

07/02/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-24-0161-BADURA REDWOOD 16, LLC:

USE PERMIT for a banquet facility in conjunction with an existing office/warehouse complex on a portion of 3.35 acres in an IP (Industrial Park) Zone.

Generally located on the north side of Arby Avenue, 300 feet east of Redwood Street within Enterprise. MN/tpd/ng (For possible action)

RELATED INFORMATION:

APN:

176-02-311-003; 176-02-311-005; 176-02-311-007; 176-02-311-008; 176-02-311-010; 176-02-311-011; 176-02-311-012; 176-02-311-014; 176-02-311-016; 176-02-311-017; 176-02-311-018; 176-02-311-019; 176-02-311-021; 176-02-311-022 ptn

LAND USE PLAN:

ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 6635 W. Badura Avenue, Suite 180
- Site Acreage: 3.35 (portion)
- Project Type: Banquet facility
- Number of Stories: 1
- Square Feet: 4,063 (lease space)
- Parking Required/Provided: 62/202

History

The use was previously approved with UC-19-0327 but the applicant did not keep their business license current. Subsequently, the approved land use application expired and now the applicant must receive land use approval again to operate their business.

Site Plans

The plans depict a 4,063 square foot banquet facility located within the southern most suite of Building A, on the east side of the site. Parking is provided between the buildings and along the southern border of the parcel along Arby Avenue. Access to the site is from both Badura Avenue to the north and Arby Avenue to the south.

Landscaping

There is no new landscaping provided or required for this request.

Elevations

The plans show 32 foot high buildings which are tilt-up concrete construction. There are areas for storefronts and roll-up doors which are recessed 5 feet and have a grid detail in the concrete to visually break-up the length of the building. Painted metal shade canopies are over each front door and window adding dimension to the building facades. No changes are proposed.

Floor Plans

The banquet facility will occupy an open space of 4,063 square feet. The open space will be sectioned off into different areas. There will be a food service area, food prep area, event area, stage area, and 2 bathrooms. Additionally, there will be a utility area for storage of supplies.

Applicant's Justification

The proposed use will be harmonious and pose no impact to the surrounding parcels. The business will have occasional live entertainment, depending on the specific client's request for that event, but the sound will not be audible from the outside. There is more than enough parking on the site, as 62 parking spaces are required and 202 parking spaces are provided. Hours of operation will be Wednesday through Saturday from 6:00 p.m. to 10:00 p.m. with a maximum occupancy of 50 people. There is no on-site kitchen at this location; all food will be catered from an outside commissary.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-19-0327	Banquet facility - expired	Approved by PC	June 2019
UC-0847-17	Motion picture production and major training facility	Approved by PC	December 2017
TM-0015-06	Commercial subdivision - Badura office/warehouse complex	Approved by PC	March 2006
DR-1109-05	Office/warehouse complex	Approved by PC	August 2005
VS-0727-03	Vacated and abandoned patient easements surrounding an office/warehouse complex	Approved by PC	June 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	CG	Parking lot
South	Compact Neighborhood (up to 18 du/ac)	RM18	Multi-family residential
East & West	Business Employment	IP	Industrial complex

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 Permit

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 proposed banquet facility is compatible with existing uses within the office/warehouse complex. Most banquet events will be in the evenings and/or on weekends outside of normal business hours and there is adequate on-site parking available. The north, east, and west sides of the property are also office/warehouse uses and there is the buffer of Arby Avenue to the south between the proposed use and a residential development. Therefore, staff can support this request.

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 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

- 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 (until July 2, 2026 to review).

APPROVALS:

PROTESTS:

APPLICANT: PROPRIETORS RESERVE

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