

09/06/22 PC AGENDA SHEET

SUPPER CLUB
(TITLE 30)

RAINBOW BLVD/RICHMAR AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-22-0417-K & J'S EXCELLENT ADVENTURE, LLC:

USE PERMITS for the following: **1)** outdoor dining and drinking; and **2)** on-premises consumption of alcohol (supper club and service bar).

DESIGN REVIEW for outside dining and seating areas in conjunction with proposed restaurants within a shopping center on 3.7 acres in a C-1 (Local Business) Zone.

Generally located on the west side of Rainbow Boulevard and the north side of Richmar Avenue within Enterprise. JJ/jgh/syp (For possible action)

RELATED INFORMATION:

APN:

176-22-712-001

USE PERMITS:

1. Allow a 77 foot separation from residential use to outside dining where 200 feet is required per Table 30.44-1 (a 62% reduction).
2.
 - a. Allow on-premises consumption of alcohol (service bar) in a C-1 Zone per Table 30.44-1.
 - b. Allow a 77 foot separation from a residential use to a supper club where 200 feet is required per Table 30.44-1 (a 62% reduction).

LAND USE PLAN:

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 9435 S. Rainbow Boulevard
- Site Acreage: 3.7
- Project Type: Supper club
- Number of Stories: 1
- Building Height (feet): 25
- Square Feet: 29,000
- Parking Required/Provided: 145/157

Site Plans

The plans submitted with this request depict a shopping center which is under construction consisting of an in-line retail building, with tenant spaces, and 1 retail pad site building. The pad site building is located near the northern portion of the site, and the in-line retail building with tenant space is located near the southern portion of the site. Both buildings will have restaurant tenants. The southern building will contain a service bar. The tenant in the northern building is requesting a supper club that is approximately 77 feet from residential uses. The outside dining areas are proposed along the east and north sides of the buildings and are set back 77 feet from residential. Parking is generously distributed throughout the site with most of the parking spaces shown to the east, west, and north perimeters of the site. There is 1 access point shown along Richmar Avenue and 2 access points shown along Rainbow Boulevard.

Landscaping

Landscaping is interior to the site and is distributed throughout the parking lot and around portions of the building footprints. The landscape materials include large trees, shrubs, and groundcover. There is a 20 foot landscape buffer along the west property line near residential.

Elevations

The buildings are 1 story, up to 25 feet high, and similar in design consisting of colored plaster/stucco, decorative edge trim and planters, emergency exit delivery doors, and aluminum storefront window systems. The buildings range in height from 23 feet with the highest point being 25 feet to the top of the parapet walls.

Floor Plans

The plans depict a total building area of 29,000 square feet. The in-line retail building will have an area of 11,766 square feet, and the tenant space for the restaurant with service bar will have an area of 10,080 square feet. The retail pad site for restaurant with supper club will have an area of 7,334 square feet. The supper club floor plan indicates restroom, seating areas, and a bar. The service bar will have a similar layout, including an office, kitchen, and walk in freezer.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant is requesting a special use permit for on-premises consumption of alcohol and a restaurant (supper club & service bar). In addition, this request also includes outside dining areas that require this application to be compliant with Title 30. Three restaurant tenants are proposing outside dining areas along the east and north sides of the building. The shopping center is currently under construction and consists of 2 buildings that are centrally located to the site. Both buildings will have restaurant tenants. One of the tenants in the northern building is requesting a supper club.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-20-0521	Reclassified 3.5 acres from R-E to C-1 zoning	Approved by BCC	January 2021
TM-20-500183	Commercial subdivision on 3.5 acres in a C-1 zone	Approved by BCC	January 2021
ET-20-400090 (VS-17-1084)	Extension of time to vacate a portion of right-of-way being Rainbow Boulevard between Meranto Avenue and Richmar Avenue	Approved by BCC	October 2020
VS-17-1084	Vacated a portion of right-of-way being Rainbow Boulevard between Meranto Avenue and Richmar Avenue	Approved by BCC	April 2018
ZC-17-1007	Reclassified this site to C-1 zoning with waivers for modified off-site improvements - expunged	Approved by BCC	April 2018
WS-04-2173	Allowed alternative landscaping in conjunction with the Mountain's Edge Master Planned Community	Approved by PC	February 2005
MP-1009-02	Specific Plan for Mountain's Edge	Approved by BCC	August 2002
MP-0420-02	Concept Plan for Mountain's Edge	Approved by BCC	July 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Neighborhood Commercial	C-1	Retail center
South	Neighborhood Commercial	C-1	Mini-warehouse facility
East	Business Employment	R-E	Undeveloped
West	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Developed & undeveloped single family residential

This site is located in the Public Facilities Needs Assessment (PFNA) area.

STANDARDS FOR APPROVAL:

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

Analysis**Current Planning**Use Permits

A use permit is a discretionary land use application that is considered on a case-by-case basis in consideration of Title 30 and the Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

The proposed use is in harmony with the purpose, goals, objectives, and standards of the planned land use and Title 30 when considering the outdoor dining area and proposed supper club. In addition, this project will not impose undue burden on the surrounding residential uses to the

west. There is a 20 foot, intense landscape buffer along the west property line, which provides more than the required amount of landscaping which will reduce the impact of the outside dining; therefore, staff can support this request.

Design Review

Staff finds the design of the project complies with Title 30 standards and the policies in the Master Plan, and since staff is in support of the use permits, staff can also support the design review.

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

- Applicant is advised that approval of this application does not constitute or imply approval of any other County issued permits, license, or approvals; the installation and use of cooling systems that consumptively use water will be prohibited; 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

- No comment.

Fire Prevention Bureau

- No comment.

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 #0045-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTESTS:

APPLICANT: K & J'S EXCELLENT ADVENTURE, LLC

CONTACT: DIONICIO GORDILLO, 204 BELLE ISLE CT, HENDERSON, NV 89012