

04/18/23 PC AGENDA SHEET

SERVICE BAR
(TITLE 30)

RAINBOW BLVD/ROBINDALE RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-23-0083-RAINBOW ROBINDALE PLAZA, LLC:

USE PERMIT for on-premises consumption of alcohol (service bar) in conjunction with a restaurant with karaoke lounge on a portion of 1.7 acres in a C-1 (Local Business) Zone.

Generally located on the west side of Rainbow Boulevard and the south side of Robindale Road within Enterprise. MN/lm/syp (For possible action)

RELATED INFORMATION:

APN:

176-10-701-019 ptn; 176-10-701-020

LAND USE PLAN:

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 7715 Rainbow Boulevard, Suites 7 & 8
- Site Acreage: 1.7 (portion)
- Project Type: Restaurant with service bar
- Number of Stories: 1
- Square Feet: 3,326
- Parking Required/Provided: 199/204

Site Plans

The plans depict an in-line building within an existing shopping center. The proposed restaurant (Ganze Karaoke) with service bar is located at the north end of the in-line retail building, 13 feet from the west property line. The overall shopping center has vehicular access from Rainbow Boulevard and Robindale Road and the plans depict cross access through a drive aisle and also shared parking between both parcels. The request is to allow a service bar in conjunction with a proposed restaurant with no outside dining. There are no proposed changes to existing parking areas.

Landscaping

All on-site landscaping exists and no new landscaping is proposed or required.

Elevations

No changes are proposed to the building elevations.

Floor Plans

The plans depict a 3,326 square foot restaurant with waiting area, dining areas, restrooms, kitchen, food preparation areas, and karaoke rooms.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates the proposed use will become a new restaurant area to separate the use from its prior association with Goong Korean BBQ in the suite to the south. Additionally, the applicant indicates that Goong Korean BBQ and Oyshi Sushi have service bar licenses as well. The proposed hours are from 6:00 p.m. to 3:00 a.m. daily.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0754-16	On-premises consumption of alcohol (service bar) in conjunction with a restaurant	Approved by PC	December 2016
UC-0654-15	On-premises consumption of alcohol (service bar) in conjunction with a restaurant	Approved by PC	February 2016
UC-0278-15	On-premises consumption of alcohol (service bar) in conjunction with a restaurant	Approved by PC	June 2015
UC-0195-10	Convenience store, reduced separations and setbacks for a convenience store, service bar with a restaurant, and a design review in conjunction with an existing shopping center	Denied by BCC	July 2010
UC-0680-09	Convenience store and reduced separation from a residential development	Denied on appeal by BCC	February 2010
UC-0973-07	Outside dining with a waiver for street landscaping and design review for a shopping center	Approved by BCC	September 2007
ZC-0943-02	Reclassified to C-1 zoning	Approved by BCC	September 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	Shopping center
East	Compact Neighborhood (up to 18 du/ac)	R-3	Multiple family residential
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential

The subject site is within 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

Comprehensive 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 does not anticipate any negative impacts to the surrounding area since the primary function of the suite will still be a restaurant. The service bar will be an ancillary use to the restaurant and no waivers of separation are being requested with the service bar in the C-1 zone. The same use is approved in the same shopping center for a different restaurant. An approval for a service bar allows alcohol to only be served with meals.

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

- Applicant is advised that approval of this application does not constitute or imply approval of any other County issued permit, license, or approval; 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.

APPROVALS:

PROTESTS:

APPLICANT: PERFECT MIC, LLC

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