

06/06/23 PC AGENDA SHEET

RECREATIONAL FACILITY
(TITLE 30)

LAS VEGAS BLVD S/SUNSET RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-23-0159-SRMF TOWN SQUARE OWNER, LLC:

USE PERMIT for a recreational facility.

WAIVER OF DEVELOPMENT STANDARDS to encroach into air space.

DESIGN REVIEW for a recreational facility (professionally designed putting course) with a restaurant, bar, and outside playground area 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/rk/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: 6605 Las Vegas Boulevard S.
- Site Acreage: 94.4 (portion)
- Project Type: Recreational facility (professionally designed putting course)
- Number of Stories: 2
- Building Height (feet): Up to 35
- Square Feet: 38,131 (putting course)/12,770 (restaurant)/485 (outdoor dining)
- Parking Required/Provided: 5,497/5,543 (overall shopping center including this use)

Site Plan

This is a request for a proposed recreational facility within an existing shopping center (Town Square) on one of the last remaining undeveloped building pad sites within the complex. The proposed use is a 36 hole outdoor professionally designed putting course. The project will be located towards the southern portion of the retail complex adjacent to an existing parking lot. The plan depicts ingress/egress to the subject facility via internal driveways within the shopping center.

Landscaping

The interior building pad site will provide landscaping throughout the parking lot, around portions of the building footprint, and along the perimeter of the putting course. The landscape materials include large trees, shrubs, and groundcover.

Elevations

The proposed request will have combinations of a 2 level building ranging in height from 16 feet to 35 feet to the top of the building. The building will have a contemporary/modern architectural style with a variety of architectural elements. The exterior of the building will consist of a combination of smooth stucco finish, decorative metal panels, deck railing, and glass store fronts and windows. On top of the building (above the restaurant) is a rooftop deck with outside dining and drinking. Due to the proximity to Harry Reid International Airport, a waiver of development standards is necessary to intrude into air space, and a determination by the FAA will be required before this application can be acted on by the Planning Commission.

Floor Plans

The outdoor putting course contains 36 holes and totals 38,131 square feet. The building will house the restaurant, 2 bars, and a rooftop deck that totals 12,770 square feet. Additionally, there is a 5,623 outdoor playground area adjacent to the restaurant.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates the proposed use is an outdoor professionally designed putting course experience. Popstroke is a golf putting and dining concept that started in Florida and has 4 existing locations in Florida, with several new locations planned within the United States, including Las Vegas. Tiger Woods and TGR Design are responsible for designing the new Popstroke locations. Furthermore, the applicant states this type of use is consistent and compatible with the family-friendly theme of Town Square, and will offer yet another great entertainment and dining experience for the patrons of Town Square.

Prior Land Use Requests

Application Number	Request	Action	Date
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

Prior Land Use Requests

Application Number	Request	Action	Date
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
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 complexes

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Comprehensive Planning

Use Permit and Design Review

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 uses associated with this request, given the land use context of the existing shopping center and the surrounding area. This use is consistent with other uses along

the resort corridor and there are policies established in the Master Plan that encourages 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.

Waiver of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

Department of Aviation

The development will penetrate the 100:1 notification airspace surface for Harry Reid International Airport. Therefore, as required by 14 CFR Part 77, and Section 30.48.120 of the Clark County Unified Development Code, the Federal Aviation Administration (FAA) must be notified of the proposed construction or alteration.

The property lies within the AE-70 (70 - 75 DNL) and AE-65 (65 - 70 DNL) noise contours 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

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that 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.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48 Part B of the Clark County Unified Development Code; applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the 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 FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates; that separate airspace determinations will be needed for construction cranes or other temporary equipment; 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.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0138-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTESTS:

APPLICANT: SRMF TOWN SQUARE OWNER, LLC

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