

## 12/17/25 BCC AGENDA SHEET

### PUBLIC HEARING

#### APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

#### **UC-25-0775-OCEAN SHOWBOAT, INC.:**

**USE PERMITS** for the following: **1)** outdoor dining and drinking; **2)** recreational and entertainment facilities; and **3)** live entertainment.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increase drive aisle length; **2)** allow an attached sidewalk to remain; and **3)** reduce throat depth.

**DESIGN REVIEW** for a proposed shopping center on a 4.91 acre portion of a 7.55 acre site in a CG (Commercial General) Zone.

Generally located east of Wynn Road and south of Pioneer Avenue within Paradise. JJ/hw/cv  
(For possible action)

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#### RELATED INFORMATION:

##### **APN:**

162-18-506-001; 162-18-506-008 ptn

##### **WAIVERS OF DEVELOPMENT STANDARDS**

1. Increase the drive aisle length to 450 feet where 400 feet is the maximum allowed per Section 30.04.04H (a 13% increase).
2. Allow an attached sidewalk along Spring Mountain Road to remain where a detached sidewalk is required per Section 30.04.08C.
3. Reduce the driveway throat depth along Spring Mountain Road to 88.5 feet where 100 feet is the minimum required per Uniform Standard Drawing 222.1 (a 12% reduction).

##### **LAND USE PLAN:**

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

##### **BACKGROUND:**

###### **Project Description**

###### General Summary

- Site Address: N/A
- Site Acreage: 4.91 (portion)/7.55 (overall)
- Project Type: Shopping center
- Number of Stories: 2
- Building Height (feet): 50
- Square Feet: 73,482
- Parking Required/Provided: 171/171
- Sustainability Required/Provided: 7/8

### Site Plans

The plans provided depict a currently undeveloped 7.55 acre T-shaped parcel located at the southeast corner of Wynn Road and Pioneer Avenue. The proposed shopping center development will be located in the western and southern portions of the site with the development taking up 4.91 acres. The plans show the 73,482 square foot shopping center will consist of 6 separate building situated in the center of the site extending from Pioneer Avenue south to Spring Mountain Road.

Buildings A and B are located in the southern portion of APN 162-18-506-008 and are set back 4 feet from the side property lines and 10 feet behind the attached sidewalk along Spring Mountain Road. Both buildings are situated 72 feet apart from each other. Approximately 30 feet north of both Building A and B are Buildings C and E with both buildings set back 4 feet from the side property lines of APN 162-18-506-008. Building C continues up to the northern property line of APN 162-18-506-008. Building E is L-shaped and continues into APN 162-18-506-001 for approximately 50 feet and extends to the east for approximately 50 feet. This building is set back 10 feet from southeast property line of APN 16-18-506-001 and 118 feet from the eastern boundary of the project. Building D is located 6.7 feet north of Building C. Building D is set back 6.7 to 25 feet from the southwest property line of APN 162-18-506-001 and is set back 146 feet from Wynn Road. Building F is the northernmost building and is shown back 56 feet from Pioneer Avenue, 80 feet north of Building D and E, 118 feet from the eastern project boundary, and 138 feet from Wynn Road. Buildings A through E have north-south orientations, while Building F has an east-west orientation.

The plans also show several community features that include outdoor dining areas, shaded areas, sculptures, and a playground. A playground and landscaped seating area is shown between Buildings A and C and Building B and D. An entrance archway spans the driveway along Spring Mountain Road and is setback 10 feet from Spring Mountain Road. A large scale vaulted circular sculpture piece is located centrally on the site and is north of Buildings D and E and south of Building F with an overall diameter of 110 feet. Outdoor dining areas are shown in the northeast corner of Building D, the northwest corner of Building E, and the south-central portion of Building F adjacent to the circular sculpture. Additional shaded seating areas are shown on both sides of the drive aisle south of the circular sculpture and just north of the entrance archway. Due to these outside dining and activity spaces, the applicant is requesting use permits for live entertainment, a recreational facility, and outside dining. These use permits will allow outside dining along with outdoor cultural performances and events to be conducted in the outdoor public spaces. These use permits are needed as these uses could be located as little as 118 feet from the RM50 zoned property to the east.

Access to the site is provided by 3 commercial driveways located along Spring Mountain Road, Wynn Road, and Pioneer Avenue. The Spring Mountain Road driveway is located centrally along the southern property line of APN 162-18-506-008, is 37 feet wide and will be an entry only one-way driveway that connects to a drive aisle running between Building A, B, C, and E up to a central east-west drive aisle that results in a "T" intersection, located between Buildings D, E, and F. This east-west drive aisle will be one-way with the direction of travel being outward from the intersection on each side of the north-south drive aisle. Along Wynn Road, the driveway is 36 feet wide and located centrally along the western property line of APN 162-18-

506-001. The driveway along Pioneer Avenue is located in the northeast corner of the project area and will be 36 feet wide. These driveways access a series of 24 foot wide drive aisles that provide access to the site and the parking area. Additional drive aisles are provided to the north, east, and west of Building D, E, and F and access the surrounding parking area with all remaining drive aisles being two-way.

Parking is provided throughout the site but is particularly situated in the northern portion of the project area on APN 162-18-506-001. Parking in the northern portion of the site is located to the east, north, and west sides of the buildings and is located various parking courts. Parking is also located on both sides of the east-west central drive aisles and along both sides of the north-south drive aisle. A total of 171 parking spaces are being provided where 171 parking spaces are required.

### Landscaping

The plans provided show street and parking lot landscaping will be provided throughout the site. In terms of street landscaping, all 3 street frontages will have landscaping areas. Along Spring Mountain Road, a 10 foot wide landscaping strip is being provided behind the existing 5 foot wide attached sidewalk. Since the attached sidewalk will remain, a waiver of development standards is required. Within this landscape area, 4 Shoestring Acacia (*Acacia Stenophylla*) trees will be provided every 30 feet on center where 4 large trees are required. Along both Wynn Road and Pioneer Avenue, a 15 foot wide landscaping area is being provided consisting of a 5 foot landscape strip along the street followed by a 5 foot wide sidewalk followed by another 5 foot wide landscaping strip. Within the landscaping area along both streets are a mixed of Shoestring Acacia and Desert Museum Palo Verde (*Cercidium* sp.) trees in alternating rows, where possible, spaced every 20 feet on center. Along Wynn Road, a total of 10 trees are provided where 8 trees are required, and, along Pioneer Avenue, a total of 20 trees are provided where 16 trees are required. Within the parking area, terminal landscape finger islands are being provided at the ends of each row of parking with additional finger islands provided where the rows contain more than 6 spaces. In general, a landscape finger island is provided every 4 to 12 spaces. Each finger island contains a Desert Willow (*Chilopsis Linearis*) tree with a total of 57 such trees being provided where 29 trees are required in the parking area. Additionally, 2 buffers are also being provided where not required. With a 10 foot wide landscape area being provided along the eastern boundary of the project and another 10 foot wide landscape area being provided along the southwest boundary of the site. Both landscape areas contain Shoestring Acacia trees in a single row spaced approximately 10 feet apart on center.

### Elevations

The elevations show the proposed buildings will all contain a similar architectural theme and will range in height from 28 to 50 feet in height. Buildings A and B will both be 2-story buildings and will reach 39 feet in height while Buildings C, D, and E will be 37 feet tall and will contain only 1 floor. Building F will be a maximum of 50 feet tall with a single story on the west and east ends of the building but will have a second level in the center of the building. Overall, the building will be constructed of concrete and stucco panels but will use a variety of vertical wood, decorative metal screens, lighting fixtures, and glass to create various accents, framing, and architectural enhancements. All building fronts have pedestrian awnings for shading. The rooflines of the various building will vary between flat, pitched, and curvilinear roofs and with

various materials used such as metal tile. The overall aesthetic of the shopping center is inspired by the various cultures of East Asia.

### Floor Plans

The plans provided show generalized shell suites within the 6 proposed buildings. Overall, a total of 50 suites are shown with the area of these suites ranging from 900 square feet up to 2,848 square feet. Both Buildings A and B will have 5 suites on their ground floor and 2 suites on their second floor with the suites ranging in size from 1,089 square feet up to 1,980 square feet for Building A. Building B's suites will range in size from 1,070 square feet up to 1,827 square feet. Building C will contain 4 suites ranging in size from 988 square feet up to 1,293 square while Building D will contain 7 suites ranging in size from 900 square feet up to 2,848 square feet. Building E will have 11 suites with a minimum size of 900 square feet and a maximum size of 1,335 square feet. Building F will have 10 suites on the first floor and 4 suites on the upper floor with the suites ranging from 1,436 square feet up to 1,860 square feet.

### Applicant's Justification

The increased drive aisle length and reduced throat depth is justified as the drive aisle increase in minor and the shopping center has provided wider sidewalks and other pedestrian friendly features. Allowing the existing attached sidewalk along Spring Mountain Road is justified as there is an ongoing project along Spring Mountain Road to improve the streetscape and the sidewalk could be modified sometime soon. Additionally, the requests for recreational facilities, outdoor dining, and live entertainment as well as the project are justified as the site is located within the Chinatown cultural district where there are already similar commercial developments with such uses approved. Additionally, many of these same developments are located next to or within mixed-use or multi-family developments.

### **Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ADET-24-900762	Administrative extension of time for ZC-22-0427	Approved by ZA	November 2024
ZC-22-0427	Zone Change from M-1 to R-5 for 352 unit multi-family residential development - expired	Approved by BCC	September 2022
DR-0213-12	Design Review for a truck wash and covered parking structure in conjunction with an approved freight terminal - expired	Approved by BCC	June 2012
NZC-0233-11	Non-Conforming Zone Change from H-1 to M-1 for a freight terminal - expired	Approved by BCC	August 2011
UC-1439-06	Use Permit for a 2,200 room resort hotel and expansion of Gaming Enterprise District - expired	Approved by BCC	December 2006
ZC-1276-06	Zone Change from C-2 and M-1 to H-1 for a future resort hotel	Approved by BCC	November 2006
VS-1038-06	Vacated and abandoned a portion of the Pioneer Avenue right-of-way - expired	Approved by PC	November 2006

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ZC-1978-04	Zone Change from C-2 and M-1 to C-2 for a 199 foot tall hotel condominium timeshare tower with shopping center - expired	Approved by BCC	December 2004
WS-1216-04	Waiver for Temporary off-site parking lot - expired	Approved by BCC	September 2004
UC-0616-03	Use Permit to increase the height of a previously approved hotel/timeshare and reduce setbacks and street tree - expired	Approved by BCC	July 2003
UC-1846-02	Use Permit for a hotel/timeshare building and shopping center with increased building height - expired	Approved by BCC	March 2003
TM-0377-02	1 lot commercial subdivision map - expired	Approved by PC	October 2002
ZC-0756-02	Zone Change from M-1 to C-2 for a 165,500 square foot shopping center with increased building height - expired	Approved by BCC	July 2002
UC-0469-96	Use Permit for a 10,000 square foot helipad - expired	Approved by BCC	May 1996
AC-97-86	92,000 square foot shopping and automotive service center - expired	Approved by PC	September 1986

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North	Entertainment Mixed-Use	IL	Office/warehouse uses & distribution building
South	Entertainment Mixed-Use	IL	Office/warehouse & retail complex
East	Entertainment Mixed-Use	RM50 & CR	Undeveloped & commercial center
West	Entertainment Mixed-Use	IL	Warehouse use & commercial building

**Related Applications**

<b>Application Number</b>	<b>Request</b>
VS-25-0773	A vacation and abandonment of right-of-way is a companion item on this agenda.
ZC-25-0774	A zone change from RM50 to CG is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

## **Analysis**

### **Comprehensive Planning**

#### Use Permits

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

The neighborhood surrounding the proposed shopping center development contains a wide variety of uses and structures. Directly across Spring Mountain Road is an existing large-scale retail and restaurant complex, with most of the block between Valley View Boulevard and Arville Street containing a similar mix of uses. In addition, most of the areas to the north and west of the subject are industrial in nature would not be impacted by live entertainment, outdoor dining, or recreational facilities, like arcades and similar uses. Additionally, the surrounding area has a strong pedestrian and commercial presence that would receive benefits from additional uses such as live entertainment and recreational facilities. The proposed development has also provided additional buffering to help filter any impacts that could come upon the existing and future uses to the east and south. Several of shopping centers and plazas along Spring Mountain Road already have outdoor dining facilities and are mostly buffered by the buildings on-site. Ultimately, staff finds the addition of such uses in this area would contribute to the entertainment and dining character of the Chinatown neighborhood and there are limited residential developments in the area that would be affected by the proposed uses. Staff finds the proposed used will support Clark County Master Plan Policies 5.1.3 and 5.5.3 and Winchester/Paradise Specific Policy WP-3.1 which encourage the development of business and employment opportunities which support the economic base of the Las Vegas Valley, particularly those that encourage the development and redevelopment of vacant and underused land. For these reasons, staff can support these requests.

#### Waivers of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

#### Waiver of Development Standards #1

The purpose of limiting drive aisle length within commercial development is to limit possible traffic conflicts and to allow easy exit access during times of high traffic volume. Staff finds in this case the length of the north-south drive aisle is just above the maximum length and much of the length of the drive aisle is landscaped or pedestrian areas where there are no traffic conflicts. Also the drive aisle is one-way with 2 lanes towards the center of the site so there should also be less traffic causing potential conflicts. Staff also finds the shopping center is well connected to

the surrounding areas through larger sidewalks and walkways and Spring Mountain Road has several public transit routes which would help to reduce on-site traffic conflicts. As a result, staff can support this request.

### Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

Staff finds the proposed shopping center will contribute to the pedestrian centered character of the Spring Mountain and Chinatown neighborhood by using wider sidewalks, shade awnings, street landscaping, and a welcoming aesthetic. The architecture used is interesting and varied and adds to the unique character of the Chinatown neighborhood. On-site circulation directs users to the center of the site in an efficient manner and has several points of ingress and egress. The site is well landscaped and contains sufficient parking. The proposed uses of the site will be within the character of the surrounding area and with limited residential uses should not cause any additional burden. The site will activate a previously undeveloped area that has previously been approved for similar and even larger scale shopping centers and uses. Given the attractive nature of the proposed building, the orderly design of the site, the enhanced pedestrian nature of the development, and its conformance with the character and uses of the neighborhood, staff can support this request.

### **Public Works - Development Review**

#### Waiver of Development Standards #2

Staff has no objection to allowing the existing attached sidewalks to remain along Spring Mountain Road since there is a Public Works project for this area.

#### Waiver of Development Standards #3

Staff has no objection to the reduced throat depth for the driveway along Spring Mountain Road. The applicant worked closely with staff to redesign the Spring Mountain Road driveway, improving safety by converting it to a one-way entrance only driveway.

### **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:**

#### **Comprehensive Planning**

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.

- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

#### **Public Works - Development Review**

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- The driveways along Wynn Road and Pioneer Avenue must meet the minimum standard of throat depth required by Uniform Standard Drawing 222.1;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Spring Mountain Road improvement project;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County.

#### **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](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0251-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:** Paradise - approval.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** ALI KAVEH

**CONTACT:** ALI KAVEH, PLATINUM, 6830 S. RAINBOW BOULEVARD #200, LAS VEGAS, NV 89118