



Planning Commission Agenda Item

Date: September 14,
2022

Item No: 4.

TO: Planning Commission

FROM: Marc Jordan, Director Land Development & Community Services
Prepared By: Robert Eastman

SUBJECT: ZN-22-2022 LOSEE STATION RESORT & CASINO (Public Hearing).
Applicant: SC SP 3 LLC. Request: A property reclassification from C-2 MPC (General Commercial Master Planned Community District) and an RZ13 MPC (Residential Zone up to 13 du/ac Master Plan Community District) to a C/RC PCD (Commercial / Resort Casino Planned Community District). Location: Northwest corner of Clark County 215 and Losee Road (Ward 4)

RECOMMENDATION: APPROVE

PROJECT DESCRIPTION: (APNs 124-14-810-003, 124-14-810-004, 124-14-810-005 and 124-23-510-001).

The applicant is requesting consideration to reclassify (rezone) the subject site from C-2 MPC (General Commercial Master Planned Community District) and RZ13 MPC, Residential Zone up to 13 du/ac Master Plan Community District to a C/RC PCD, Commercial / Resort Casino Planned Community District for approximately 66.86 acres. The site is located within the Villages at Tule Springs Master Planned Community. The subject site located at the northwest corner of Clark County 215 and Losee Road. The Comprehensive Master Plan Land Use designation for the subject site is Master Planned Community.

BACKGROUND INFORMATION:

Previous Action

A neighborhood meeting was held on July 25, 2022 at 5:30 p.m. at the Aliante Library located at 2400 Deer Springs Way, North Las Vegas, NV. The sign in sheet from the meeting indicated there were 33 people in attendance. The meeting summary further stated that the attendees expressed concerns with Station Casinos business practices, and the closures of the Texas Station and Fiesta Casinos.

On June 3, 2015, City Council approved the Second Amended and Restated Development Agreement for The Villages at Tule Springs (formerly known as Park Highlands East). The amended development agreement proposed a casino in Parcel 2.21 (the subject site). It also acknowledged the need for any future developer to obtain a Gaming Enterprise District and required special use permit.
On July 14, 2022, a Task Force Meeting (TF-59-2022) was held between the applicant and City Staff. At the meeting staff explained the process for a new GED within the master planned community and the other required entitlements for the development of the site. The applicant was informed at this meeting, that any proposed residential component to the site would require a major modification to the land use plan and development agreement as Parcel 2.21 currently is not proposed with any residential units.
On June 11, 2008, Planning Commission approved GED-02-08, to allow a Gaming Enterprise District on the subject site.
On September 2, 2015, City Council approved GED-02-08, to allow a Gaming Enterprise District on the subject site.
On June 11, 2008, Planning Commission approved ZN-13-08, to reclassify the subject site to PUD/ MPC, Planned Unit Development Master Planned Community. The rezoning was later withdrawn during the September 2, 2015 City Council meeting.
On June 11, 2008, Planning Commission approved UN-50-08, a special use permit to allow a hotel and casino on the subject site.

RELATED APPLICATIONS:

Application #	Application Request
GED-01-2022	A petition to establish a Gaming Enterprise District (GED) on the subject site.
SUP-40-2022	A special use permit to allow a hotel and casino on the subject site.
SPR-05-2022	A site plan review to develop a hotel and casino on the subject site.

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Master Planned Community	C-2 MPC, General Commercial Master Planned Community District and RZ13 MPC, Residential Zone up to 13 du/ac Master Plan Community District	Undeveloped

North	Master Planned Community	RZ13 MPC, Residential Zone up to 13 du/ac Master Plan Community District	Undeveloped
South	Single-Family Medium (up to 13 du/ac) Residential	PUD, Planned Unit Development and R-CL, Single Family Compact Lots Residential District	Clark County 215 and Existing Single Family Homes
East	Master Planned Community	R-E, Ranch Estates Residential District	Undeveloped
West	Master Planned Community	RZ13 MPC, Residential Zone up to 13 du/ac Master Plan Community District	Undeveloped

DEPARTMENT COMMENTS:

Department	Comments
Public Works:	No Comment.
Police:	No Comment.
Fire:	No Comment.
Clark County School District	No Comment.
Clark County Department of Aviation	No Comment.

ANALYSIS:

The applicant is requesting consideration to reclassify (rezone) the subject site from C-2 MPC, General Commercial Master Planned Community District and RZ13 MPC, Residential Zone (up to 13 du/ac) Master Plan Community District to a C/RC PCD, Commercial / Resort Casino Planned Community District for approximately 66.86 acres. The subject site located at the northwest corner of Clark County 215 and Losee Road. The Comprehensive Master Plan Land Use designation for the subject site is Master Planned Community.

The site is located within Village Two of the Villages at Tule Springs Master Planned Community. The Conceptual Land Use Plan for the Villages at Tule Springs designates the subject site (Parcel 2.21) as Commercial / Resort Commercial Casino.

The proposed zoning classification, C/RC PCD, Commercial / Resort Casino Planned Community District, is intended to provide for the development of safe, attractive, vibrant retail and service areas in a Resort/Casino setting, including gaming establishments.

The proposed reclassification (rezoning) is consistent with the parameters set forth in the Second Amended and Restated Development Agreement and the Villages at Tule Springs Development Standards and Land Use Plan. The City does not anticipate any adverse impacts on facilities or neighboring land uses surrounding the subject site. Approval of the requested reclassification to C/RC PCD, Commercial / Resort Casino Planned Community District is warranted.

Approval Criteria: (Zoning Map Amendments)

The City Council may approve zoning map amendments, and the Planning Commission may recommend approval, if the zoning map amendment meets all of the following criteria:

- (1) The rezoning will promote the public health, safety, and general welfare;
- (2) The rezoning is consistent with the comprehensive master plan and the purposes of this Code;
- (3) The rezoning is consistent with the stated purpose of the proposed zoning district(s);
- (4) Facilities and services (including roads and transportation, water, gas, electricity, police and fire protection, and sewage and waste disposal, as applicable) will be available to serve the subject property while maintaining adequate levels of service to existing development;
- (5) The rezoning is not likely to result in significant adverse impacts upon the natural environment, including air, water, noise, storm water management, wildlife, and vegetation, or such impacts will be substantially mitigated;
- (6) The rezoning is not likely to result in significant adverse impacts upon other property in the vicinity of the subject tract; and
- (7) Future uses on the subject tract will be compatible in scale with uses on other properties in the vicinity of the subject tract.

ATTACHMENTS:

Letter of Intent

Parcel Map

Villages of Tule Springs Land Plan

Clark County Assessor's Map

Location and Zoning Map