a monument sign prior to a principal use at the corner of the property	Approved by PC	February 2006
ZC-0273-00	Reclassified the zoning on this site and other areas within Village 15B	Approved by BCC	April 2000

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Summerlin South - Commercial	C-3 & C-2	Home furnishing store & undeveloped, mix of developed/undeveloped commercial & office properties
South	Summerlin South - Single Family & Commercial	R-2 and multiple zoning districts	Single family residential
East	Summerlin South - Residential/Commercial	C-3 & P-F	Office building & fire station
West	Summerlin South - Casino	H-1	Undeveloped

Related Applications

Application Number	Request
VS-24-0021	A request to vacate and abandon easements of interest to Clark County is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 29.

Analysis

Comprehensive Planning

Variances #1 and #2

Staff finds that a proposed motion picture production studio with special event uses is appropriate at this location. The site is adjacent to existing commercial uses to the north such as the home furnishing retail store, and existing commercial uses north of CC 215. In addition, there are existing commercial and civic uses to the east such as office buildings, a fire station, and an existing commercial center on the east side of Hualapai Way. Although there are existing single family residences to the south, Flamingo Road is an arterial street, and the studio will be buffered by a 50 foot wide landscape area along the entire south property line, abutting the residences south of Flamingo Road. A proposed motion picture production studio, being the first in Clark County, serves an economic benefit to Clark County and this use supports Goal 5.1 of the Master Plan, which encourages diversification of the economic base to enhance resilience. Policy 5.1.3 for Economic Base states that the policy is to continue to emphasize tourism, conventions, trade shows, and gaming as one of the region’s economic pillars, while pursuing efforts to expand the presence of new and emerging sectors such as health care, technology, autonomous technology and vehicle systems, green industries, manufacturing, engineering, and others identified by the Governor’s Office of Economic Development (GOED), and the Las Vegas Global Economic Alliance (LVGEA), and the Clark County Economic Development Strategic Plan. Staff is in support of this request.

Variance #3

The applicant is requesting to increase the building height to 79 feet where a maximum of 50 feet is allowed per Section 29.16.370. The site plan shows that the proposed maximum height of 79 feet is only for Building E. The site plan shows that Building E is in the center of the site and is set back 309 feet from the south property line (Flamingo Road). Furthermore, elevation plans show that the top of the parapet height is actually 70 feet; however, due to mechanical equipment screening on top of the parapet, the height increases to 79 feet. Staff finds that the proposed height is appropriate for a motion picture production studio due to the activities and equipment utilized within this type of facility. The site is also buffered by a significant amount of landscaping. Staff supports this request.

Variance #4

The applicant is requesting to increase the combination retaining and screen wall height to 14 feet (4 foot retaining and 10 foot decorative screen wall) where a 9 foot combination retaining and screen wall (3 foot retaining and 6 foot decorative screen wall) is permitted. The plans show that the highest (14 feet) would be along the west property line adjacent to South Market Place. There are no residences that are directly affected by this, and the westernmost portion of APN 164-13-811-005 is undeveloped; therefore, staff can support this request.

Design Reviews #1 and #2

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 other 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.

The submitted site plan, landscape plan, lighting plan, and elevations depict an overall architectural design that is complementary of the surrounding commercial development, and is harmonious to the residences to the south. The layout of the development and parking lot is functional, and staff supports the compatibility of the overall design to the current aesthetic qualities of Summerlin Village 15A. Staff supports these requests.

Public Works - Development Review

Variance #5

The applicant's request for increased driveway width is based on the need for a traffic signal at the driveway on Flamingo Road. The applicant believes that due to high traffic volumes in the area a traffic signal will be warranted with the traffic study. Therefore, staff can support the request provided that the traffic signal is warranted with the approved traffic study.

Variance #6

Staff can support the modified knuckle at Meridian Vista Drive and Zenith Drive, provided Clark County Fire Prevention approves 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 29, 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

- Drainage study and compliance;
- Traffic study and compliance;
- Applicant to conduct a traffic signal warrant analysis for the intersection of Flamingo Road and Fiore Bella Boulevard;
- If a traffic signal is warranted, applicant to design and construct traffic signal at Flamingo Road and Fiore Bella Boulevard;
- If a traffic signal is not warranted, applicant to construct the Flamingo Road driveway per Uniform Standard Drawing 222.1.

Fire Prevention Bureau

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions.

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 #0060-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: KEITH KAPLAN

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