

01/04/22 PC AGENDA SHEET

SERVICE BAR
(TITLE 30)

RAINBOW BLVD/WARM SPRINGS RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-21-0661-DYNAMIC WARM SPRINGS INVESTMENTS, LLC:

USE PERMIT to allow on-premises consumption of alcohol (service bar) in conjunction with a proposed restaurant within a retail complex on a portion of 9.0 acres in a C-1 (Local Business) Zone.

Generally located on the west side of Rainbow Boulevard and the south side of Warm Springs Road within Enterprise. MN/bb/jo (For possible action)

RELATED INFORMATION:

APN:

176-10-514-002 ptn

LAND USE PLAN:

ENTERPRISE - COMMERCIAL NEIGHBORHOOD

BACKGROUND:

Project Description

General Summary

- Site Address: 7337 S. Rainbow Blvd #101
- Site Acreage: 9 (portion)
- Project Type: Service bar
- Square Feet: 2,410
- Parking Required/Provided: 306/474

Site Plans

This request is to allow a service bar in conjunction with a proposed restaurant (Daisho Sushi Lounge). The plans depict an existing multi-use retail center. The restaurant is located within a standalone building on the southeast corner of the property and shares the building with a Wendy's. The building is oriented towards the north. The overall retail center maintains vehicular access from Warm Springs Road and Rainbow Boulevard. No changes are proposed to the site design. The multi-use retail center has a total of 474 parking spaces where 306 spaces are required for the retail center.

Landscaping

On-site landscaping exists, and no new landscaping is proposed or required.

Elevations

The existing restaurant is adorned with decorative blue metal features with an awning over the main entrance on the north side of the building. The building is also painted blue and gray. The west and north sides of the building have aluminum framed windows. There are no new changes being proposed to the building elevations.

Floor Plans

The plans depict a proposed 2,410 square foot restaurant with a kitchen, prep area, washing area, service bar, seating area, sushi bar, and restrooms.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant requests approval of the service bar so that patrons can enjoy beer and wine with meals.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|---------------------------|--|-----------------|---------------|
| UC-21-0601 | Service bar in conjunction with a restaurant | Approved by PC | December 2021 |
| TM-0097-17 | Commercial subdivision on 12 acres | Approved by PC | July 2017 |
| ZC-16-0923 | Reclassified 2.1 acres from R-E to C-1 zoning for the southeast portion of the shopping center | Approved by BCC | March 2017 |
| ZC-1458-07 | Reclassified 5 acres from R-E to C-1 zoning for the center of the shopping center | Approved by BCC | February 2008 |
| ZC-1180-01 | Reclassified 5 acres from R-E to C-1 zoning for the western portion of the shopping center | Approved by BCC | October 2001 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|-------|-----------------------------------|------------------------|--------------------------|
| North | Business and Design/Research Park | M-D | Warehouse |
| South | Commercial Neighborhood | C-1 | Undeveloped |
| East | Commercial General | C-2 | Shopping center |
| West | Commercial Neighborhood | C-1 & R-E | Undeveloped |

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 Comprehensive 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 be a restaurant. The service bar will be an accessory and secondary use to the restaurant, where alcohol can only be served with meals. The proposed use supports Economics Policy 1 of the Comprehensive Master Plan, Public Facilities and Services Element, which encourages the development of a diversified economic base.

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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Applicant is advised that the 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.

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: LEI ZHANG

CONTACT: LEI ZHANG, LJI, LLC, 7435 S. EASTERN AVE, SUITE 110, LAS VEGAS, NV 89123