

BANQUET FACILITY/LIVE ENTERTAINMENT
(TITLE 30)

ARVILLE ST/TROPICANA AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-21-0036-RACKS & STACKS, LLC:

USE PERMITS for the following: **1)** banquet facility; **2)** nightclub; **3)** recreational facility; **4)** live entertainment (outdoor); **5)** on-premises consumption of alcohol; **6)** outside dining, drinking and cooking; **7)** eliminate the protective barrier between the outside dining/drinking area and parking area; **8)** eliminate the pedestrian access around the perimeter of the outside dining/drinking area; **9)** allow the primary means of access to an outside dining/drinking area from the drive aisle where the primary means of access is required through the interior of a restaurant; and **10)** permit outside dining, drinking, and cooking in conjunction with an outdoor live entertainment venue.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce parking; **2)** reduce interior parking lot landscaping; and **3)** permit parking spaces to be unstriped.

DESIGN REVIEWS for the following: **1)** an outdoor live entertainment venue; and **2)** parking lot area in conjunction with an existing office/warehouse building on 3.0 acres in an M-1 (Light Manufacturing) Zone.

Generally located on the east side of Arville Street, 620 feet north of Tropicana Avenue within Paradise. MN/md/jd (For possible action)

RELATED INFORMATION:

APN:

162-19-801-010

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Reduce parking to 74 spaces where 178 spaces are required (outdoor live entertainment venue) per Table 30.60-1 (a 58.5% reduction).
- b. Reduce parking to 160 spaces where 178 spaces are required (banquet facility, nightclub, recreational facility) per Table 30.60-1 (a 10.2% reduction).
2. Reduce interior parking lot landscaping where landscape finger islands are required per Figure 30.64-14.
3. Permit parking spaces to be unstriped where striping is required per Section 30.60.020.d.

LAND USE PLAN:

WINCHESTER/PARADISE - INDUSTRIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 4780 Arville Street
- Site Acreage: 3
- Project Type: Banquet facility/live entertainment/reduced parking
- Number of Stories: 1
- Building Height (feet): 28
- Square Feet: 44,458
- Parking Required/Provided: 178/74 (outdoor live entertainment venue)/178/160 (banquet facility, nightclub, and recreational facility)

Site Plan

This is a request for a banquet facility, nightclub, and recreational facility within an existing office warehouse building. An outdoor live entertainment venue is also proposed with this request. The banquet facility, nightclub, and recreational facility will not operate during the same days as the scheduled live performances at the outdoor venue. The outdoor live entertainment venue, consisting of 380 seats and a stage area, is located within the rear (eastern) portion of the site. On-premises consumption of alcohol, including outdoor dining and drinking, is proposed within the outdoor venue area. Alcohol will also be served at the banquet facility, nightclub, and recreational facility. A 448 square foot stage area is located at the northeast corner of the site, and features a 25 foot wide buffer zone between the stage and outdoor seating area. The outdoor seating area consists of 28 large (6 person) pods and 53 medium (2 to 4 person) pods. The plans indicate approximately 6 feet of separation will be maintained between the seating pods. The pod areas are divided into 2 sections by a 24 foot wide fire lane that terminates into a vehicle turnaround area located at the southeastern portion of the site. Seventy-four existing parking spaces are located along the west and north sides of the existing office/warehouse building. An additional 86 parking spaces are provided along the northeast and western portions of the site to accommodate parking for the banquet facility, nightclub, and recreational facility. A waiver of development standards is requested as the additional 86 parking spaces will not be striped, and no additional parking lot landscaping will be provided. Twenty-four foot wide drive aisles will be maintained between the proposed parking spaces located at the rear of the site. The existing office/warehouse building and proposed outdoor live entertainment venue require a total of 178 parking spaces where 74 parking spaces are provided. The banquet facility, nightclub, and recreational facility require a total of 178 parking spaces, where 160 parking spaces are provided. Access to the subject property is granted via 2 existing commercial driveways located along Arville Street.

Landscaping

All street landscaping exists and no additional street landscaping is required or provided. Interior parking lot landscaping is featured along the western portion of the building; however, a waiver of development standards is required to reduce the parking lot landscaping in the rear of the building with the addition of 86 parking spaces.

Elevations

The photographs depict an existing 28 foot high building with a flat roof behind a parapet wall. The exterior of the building consists of concrete paneling in contrasting, neutral earth tone colors. No changes are proposed to the exterior of the building with this request.

Floor Plans

The plans depict an overall office/warehouse building measuring 44,458 square feet. The banquet, nightclub, and recreational facility which consist of an area measuring 12,459 square feet, has room for expansion within the interior of the building. A stage area consisting of 1,120 square feet is located within the event area, and features a combination of large (6 person) and medium (2 to 4 person) seating pods. Areas designated for restroom facilities, show management, and a green room/interview studio are also depicted on the floor plans.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states they currently operate a live entertainment and equipment rental and production business. However, due to the COVID-19 pandemic, their business operations have stopped. The applicant indicates their extensive experience in both producing and promoting public events and, after studying the recent Nevada Guidance for Safe Gatherings, will ensure the outdoor live entertainment venue remains safe. The applicant produced 2 successful events in 2020, without a single report of anyone becoming sick as a result of attending the events.

The applicant states their expertise is within the field of live entertainment and food and drink are an integral part of concert events. The rear yard of the project site can be utilized as a parking lot for infrequent special events; however, it can also be used as event space for outdoor events. Additional parking lot landscaping would be detrimental to the outdoor events and the regular industrial use for normal business operations. As the storage yard would only be used as parking for occasional events, striping would be cost prohibitive. Parking attendants will be stationed in the rear of the lot to direct vehicular traffic during indoor events. The applicant states there is not enough room on the subject property for additional parking spaces during outdoor events; therefore, they have been granted permission to utilize the adjacent parking lot to the north from the property owner. Occasionally, the applicant will hold smaller indoor events in a portion of the facility that is only 12,459 square feet. Eighty-six parking spaces will be added to the back parking lot during indoor events. The indoor events will be much smaller and the existing 74 parking spaces should be more than sufficient.

The site plan pays close attention to distance between pods of paid ticket holders from the same household, with each pod a minimum of 6 feet apart on all sides. The applicant's decades of experience with public events make them intimately familiar with the process of managing event security and crowd control. Masks are required and enforced for all guests and crew, except when occupying their pod space.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-262-86	Reclassified the subject property from R-E to M-1 zoning for a warehouse/office building	Approved by BCC	December 1986

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Industrial	M-1	Industrial & office/warehouse buildings
South	Commercial Tourist	M-1	Office/warehouse buildings
West	Commercial Tourist	H-1	Orleans Resort & Casino

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Use Permits

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.

Use Permits & Design Reviews

Staff's primary concerns with these types of uses are to ensure compatibility with existing and planned surrounding uses and that there is adequate on-site parking to serve the uses. The purpose of the M-1 zoning district is to provide an area that is suitable for the development of light manufacturing establishments and to prohibit the development of incompatible uses. Staff finds that the requests to allow a banquet facility, nightclub, recreational facility, and outdoor live entertainment venue at this location are inappropriate as the existing building and on-site parking were originally designed to accommodate a warehouse building with incidental office uses. Additionally, the proposed uses are incompatible with the surrounding area that includes a mix of office and warehouse uses. Therefore, staff cannot support the requested use permits and design reviews.

Waivers 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.

Waiver of Development Standards #1a & #1b

Staff finds that a 58.5 percent reduction in parking is excessive, especially for the requested uses. Although the applicant indicates additional parking spaces for the use will be secured off-site, staff is concerned that the need for parking is greater than anticipated by the applicant due to the intensity of the uses requested. Therefore, staff cannot support this request. Although the parking reduction of 10.2 percent is minimal for the banquet, nightclub, and recreational facility, staff cannot support this request due to the recommendation of denial for the corresponding use permits and design reviews. If the application is approved, staff recommends a condition of 1 year to review the uses and parking as a public hearing.

Waivers of Development Standards #2 & #3

The requests to waive the interior parking lot landscaping for the additional 86 parking spaces provided within the rear of the site, and to not stripe the parking spaces, is a self-imposed burden. Staff is not supporting the use permits and the design reviews; therefore, recommends denial of the requested waivers.

Staff Recommendation

Denial.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- 1 year to commence and review as a public hearing.
- Applicant is advised that 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 and application for review; 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 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.

Public Works - Development Review

- Traffic study and compliance;
- Gates to remain open during business hours.

Building Department - Fire Prevention

- Applicant is advised to show on-site fire lane, turning radius, and turnarounds. (plans are not to scale and dimensions are not shown for radii, turn-arounds, and dead end lanes); submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions (permits

required for access gates across access lanes); and that dead-end streets/cul-de-sacs in excess of 150 feet must have an approved Fire Department turn-around provided.

Southern Nevada Health District (SNHD) - Septic

- Applicant is advised to schedule an appointment with the SNHD Environmental Health Division at (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: AV VEGAS

CONTACT: TY HANSEN, AV VEGAS, 4780 ARVILLE ST., LAS VEGAS, NV 89103