

FUTURE DEVELOPMENT
(TITLE 30)

LAS VEGAS BLVD S/ELVIS PRESLEY BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-22-0126-COUNTY OF CLARK (LV CONV AUTH):

ZONE CHANGE to reclassify 10.0 acres from a P-F (Public Facility) Zone to an H-1 (Limited Resort and Apartment) Zone for a future development.

Generally located on the east side of Las Vegas Boulevard South and the south side of Elvis Presley Boulevard within Winchester (description on file). TS/lm/jo (For possible action)

RELATED INFORMATION:

APN:

162-09-703-024

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 10
- Project Type: Zone change (no plans)

Site & History

The request is located on the westerly portion of the former Riviera Hotel property. The property was purchased by the Las Vegas Convention and Visitors Authority (LVCVA) in 2015, and the Riviera site was torn down in 2017 for an expansion of the convention center facilities (West Hall). The proposed request is described as future development on the property.

Applicant's Justification

The applicant's representative indicates that the site is currently utilized for overflow parking and that the LVCVA is under contract to sell the property for future development and H-1 zoning is more appropriate for future development. The LVCVA has determined that this parcel is not necessary for the efficient operation of their facilities and will not have a negative impact on their operations of the Convention Center.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-15-0863	Reclassified 26.4 acres to P-F zoning for parking lot and convention facilities	Approved by BCC	February 2016

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Entertainment Mixed-Use	H-1	Developing Fountaine Bleau Resort Hotel
South	Entertainment Mixed-Use	H-1 & P-F	Parking lot & undeveloped
East	Entertainment Mixed-Use & Public Use	P-F	Convention facilities
West	Entertainment Mixed-Use	H-1	Circus Circus, Resorts World & restaurant

STANDARDS FOR APPROVAL:

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

Analysis**Current Planning**

Staff finds that the request to the H-1 zoning district is in conformance with the newly adopted Master Plan and the Winchester Land Use Plan. In addition, any future developments on the property will be required to be vetted through the proper land use application process which will ensure that the new development is in compliance with the design criteria established in Code; therefore, staff can support this 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:**Current Planning**

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning.
- Applicant is advised that prior to future development or land use application for future development of the site, an Administrative Design Review will be required to reflect the current improvements on the LVCVA property; an amended Development Agreement for the Las Vegas Convention Center expansion will be required to remove the subject parcel; 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.

Public Works - Development Review

- Drainage study shall be required with future development as determined by Public Works - Development Review;
- Traffic study shall be required with future development as determined by Public Works - Development Review;
- Full off-site improvements shall be required with future development as determined by Public Works - Development Review;
- Coordinate with Public Works, Kaizad Yazdani for right-of-way and easement dedications necessary for the Las Vegas Boulevard improvement project.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Winchester - approval.

APPROVALS:

PROTESTS:

APPLICANT: LAS VEGAS CONVENTION AND VISITORS AUTHORITY

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