

AIRPORT FACILITIES
(TITLE 30)

LAS VEGAS BLVD S/FOUR SEASONS RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-22-0362-COUNTY OF CLARK (AVIATION):

ZONE CHANGE to reclassify 34.0 acres in an H-1 (Limited Resort and Apartment) (AE-65) Zone to a P-F (Public Facility) (AE-65) Zone.

WAIVER OF DEVELOPMENT STANDARDS for full off-site improvements.

Generally located on the east side of Las Vegas Boulevard South and the north and south sides of Dewey Drive within Paradise (description on file). JG/sd/ja (For possible action)

RELATED INFORMATION:

APN:

162-28-401-004; 162-28-401-019; 162-28-402-007 through 162-28-402-009; 162-33-101-003; 162-33-101-012; 162-33-101-015

WAIVER OF DEVELOPMENT STANDARDS:

1. a. Waive full off-site improvements (streetlights, sidewalk, curb, gutter, and partial pavement) along Haven Street where required per Chapter 30.52.
- b. Waive full off-site improvements (streetlights, sidewalk, curb, gutter, and partial pavement) along Four Seasons Drive where required per Chapter 30.52.

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 34
- Project Type: Airport expansion

Request

The Clark County Department of Aviation (DOA) has applied for a zone change and waiver of development standards for those parcels identified to develop the newly acquired parcels consistent with existing airport facilities. As of application submittal, no site development plans were submitted and the DOA intends to submit future design of land use improvements pending discussion with Clark County related to entitlements and requirements. The current zoning of all

the parcels is H-1 (Limited Resort and Apartment) with a request to change the zoning to P-F (Public Facility) and is a conforming zone change.

Applicant's Justification

The applicant states the proposed development would be entirely within DOA owned property and consistent with the existing environment and character of the area. The change in land use would be consistent with the objectives of Title 30 and the most recent Master Plan. According to the applicant, the zone change would allow the DOA to develop the parcels to accommodate existing aircraft demand safely and efficiently during the frequent and overlapping large scale events that take place in Las Vegas. The intended use for the parcels is for airport purposes and would not impact adjacent properties which include existing airport property, industrial uses, and commercial uses along the urbanized development of Las Vegas Boulevard South. The initial proposed phase of development and any future phases of development would be consistent with the aesthetics of the existing airport and surrounding urban setting and would not result in visual impacts to adjacent properties. Operations and lighting would be consistent with the existing airport environment and would not result in any noticeable impacts to nearby commercial developments.

A documented Categorical Exclusion is being prepared by DOA in accordance with Federal Aviation Administration regulations. Upon Federal Aviation Administration approval, construction is anticipated to begin in April 2023 and is expected to be completed by November 2023. Therefore, the request for the Zone Boundary Amendment Conforming (without design plans) and coordination with the County related to any necessary entitlements is requested as soon as possible so that design may proceed.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-19-0865	Recreational/events center/temporary outdoor commercial event	Approved by BCC	December 2019
VS-0526-15	Vacated and abandoned a 30 foot wide portion right-of-way being Las Vegas Boulevard South along the west property line and a 3 foot wide portion of right-of-way being Dewey Drive along the south property line - recorded	Approved by PC	October 2015
ZC-0361-05	Reclassified 30 acres from H-1 (Limited Resort and Apartment) zoning to H-1 (Limited Resort and Apartment) (AE-65) zoning	Approved by BCC	April 2005
ZC-1733-00	Reclassified 48.7 acres from P-F to H-1 zoning	Approved by BCC	December 2012
ZC-0852-95	Reclassified 81 acres from H-1 (AE-65) zoning to P-F (AE-65) zoning and use permit for airport related uses, variances for setback, and sight zones	Approved by BCC	September 1995

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
South & East	Public Use	P-F	Airport hangers & airport uses
North	Entertainment Mixed-Use	H-1	Parking lot & undeveloped
West	Entertainment Mixed-Use	H-1	Resort Hotel

STANDARDS FOR APPROVAL:

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

Analysis**Current Planning**Zone Change

The subject site is within the Planned Land Use of Entertainment Mixed-Use area and adjacent to the Resort Corridor which is the prime activity center where hotels, casinos and other entertainment uses and professional and public uses are located. The zone change represents a conforming zone change and the proposed development of the site as indicated by the applicant will be consistent with the development and uses within the immediate area. The proposed zone change will allow DOA to develop these parcels to accommodate future airport expansion to meet increased demand including airport hangers and facilities. Staff can support this request.

Waiver of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

Public Works - Development ReviewWaiver of Development Standards #1a

Staff does not object to the waiver of off-site improvements on Haven Street. Public Works and the Department of Aviation are working on a plan for the future of Haven Street and full off-site improvements are not contemplated as being needed in the future.

Waiver of Development Standards #1b

Staff does not object to the temporary deferral of off-site improvements on Four Seasons Drive for Phase 1 of the development (apron pavement). In the future, Four Seasons Drive will be required to be improved with full off-site improvements.

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 the County is currently rewriting Title 30 and future land use applications will be reviewed for conformance with the regulations in place at the time of application.

Public Works - Development Review

- Drainage study and compliance;
- Full off-site improvements on Four Seasons Drive shall be required with future development as determined by Public Works - Development Review.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Paradise - approval.

APPROVALS:

PROTESTS:

APPLICANT: COUNTY OF CLARK (AVIATION)

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