

11/21/23 PC AGENDA SHEET

RECREATIONAL FACILITY
(TITLE 30)

LAS VEGAS BLVD S/SUNSET RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-23-0670-SRMF TOWN SQUARE OWNER, LLC:

USE PERMIT for a recreational facility (indoor golf simulator) with accessory uses (shop, restaurant, and bar) in conjunction with an existing shopping center on a portion of 94.4 acres in an H-1 (Limited Resort and Apartment) (AE-65 & AE-70) Zone.

Generally located on the west side of Las Vegas Boulevard South and the south side of Sunset Road within Enterprise. MN/dd/syp (For possible action)

RELATED INFORMATION:

APN:

177-05-510-002 ptn

LAND USE PLAN:

ENTERPRISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 6623 Las Vegas Boulevard South (Suite A-140)
- Site Acreage: 94.4 (portion)
- Project Type: Recreational facility (indoor golf simulator) with accessory uses (shop, restaurant, and bar)
- Number of Stories: 1
- Square Feet: 8,769
- Parking Required/Provided: 5,497/5,543 (overall shopping center)

Site Plans

The plans show a proposed golf simulator facility within an existing shopping center (Town Square). The lease area is located in the southern portion of the shopping center in Building F, Suite A. Access to the shopping center is from Las Vegas Boulevard South and Sunset Road via multiple driveways.

Landscaping

No changes to the existing landscaping are proposed or required with this application.

Elevations

The golf simulator facility will occupy a portion of the first floor of Building F. The façade consists of glazed window paneling and enhanced architectural features.

Floor Plans

The floor plans depict an 8,769 square foot lease area. The interior of the space will consist of 7 golf simulation areas, a bar & restaurant, and a small merchandise area.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that they wish to open a golf simulation recreational facility in Town Square that serves food and alcohol. Additionally, the applicant notes that there are currently other recreational facilities that serve food and alcohol in Town Square already, and states that this use would conform to others in the area.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-23-0159	Recreational facility (putting course)	Approved by BCC	June 2023
UC-23-0126	Use permit & design review for a monorail station (Vegas Loop)	Approved by BCC	May 2023
ET-22-400107 (WS-19-0682)	First extension of time for a hotel	Approved by BCC	November 2022
WS-19-0682	Waived development standards for a hotel encroaching into air space	Approved by BCC	October 2019
WS-18-0918	Amended a comprehensive sign package	Approved by BCC	March 2019
UC-18-0804	Recreational facility (escape room)	Approved by PC	December 2018
UC-17-1045	Banquet facility and major training facility	Approved by PC	January 2018
WS-0790-17	Modifications to an approved comprehensive sign package	Approved by BCC	November 2017
WS-0865-15	Gasoline station (alternative fuel/electric car charging station)	Approved by BCC	May 2016
DR-0781-15	Retail pad site building	Approved by BCC	March 2016
UC-0287-13	Recreational facility with dining and on-premises consumption of alcohol, restaurant, and retail sales with minor training facilities, major training facilities, and colleges/universities	Approved by PC	July 2013

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0123-12	Specific uses within an H-1 zoned regional shopping center and allowed an increased number of temporary commercial uses	Approved by PC	May 2012
UC-0391-05	Regional shopping center, live entertainment, nightclubs, theaters, and associated uses	Approved by BCC	May 2005

*There have been numerous other land use applications for this development related to additional specific uses.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	M-1 & H-1	Manufacturing, auto repair, industrial complex, & undeveloped
South	Entertainment Mixed Use	C-2	Empty commercial development (Clark County Aviation), liquor store, & retail buildings
East	Entertainment Mixed Use	H-1	Recreational facility (golf course)
West	Business Employment	M-1, M-D, & R-E	I 15 & industrial

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 has no concerns with the request for the proposed recreational facility given that the existing shopping center (Town Square) is already host to many other recreational facilities of varying kinds. This use is consistent with other uses along the resort corridor and there are policies established in the Master Plan that encourage sites to be compatible with adjacent land uses and off-site circulation patterns. Additionally, the project site has ample parking to accommodate visitors; therefore, staff can support this request.

Department of Aviation

The property lies within the AE-65 (65 - 70 DNL) noise contour for Harry Reid International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade Harry Reid International Airport facilities to meet future air traffic demand.

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 a liquor or gaming license or any other County issued permit, license or approval; the County has adopted a rewrite to Title 30 effective January 1, 2024, 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.

Department of Aviation

- Incorporate exterior to interior noise level reduction into the building construction as required by Code for use.
- Applicant is advised that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations, which was constructed after October 1, 1998; and that funds will not be available in the future should the owners wish to have their buildings purchased or soundproofed.

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: ENCOMPASS STUDIO

CONTACT: CHAMPION RESOURCE GROUP, LLC, 4310 PLUMERIA MIST STREET,
LAS VEGAS, NV 89129