

06/06/23 PC AGENDA SHEET

ON-PREMISES CONSUMPTION OF ALCOHOL
(TITLE 30)

SERENE AVE/SPENCER ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-23-0186-SERENE CENTER, LLC:

USE PERMIT for an on-premises consumption of alcohol (service bar) in conjunction with an existing restaurant in a commercial center on 2.0 acres in a C-1 (Local Business) Zone.

Generally located on the west side of Spencer Street and the north side of Serene Avenue within Paradise. MN/hw/syp (For possible action)

RELATED INFORMATION:

APN:

177-23-214-002

LAND USE PLAN:

WINCHESTER/PARADISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 1740 E. Serene Avenue, Suite 130
- Site Acreage: 2
- Project Type: Service bar with a restaurant
- Building Height (feet): 24
- Square Feet: 1,215
- Parking Required/Provided: 93/76 (per WS-19-0965)

Site Plan

The proposed use will allow the applicant to operate a restaurant with a service bar in an existing business known as Chikyu Vegan Sushi Bar & Izakaya. The restaurant is shown located within the building labeled Building 2. Building 2 is located in the north central portion of the site with the restaurant specifically located in the southeast corner of the building. Parking is provided on the east, south, and west sides of Building 2 but also in the southern portion of the site surrounding Building 1 and Building 3, as well. Access to the site is provided via a commercial driveway along Spencer Street, and another commercial driveway along Serene Avenue. The subject commercial center was originally approved through DR-18-0355 with parking being reduced to 76 spaces from the required 93 spaces by WS-19-0965. As a result, only 76 spaces are being provided.

Landscaping

The landscaping plans show a 10 foot wide landscaping strip composed of a variety of 24 inch box trees and 5 gallon shrubs. This strip wraps around the site and follows along both Serene Avenue and Spencer Street. A detached sidewalk is provided along both Spencer Street and Serene Avenue. Parking lot landscaping is provided throughout the site via landscape finger islands composed of various 24 inch box trees and 5 gallon shrubs. No changes to the existing/approved landscaping are proposed with this use permit.

Elevations

Building 2 where the subject restaurant is located is shown on the provided plans as a 24 foot high building. The exterior finishes are shown to be mainly stucco painted a mix of brown, grey, and white. Along the bottom of the building grey, white, and black stone veneer is provided as a textual accent. Aluminum storefront windows/door systems are provided for entry into the building, and black hanging awnings are provided over the doorways for decoration and protection from the elements. No changes to the existing/approved elevations are proposed with this use permit.

Floor Plans

The floor plans provided show a typical 1,215 square foot restaurant lease space. The overall floor area is divided into a 756 square foot front of house area and a 459 square foot back of house area. The front of house area consists of the 420 square foot (28 seats) main dining area, a 40 square foot reception area, an 8 seat, 194 square foot sushi bar, and two, 51 square foot restrooms. The back of house area is shown composed of a 400 square foot kitchen with sinks, prep area, grills, and an oven range. A 59 square foot storage area is also provided in the back of house area.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant currently operates a restaurant at the site and has an active Clark County business license for the subject location. The applicant states that they would like to start selling beer and wine with meals at their restaurant. They feel that serving beer and wine would elevate their customer experience and enhance their current menu. They state that their restaurant helps to bring foot traffic to other businesses in the plaza and there are no businesses nearby that also serve alcohol. They do not foresee any negative impacts to the surrounding area or businesses as a result of selling beer and wine at this location.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-20-500109	1 lot commercial subdivision	Approved by PC	September 2020
WS-19-0965	Reduce required parking from 93 spaces to 76 spaces	Approved by PC	February 2020

Prior Land Use Requests

Application Number	Request	Action	Date
DR-18-0355	Commercial center with retail and restaurant uses	Approved by PC	June 2018
VS-0466-17	Vacated and abandoned 5 feet along Spencer Street and Serene Avenue – recorded	Approved by PC	July 2017
UC-0432-16	Commercial complex with a recreational facility, retail, and restaurant uses – expired	Approved by PC	August 2016
UC-0115-08	Convenience store with reduced residential separation and a supper club	Approved by PC	March 2008
TM-0005-08	1 lot commercial subdivision – expired	Approved by PC	February 2008
ZC-1251-07	Reclassified the site from R-E to the C-1 zone for a proposed retail center with increased height and reduced parking – expired	Approved by BCC	November 2007
ZC-0777-07	Reclassified the site from R-E to the C-1 zone for a proposed retail center with increased height, reduced parking, alternative landscaping, and manmade water features – expired	Approved by BCC	August 2007
NZC-1777-04	Reclassified the site from R-E to the C-1 zone for a proposed neighborhood shopping center	Withdrawn	May 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Use	P-F	Fire station
South	Public Use	R-E	Challenger School
East	Corridor Mixed-Use	C-1	Commercial center
West	Neighborhood Commercial	C-1	Undeveloped

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 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.

The restaurant with proposed on-premises consumption of alcohol is compatible with the surrounding area, as the nearby residential area is separated from the site by Serene Avenue, a collector street. The uses on the north side of Serene Avenue are either commercial in nature, undeveloped land, or a fire station which should not be greatly impacted by the addition of beer and wine sales at this location. As a result of there being no residential uses north of Serene

Avenue, the proposed use meets the minimum required distance separations. The proposed sale of alcohol also meets the Chapter 30.08 definition of a service bar. In addition, no changes are being proposed to the exterior of the building nor the site landscaping. Parking at the site has been previously addressed through WS-19-0965. Therefore, staff can support this request as the proposed service bar will not adversely impact the surrounding area nor have a negative impact on the adjacent uses within the subject commercial center.

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.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CHIKYU, LLC AKA CHIKYU VEGAN SUSHI BAR & IZAKAYA

CONTACT: CHIKYU, LLC, 9850 S MARYLAND PARKWAY, SUITE A-5 #582, LAS VEGAS, NV 89183