

04/04/23 PC AGENDA SHEET

SUPPER CLUB
(TITLE 30)

LAS VEGAS BLVD S/ROBINDALE RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-23-0056-BALAJI TRUST & MIRCHANDANI, ASHOK & SUPRIYA TRS:

USE PERMITS for the following: **1)** on-premises consumption of alcohol (supper club); and **2)** hookah lounge in conjunction with a restaurant on a portion of 4.2 acres in an H-1 (Limited Resort and Apartment) Zone.

Generally located on the north side of Robindale Road and the east side of Las Vegas Boulevard South within Enterprise. MN/sd/syp (For possible action)

RELATED INFORMATION:

APN:

177-09-210-023 ptn

LAND USE PLAN:

ENTERPRISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 7690 Las Vegas Boulevard South
- Site Acreage: 4.2 (portion)
- Project Type: Supper club & hookah lounge
- Square Feet: 1,285 (supper club/hookah lounge)/11,900 (entire in-line retail building)
- Parking Required/Provided: 179/269

Site Plan

The plan depicts a proposed restaurant within an in-line retail building located in the center portion of the parcel. Access to the site is from Robindale Road and Las Vegas Boulevard South via a cross access driveway from the Las Vegas Premium Outlet Mall South. The proposed commercial center is located on the western portion of the parcel, with the remainder of the site currently being developed as a hotel. Parking is located around the perimeter of the parcel and on the west side of the in-line retail building.

Landscaping

There are no proposed or required changes to the existing landscaping.

Elevations

The plans indicate a 1 story, 33 foot high building with flat roof behind parapet walls. The exterior walls are a combination of stucco finish painted in earth tone colors, stone veneer, and glass store fronts and windows.

Floor Plans

The plans indicate the restaurant building has an area of 1,285 square feet where the entire in-line retail building has an area of 11,900 square feet. The plans depict seating area for dining, bar area, restrooms, utility room, kitchen, and mezzanine.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the project will be an asset to the area. The proposed uses are compatible with the existing development and with other commercial developments in this area. The applicant further states the project will provide a stable and desirable environment for residents to enjoy.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-22-0258	Supper club and design review for an accessory structure	Approved by BCC	June 2022
UC-0154-16	Commercial center with retail, restaurants, personal services, jewelry store, and offices	Approved by BCC	May 2016
DR-0518-14	Hotel, site lighting, and signage	Approved by BCC	July 2014
DR-0087-14	Four story, 55 foot high, 108 room hotel with site lighting	Approved by BCC	March 2014
UC-0130-05	Shopping center with hotel/condominium complex	Approved by BCC	April 2005
ZC-137-91 & UC-203-91	Reclassified to H-1 zoning for an expansion to the shopping center	Approved by BCC	October 1991

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Entertainment Mixed-Use	H-1	Retail & shopping center (part of the Las Vegas Premium Outlet Mall South)
South	Neighborhood Commercial	H-1	Hotel & undeveloped
East	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential & place of worship

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 finds that adding a supper club to the retail center is an appropriate use for the site. The adjacent uses consist of a hotel within the same property, and residential uses in close proximity; and this use will cater to both tourists and residents within the immediate area. A supper club with on-site consumption of alcohol is a common element for any restaurant that wishes to cater to tourists and residents alike. The proposed supper club with a hookah lounge should not result in a substantial or undue adverse effect on the adjacent properties. The applicant has stated the hours of operation are Monday through Sunday 11:00 a.m. to 10:00 p.m. Review of the area shows residential uses are approximately 440 feet to the east, which is greater than the required 200 feet separation specified in the Code. The existing abutting residential development to the east has been buffered by the hotel building from the in-line retail building. Therefore, staff finds the uses to be appropriate for this location and supports these requests.

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 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: ASHOK MIRCHANDANI

CONTACT: ASHOK MIRCHANDANI, 4485 S. BUFFALO DRIVE, LAS VEGAS, NV 89147