

10/05/21 PC AGENDA SHEET

SUPPER CLUB
(TITLE 30)

TROPICANA AVE/MARYLAND PKWY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-21-0425-PARADISE GARDENS SHOPPING CENTER, LLC:

USE PERMITS for the following: **1)** reduce the separation from an on-premises consumption of alcohol (supper club) to a residential use; and **2)** reduce the separation from an on-premises consumption of alcohol (tavern) to a residential use in conjunction with an existing shopping center on a portion of 6.8 acres in a C-2 (General Commercial) (AE-60) Zone in the Midtown Maryland Parkway District.

Generally located on the south side of Tropicana Avenue, approximately 360 feet west of Maryland Parkway within Paradise. JG/sd/jo (For possible action)

RELATED INFORMATION:

APN:

162-27-502-002 thru 005 ptn

USE PERMITS:

1. Reduce the separation from an on-premises consumption of alcohol (supper club) to a residential use to 17 feet where 200 feet is required per Table 30.44-1 (a 91.5% reduction).
2. Reduce the separation from an on-premises consumption of alcohol (tavern) to a residential use to 78 feet where 200 feet is required per Table 30.44-1 (a 61% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: 1131 (Suite J) & 1097 Tropicana Avenue
- Site Acreage: 6.8 (portion)
- Project Type: Supper club & tavern
- Square Feet: 2,400 (Queens restaurant)/3,480 (Kings restaurant)
- Parking Required/Provided: 263/525

Site Plans

The plans depict a proposed supper club that will occupy a leased suite and a proposed tavern that will occupy a nearby suite within the University Plaza shopping center. The applicant states that both businesses will incorporate an African and Caribbean theme. The supper club will be called Queens Caribbean African Restaurant and the tavern will be Kings Caribbean African Restaurant. Access to the shopping center is from Maryland Parkway and Tropicana Avenue.

Landscaping

Landscaping is not a part of this application.

Elevations

The pictures submitted show an existing retail shopping center that is 1 story in height with a flat roof behind parapet walls. The stucco surface of the exterior features architectural enhancements painted a neutral color.

Floor Plans

The plans submitted by the applicant show 2 separate units that will be called Queens Caribbean Restaurant (2,400 square feet) and Kings Caribbean Restaurant (3,840 square feet). The plans show seating areas, bars, kitchens with prep areas, restrooms, offices, waitress stations, stages, and storage areas.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states the use permit is to open and operate a restaurant with various tastes of African and Caribbean food with a lounge to express the culture through dance. Among the regular uses as a restaurant and supper club, the applicant states that other events may include family reunions, wedding after parties, and annual cultural dance events. In addition, the applicant has stated that there will be no outside dining or drinking, and live entertainment will be conducted inside. Hours of operation will be from 11:00 a.m. to 4:00 a.m. for the restaurant and 10:00 p.m. to 4:00 a.m. for live entertainment.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0916-06	Massage establishment	Approved by BCC	August 2006
UC-0738-04	Check cashing facility	Approved by PC	June 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
South	Commercial General	R-4	Multiple family residential
North	Public Facilities	P-F	University of Nevada Las Vegas
East	Commercial General	C-2	Shopping center

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
West	Commercial General	U-V	Retail & residential

STANDARDS FOR APPROVAL:

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

Analysis

Current 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.

Staff finds that the proposed uses comply with Urban Land Use Policy 7 of the Comprehensive Master Plan, which encourages land uses that are complementary and of similar scale and intensity. The uses are compatible and appropriate with the existing and adjacent commercial uses and should not have an adverse or negative impact on the surrounding area or shopping center. Abundant parking is available to accommodate all tenants and commercial uses. The proposed businesses place no additional demands on the site in terms of required parking, landscaping, or other design or utility service features. In addition, the front entrances to these 2 businesses are in the area facing away from the residential properties and there is a property line wall separating the 2 properties; therefore, staff can support 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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Applicant is advised 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; 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

- Traffic study and compliance.

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: Paradise - approval.

APPROVALS:

PROTESTS:

APPLICANT: ROSELINE DIKE-WINSTON

CONTACT: ROSELINE DIKE-WINSTON, P.O. BOX 71373, LAS VEGAS, NV 89170