

11/02/21 PC AGENDA SHEET

ROBOTIC VEHICLE TESTING
(TITLE 30)

SPEEDWAY BLVD/I-15

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-21-0506-NEVADA SPEEDWAY, LLC:

WAIVER OF DEVELOPMENT STANDARDS for a temporary building (membrane structure).

DESIGN REVIEW for a temporary building (membrane structure) in conjunction with a robotic vehicle testing facility at an existing racetrack facility on a portion of 390.3 acres in a C-2 (General Commercial) (AE-65, AE-70, and AE-75) Zone.

Generally located on the northeast side of Speedway Boulevard and the south side of I-15 within Sunrise Manor. MK/nr/jo (For possible action)

RELATED INFORMATION:

APN:
123-23-701-001 ptn

WAIVER OF DEVELOPMENT STANDARDS:
Allow for a temporary building (membrane structure) where a permanent enclosed building is required per Section 30.44.005.

LAND USE PLAN:
SUNRISE MANOR - INDUSTRIAL

BACKGROUND:
Project Description

General Summary

- Site Address: 7065 Speedway Boulevard
- Site Acreage: 390.3 (portion)
- Project Type: Robotic testing facility
- Number of Stories: 1
- Building Height (feet): 21 (operations facility)/29 (robotics facility)
- Square Feet: 13,000 (operations facility)/11,504 (robotics facility)

Site Plans

The plans show a portion of a 390.3 acre parcel which is part of the Las Vegas Motor Speedway south of I-15. The existing racetrack on the north portion of the site, previously approved for exotic car driving, will be reconfigured to mirror urban street conditions for the testing of autonomous vehicles. The existing main building (operations facility) on the site is located north

of Speedway Boulevard. A temporary building made of fabric membrane is proposed to be a robotics facility and will be located north of the operations facility. Access to the site is from 2 commercial driveways from Speedway Boulevard.

Landscaping

No landscaping is required or proposed as part of this application.

Elevations

The plans depict an existing 1 story, 21 foot high operations center. The operations center is constructed from cement board panels with aluminum storefronts and has a varied roofline. The 1 story, 29 foot high robotics facility is constructed of a membrane material. The robotics facility features 7 roll-up doors with a steel eyebrow, and the doors will face the operations facility and will not be visible from the right-of-way.

Floor Plans

The plans for the 13,000 square foot operations facility include an open office area, training room, conference rooms, lobby, break area, kitchen, and storage. The plans for the 11,504 square foot membrane structure robotics facility include vehicle charging, maintenance bays, conference room, storage areas, and a tech office area.

Signage

Signage is not a part of this request.

Applicant’s Justification

The applicant indicates that the proposed use will be for the testing and maintenance of autonomous vehicles on the reconfiguration of the existing racetrack. The proposed reconfiguration of the racetrack will include urban roadway simulation with traffic lights along with curbs and driveways. The applicant is requesting a temporary membrane structure to be used as the robotics facility. The applicant states that the proposed use of the existing racetrack facility for the testing of autonomous vehicles and the use of the membrane structure for the robotics lab is an appropriate use for the area.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-19-0259	Recreational facility (exotic auto driving experience) in conjunction with an existing racetrack facility	Approved by PC	May 2019
UC-19-0200	Allow temporary outdoor commercial events (recreational vehicle sales) more than once a year for 21 days per event	Approved by PC	May 2019
UC-18-0098	Establish temporary outdoor commercial events (recreational vehicle sales) once a year and only to operate for 20 days where 10 days is allowed per event	Approved by PC	March 2018

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0490-12	Recreational facility (exotic auto driving experience) with a waiver for parking reduction	Approved by PC	October 2012
VC-0757-95 (ET-0029-07)	Third extension of time to review on-site paving for a 40,000 space parking lot in conjunction with the Las Vegas Motor Speedway - expired	Approved by PC	May 2007
WS-0370-03	Permit 127 foot high grandstands for the main racetrack	Approved by PC	April 2003
VC-0757-95 (ET-0196-00)	Second extension of time to review on-site paving for a 40,000 space parking lot in conjunction with the Las Vegas Motor Speedway - expired	Approved by PC	July 2000
UC-1306-99	Expand drag-strip facilities	Approved by PC	October 1999
UC-0009-96	Drag-strip, oval racetrack, go-kart track, mountain bike track, all-terrain & motocross track, and sand drags	Approved by PC	February 1997
VC-0757-95	Waived on-site paving for a 40,000 space parking lot in conjunction with the Las Vegas Motor Speedway - expired	Approved by PC	May 1996
ZC-633-93/ UC-634-93/ VC-635-93	Reclassified from R-U & H-2 to C-2 zoning for a 1.5 mile track and motor racing facility	Approved by BCC	December 1993
UC-057-70	Original drag strip and 3/8 mile oval track	Approved by PC	October 1970

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	City of North Las Vegas	M-2	Vehicle auction dealership
South	Industrial	C-2	Las Vegas Speedway
East	City of North Las Vegas	O-L	Undeveloped
West	Industrial	M-1	Office/warehouse complex

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Waiver of Development Standards & Design Review

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.

Staff finds that the proposed robotic vehicle testing facility on an existing paved site is compatible with the surrounding area. The Las Vegas Motor Speedway is already used for racetrack purposes, and other recreational facilities (exotic auto driving experiences) have been approved on this portion of the site within the Las Vegas Motor Speedway complex without any issues. Although the building is constructed of a membrane fabric material, the request complies with Land Use Goal 1 of the Comprehensive Master Plan which promotes implementing economic viability, employment opportunities, and the use is well integrated with appropriate circulation systems, services, and facilities; therefore, staff can support these requests.

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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- 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.

Building Department - Fire Prevention

- 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)

- No comment.

TAB/CAC: Sunrise Manor - approval.

APPROVALS:

PROTESTS:

APPLICANT: NURO

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