

06/21/22 PC AGENDA SHEET

HOOKAH/OUTSIDE DINING
(TITLE 30)

CIMARRON RD/BLUE DIAMOND RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-22-0253-RIVIERA SHOPPING CENTER LTD:

USE PERMITS for the following: **1)** hookah lounge; and **2)** outside dining in conjunction with an existing restaurant on 3.9 acres in a C-1 (Local Business) Zone and an H-2 (General Highway Frontage) Zone.

Generally located on the west side of Cimarron Road and the south side of Blue Diamond Road within Enterprise. JJ/lm/syp (For possible action)

RELATED INFORMATION:

APN:

176-21-214-002 & 176-21-318-001

USE PERMITS:

1. Hookah lounge.
2.
 - a. Allow no protective barrier between the outside dining area and any sidewalk and parking area per Table 30.44-1.
 - b. Allow 32 inches where a 48 inch wide pedestrian access shall be maintained around the perimeter of the outside dining area per Table 30.44-1.

LAND USE PLAN:

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 9265 Cimarron Road
- Site Acreage: 3.9
- Project Type: Hookah lounge and outside dining in conjunction with an existing restaurant
- Number of Stories: 1
- Square Feet: 2,065 restaurant (indoor dining)/371 hookah (outside dining)
- Parking Required/Provided: 158/173

Site Plans

The plans depict an existing restaurant (Kabob Grill) located within the westerly suite of the northeasterly building within the C-1 zoned portion of the retail center. Access to the site is from Cimarron Road with parking located internally to the site. There is an existing cemented patio/sidewalk area located on the west side of the building. The existing railing for the outside dining area is located 32 feet from the westerly parking area and there are no enclosure railings along the southerly or northerly extent of the outside dining area. The main entrance of the restaurant faces south. Parking areas are located adjacent to the walkways to the south and west of the hookah/outside dining area.

Landscaping

There are no proposed changes to the existing landscaping.

Elevations

There are no proposed changes to the existing retail building which includes painted stucco with stone encased architectural details, undulating fascia, and metal canopy awnings.

Floor Plans

The existing restaurant includes 2,065 square feet of dining and kitchen areas. The outside dining area includes 7 tables within 371 square feet of area.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the hookah lounge use will be associated with the existing restaurant. The proposed business hours are Monday through Friday 11:00 a.m. to 8:30 p.m. The applicant also indicates that the proposed uses will not adversely impact the other existing uses within the center.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-0344-13	Reclassified 2.7 acres to C-1 zoning for a portion of an existing retail center	Approved by BCC	September 2013
UC-0203-13	Commercial uses in an H-2 zoned commercial center (included restaurant use)	Approved by PC	June 2013
UC-0534-10	Convenience store with alcohol sales packaged only (beer, wine, and liquor)	Approved by BCC	December 2010
UC-0626-08	Service bar in conjunction with a proposed restaurant (9285 Cimarron Road #100)	Approved by PC	August 2008
WS-0182-07	Alternative landscaping materials and alternative landscape buffer standards with a design review for modifications to an approved commercial development	Approved by PC	March 2007

Prior Land Use Requests

Application Number	Request	Action	Date
WS-1709-06	Allowed no sidewalks along Blue Diamond Road and Montecito Ridge Road, and waived conditions of UC-1138-06 requiring a 40 foot dedication to the back of curb for Cimarron Road - withdrawn	Approved by BCC for Blue Diamond Road only	January 2007
UC-1138-06	Retail commercial development with a design review for retail and service center in an H-2 zone	Approved by BCC	November 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Neighborhood Commercial	C-1	Retail
South	Open Lands	P-F	Local park and drainage facility
East	Mid-intensity Suburban Neighborhood (up to 8 du/ac)	C-2	Retail center & multiple family residential
West	Mid-intensity Suburban Neighborhood (up to 8 du/ac)	RUD	Single family residential

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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.

Staff finds that adding hookah services to the existing restaurant is an appropriate use for the site; however, the use is to be conducted outdoors where the proposed outside dining/seating area does not provide an adequate walkway between the parking area to the immediate west without pedestrians walking through the outside dining/hookah area. Therefore, staff is unable to support these request.

Staff Recommendation

Denial.

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

If approved:

- 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

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

TAB/CAC: Enterprise - approval of use permit #1. Use permit #2 was withdrawn.

APPROVALS:

PROTESTS:

APPLICANT: YASMINE AMOURI

CONTACT: RAHUL SODHI, SODHI & COMPANY, 4485 SOUTH BUFFALO DR, LAS VEGAS, NV 89147