

04/18/23 PC AGENDA SHEET

RECREATIONAL FACILITY  
(TITLE 30)

ST. ROSE PKWY/MARYLAND PKWY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-23-0080-RICHMOND LIMITED PARTNERSHIP:**

**USE PERMIT** to allow a recreational facility (virtual driving range) with a restaurant (snack bar) and on-premises consumption of alcohol (service bar) on 7.2 acres in a C-2 (General Commercial) (AE-60) Zone.

Generally located on the northwest corner of St. Rose Parkway and Maryland Parkway within Enterprise. MN/lm/syp (For possible action)

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RELATED INFORMATION:

**APN:**

177-34-716-001

**LAND USE PLAN:**

ENTERPRISE - URBAN NEIGHBORHOOD (GREATER THAN 18 DU/AC)

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 3458 St. Rose Parkway #6
- Site Acreage: 7.2
- Project Type: Recreational facility (virtual driving range) with a restaurant (snack bar) with service bar (beer sales)
- Number of Stories: 1
- Square Feet: 2,858
- Parking Required/Provided: 211/249

Site Plan

The plan depicts a retail center with multiple buildings including a convenience store, gasoline station, tavern, restaurant, and 2 in-line retail buildings. The proposed recreational facility is located within the westerly in-line retail building and consists of 2,858 square feet. Access to the site is provided by 3 existing driveways, with 2 driveways from St. Rose Parkway and 1 driveway from Maryland Parkway. There are no proposed or required changes to the existing parking areas, which are distributed throughout the site, with parking in front of the subject building.

### Landscaping

There are no proposed or required changes to the existing landscaped areas.

### Elevations

No changes are proposed to the existing buildings with this request. The building is 1 story, 23 feet with a flat roof behind parapet walls. The overall exterior of the building consists of painted stucco, cement plaster, with stone veneer accents.

### Floor Plan

The 2,858 square foot suite consists of an entry area, snack bar, restrooms, storage area and 4 simulator golf driving range bays.

### Signage

Signage is not a part of this request.

### Applicant's Justification

The applicant indicates the proposed simulated driving range use and request for beer sales is like other driving range facilities in the region and will complement community recreation activities along the St. Rose Parkway corridor. Additionally, the Dotty's Bar and Casino in the same shopping center also serves alcohol.

### **Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-22-0494	Outdoor dining in conjunction with a restaurant (supper club)	Approved by BCC	October 2022
ET-21-400102 (WS-20-0121)	First extension of time for a shopping center and lighting	Approved by BCC	August 2021
ET-21-400096 (NZN-18-0283)	First extension of time to reclassify 6.2 acres to C-2 zoning with a design review for a shopping center	Approved by BCC	August 2021
WS-20-0121	Shopping center and lighting	Approved by ZA	March 2020
WC-20-400021 (NZN-18-0283)	Waived conditions of a zone change to provide an intense landscape buffer	Approved by ZA	March 2020
VS-19-0754	Vacated and abandoned easements	Approved by PC	November 2019
TM-18-500194	Commercial subdivision	Approved by PC	December 2018
NZN-18-0283	Reclassified 6.2 acres to C-2 zoning with a design review for a shopping center	Approved by BCC	July 2018
UC-0132-16	Convenience store, gasoline station, and vehicle wash	Approved by BCC	May 2016

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-1418-06 (ET-0114-11)	Second extension of time to commence a convenience store with gasoline pumps, vehicle wash, and retail shops on a portion of the site - tavern commenced - expired	Withdrawn	May 2012
DR-0313-09	Convenience store with gasoline pumps and car wash - expired	Approved by BCC	July 2009
UC-1418-06 (ET-0291-08)	First extension of time to commence a convenience store, gasoline station, tavern, vehicle wash, and retail shops on a portion of the site - expired	Approved by BCC	December 2008
UC-1418-06	Convenience store with gasoline pumps and car wash - expired	Approved by BCC	November 2006

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential
South	City of Henderson	DH & IG	Undeveloped
East	City of Henderson	IG & IL	Undeveloped & warehouse
West	Urban Neighborhood (greater than 18 du/ac)	R-3	Single family residential & senior housing

**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.

The proposed recreational facility will not create a negative impact to the surrounding area. The proposed location features ample parking, adequate circulation for customers, and this establishment can add to the variety of approved and allowed uses within the existing shopping center. Staff supports 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 approval of this application does not constitute or imply approval of any other County issued permit, license or approval; the installation and use of cooling systems that consumptively use water will be prohibited; 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.

**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:** THE GOLF STOP, LLC

**CONTACT:** BRETT LABRUM, THE GOLF STOP, 8545 W. WARM SPRINGS ROAD #A-4  
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