

BANQUET FACILITY
(TITLE 30)

OQUENDO RD/WYNN RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-22-0446-4251 OQUENDO RD LLC:

USE PERMITS for the following: **1)** outdoor banquet facility; and **2)** live entertainment.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced parking; **2)** alternative landscaping; and **3)** modified driveways.

DESIGN REVIEWS for the following: **1)** live entertainment; **2)** outdoor banquet facility; and **3)** lighting on 0.5 acres in an M-1 (Light Manufacturing) Zone.

Generally located on the south side of Oquendo Road, 300 feet west of Wynn Road within Paradise. MN/bb/syp (For possible action)

RELATED INFORMATION:

APN:

162-31-610-008

USE PERMITS:

1. Banquet facility (outdoors).
2. Live entertainment.

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce on-site parking to 8 spaces where a minimum of 57 spaces are required per Table 30.60-1 (an 86% reduction).
2. Allow parking spaces without landscaping where required per Figure 30.64-14.
3.
 - a. Reduce driveway width to 24 feet where 32 feet is required per Uniform Standard Drawing 222.1 (a 25% decrease).
 - b. Reduce throat depth to zero feet where 25 feet is required per Uniform Standard Drawing 222.1 (a 100% decrease).

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 4251 Oquendo Road
- Site Acreage: 0.5

- Project Type: Banquet facility
- Number of Stories: 2
- Building Height (feet): 20
- Square Feet: 3,651
- Parking Required/Provided: 57/8 (67 spaces by agreement)

Site Plan

The site plan depicts a 3,651 square foot 2 story building in the center of a 0.5 acre lot located at the west end of the Oquendo Road cul-de-sac. The building is used as a sound and recording studio, and the applicant is proposing an outdoor banquet facility with live entertainment for approximately 24 events per year. The lot is a combination of concrete and asphalt surfaces with converted conex boxes with 1 side open as covered seating area located on the southwest corner of the lot. Food trucks or food cart locations are located in the south central area of the lot. An access gate is located on the south side of the building. There are 8 parking spaces, 7 are located on the east side of the property adjacent to the south property line. One of the spaces is accessible and located on the north side of the building, adjacent to Oquendo Road. A DJ booth and stage are located at the northwest corner of the lot, facing the open area and converted storage unit seating structures. An 11,328 square foot open paved area is located between the stage, food trucks, and seating areas for use as a banquet space.

The applicant has negotiated a shared parking agreement with the property to the north. The agreement includes the use of 67 spaces during evening and weekend hours. A contracted valet service will be hired for special events and traffic control.

There is an existing chain-link fence around the property with a sliding gate on the north side of the property, an existing concrete driveway that does not meet minimum County standards, and a gate key box approximately 15 feet from the edge of pavement for the proposed vacated portion of Oquendo Road.

The existing building has wall mounted lights near the edge of the roof facing east, north, and west. The lighting on the east wall is decorative and down facing, while the lighting on the north and west walls is security lighting and illuminates the property. The stage will have various lighting arrangements dependent on special event needs with no impact to any residential uses.

Landscaping

There are existing landscape planters located adjacent to the building entrance and a 5 foot wide planter box located along the front property line adjacent to the cul-de-sac. A 15 foot wide area of decorative rock will be part of the proposed vacated right-of-way. The applicant is requesting a waiver to not provide additional landscaping.

Elevations

The elevations depict a 2 story stucco sided office building with a flat roof, 7 windows and main entrance on the east side of the building. Security cameras are located on the 1st and 2nd floors of the southeast corner of the building. The north side of the building has 2 entry doors, 1 on each level, with 5 windows facing north. An exterior staircase is located on the north side of the building to access the 2nd floor door.

The outdoor stage includes a 4 post lattice structure that is approximately 15 feet high to accommodate lighting for special events. The plans depict a set of 2 stacked conex box storage units with 1 side open towards the stage. Seating and a safety rail are located inside the boxes to allow for tables, couches and seating that has a view of the stage area and banquet facility. Each set of stacked storage units will have exterior staircase access, 1 on the east side and 1 on the north side.

Floor Plan

The floor plan depicts a 1,831 square foot office space with the remainder of the 1st floor and 2nd floor shown as storage areas and previous warehouse space. There are 3 individual bathrooms shown inside the building on the 1st floor. Access doors are shown on the east and north sides of the building.

Signage

Signage is not a part of this request.

Applicant’s Justification

The applicant is requesting to operate a banquet facility, live entertainment, food trucks and carts with on-premises consumption of alcohol for as many as 24 special events a year. The applicant has obtained shared access to 67 parking spaces on a property located just north of this site. The shared parking will be available in the evening and weekend hours. A contracted parking service will take care of parking logistics during special events. The applicant is proposing to use stacked storage units in 2 groups of 2 with one side open to allow for seating and tables on the inside to view the banquet area and a DJ booth with stage behind the main building. The facility will be able to accommodate up to 200 guests.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	M-1	Distribution/Warehouse
South	Business Employment	M-1	Cement training center
East	Business Employment	M-1	Furniture manufacturing
West	Business Employment	M-1	Railroad

Related Applications

Application Number	Request
VS-22-0447	A request to vacate Oquendo Road right-of-way is a companion item on this agenda.

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.

This property and adjacent parcels within the immediate area are zoned for light manufacturing uses. While the banquet facility will have limited hours of operation tied to special event dates, the request is not consistent with existing and planned development in the area and would have a negative impact on the surrounding properties, considering the commercial and industrial development in the area. Operations are likely to become a nuisance to surrounding areas, disrupt traffic patterns and conflict with industrial uses. Therefore, staff cannot support this request.

Waivers of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

Waiver of Development Standards #1

The plans show 8 on-site parking spaces and with the addition of the banquet facility's 67 spaces, 85 spaces are provided. Title 30 allows parking spaces to be shared by specific land uses that operate at different times throughout the day. The applicant has stated in their justification letter that the proposed banquet facility will have operating hours on weekends and primarily in the evening hours when the adjacent shared parking lot would be more underutilized or not used at all by the owner. In addition, the applicant has reached an agreement with the property owner to the north to use their parking lot as an overflow lot if necessary. Without assurances that events would only take place at times when all available parking spaces are accessible, the proposed uses could create a parking conflict and traffic pattern conflict in this industrial area. It is unknown what other industrial users are operating outside normal business hours and how those uses would be impacted by the proposed banquet facility and traffic. It is for these reasons that staff recommends denial of the parking reduction.

Waiver of Development Standards # 2

The site has minimal landscaping and would benefit from required trees and parking lot landscaping, considering this use is more commercial in nature and involves the public access for banquet facility and live entertainment uses. It is for this reason that staff recommends denial of the parking landscape waivers.

Design Reviews #1 and #2

The live entertainment, banquet facility use, food trucks, food carts, and food booths are tied to special events that take place in the evenings or on weekends and are located within the property

boundary. The generation of noise, traffic, and pedestrian movements to access the off-site parking lot associated with the live entertainment and banquet facility may create a significant impact to other businesses in the area. The property backs to a railroad line and is surrounded by industrial, manufacturing, and commercial uses with associated heavy truck traffic and uses that are not compatible with the proposed uses. It is for these reasons staff recommends denial of the design reviews for live entertainment, food trucks/carts/booths, and banquet facility.

Design Review #3

The proposed stage and lighting will be specific to individual special events and tied to temporary commercial use permits. The existing building lighting will continue to provide security lighting and site lighting at a standard similar to the surrounding area without creating a detrimental condition on surrounding property. While the lighting may be consistent with the surrounding area, because staff is recommending denial of the other aspects of this proposal, staff cannot support the design review for lighting.

Public Works - Development Review

Waiver of Development Standards #3

Staff cannot support the request to reduce the width or throat depth of the driveways. The required minimum width of driveways is set to ensure that the public can safely access and leave the development. Narrower driveways, combined with no throat depth, increase the potential for collisions.

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:

- 1 year to commence and review as a public hearing;
- Plant 6 large trees (listed as “recommended” in SNRPC plant list) in the landscape areas east of the building;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the installation and use of cooling systems that consumptively use water are prohibited; the project is subject to noise regulations per Section 30.68.020; 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 and application for review; and that 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.

Public Works - Development Review

- Applicant is advised that driveways must be reconstructed as commercial curb return driveways in accordance with Uniform Standard Drawings 222.1 and 225.

Fire Prevention Bureau

- A meeting will be required to discuss fire access; please contact khoyt@clarkcountyNV.gov or 702-281-3755.
- Applicant is advised to Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features; and that the fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: 4251 OQUENDO RD LLC

CONTACT: LV ACCESS LLC, 3172 N. RAINBOW BLVD., SUITE 202, LAS VEGAS, NV 89108