

03/04/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0035-SG VEGAS OWNER, LLC:

USE PERMIT to allow recreation and entertainment facilities in conjunction with an existing shopping center on 9.46 acres in a CR (Commercial Resort) Zone.

Generally located on the east side of Las Vegas Boulevard South and the south side of Harmon Avenue within Paradise. JG/jm/kh (For possible action)

RELATED INFORMATION:

APN:

162-21-318-001

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3747 Las Vegas Boulevard South
- Site Acreage: 9.46
- Project Type: Recreation and entertainment facility
- Parking Required/Provided: 655/465

History, Site Plan, & Request

The existing shopping center was approved in August 2022 via UC-22-0410. The development consists of retail buildings including shops, restaurants with outside dining, supper clubs, service bars and outside entertainment space. There are 2 access driveways along the west property line adjacent to Las Vegas Boulevard South; the northerly driveway is positioned between the buildings and over an existing access easement for Polo Towers and an ingress/egress driveway is located between the southerly building and Walgreens. Seven retail kiosks were approved on the site via UC-23-0553. Grade level parking for the site is located to the east of the structure and a valet drop-off is located on the east side of the southern building. A parking reduction under the previous development code was approved via UC-22-0140. Previously, 1,324 parking spaces were required and 465 parking spaces are provided. Under the new development code 655 parking spaces are required and the identical 465 parking spaces are provided. No changes are proposed to the site. The applicant is requesting to allow recreation and entertainment facilities throughout the existing shopping center.

Landscaping

Landscaping is neither required nor a part of this request.

Elevations

The existing shopping center consists of 2 connected buildings that are 3 stories with an overall height of 95 feet. The exterior materials include painted EIFS panels in yellow, buff, and white with accents of grey metal panels, glass railings, stainless steel, and glass storefronts which will be individualized by each tenant. The cantilevered observation deck is located over 44 feet above the proposed pedestrian access easement and sidewalk area on the west elevation. No changes are proposed.

Floor Plans

The shopping center is existing and has an overall gross floor area of 305,875 square feet. Each level includes retail tenant space with restaurants, supper clubs and service bars. There are terraces connecting the structure located on Level 2 and Level 3 with elevators, escalators, and stairways connecting the various levels. There is a canopy structure located over the southerly portion of the building to shade the stage/outside entertainment area. Additionally, on the west elevation of the southerly portion of the building is an observation deck that is cantilevered over the pedestrian walkway. No changes are proposed.

Applicant's Justification

The applicant is requesting a use permit to allow recreational and entertainment activities within a previously approved shopping center (UC-22-0410) because the shopping center is not in conjunction with a resort hotel. The use permit, if approved, would allow greater flexibility for potential tenants by allowing for recreational and entertainment activities to be held throughout the complex. The applicant proposes recreational and entertainment facilities which include immersive entertainment, game, and food experiences, family playgrounds and activity zones, escape rooms, arcades, sports activity experiences, classes and guided workshops, movie theaters/screening rooms, exhibitions, and live entertainment/concerts.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-23-0752	Comprehensive sign package for a previously approved shopping center	Approved by BCC	December 2023
UC-23-0553	Retail sales (kiosks)	Approved by PC	October 2023
VS-22-0411	Vacated pedestrian access easements	Approved by BCC	August 2022
TM-22-500143	1 lot commercial subdivision	Approved by BCC	August 2022
UC-22-0410	Showcase 5 shopping center, with waivers for setbacks, alternative landscaping, non-standard improvements, and reduced parking	Approved by BCC	August 2022
UC-0476-17	Recreational facility (amusement ride/virtual reality motion machine)	Approved by BCC	July 2017
UC-0711-15	Outside dining and drinking associated with a supper club with direct access within existing an shopping center (Hawaiian Marketplace)	Approved by BCC	December 2015

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0375-11	Allowed various uses within H-1 zoning for a shopping center including restaurant, on-premises consumption of alcohol, and outside dining uses	Approved by PC	October 2011
DR-1705-04	Reviewed the sidewalk location and temporary structures	Approved by BCC	November 2004
UC-1096-03	Modified landscaping, permit temporary structures, and reduced setbacks in conjunction with the shopping center	Approved by BCC	February 2004
UC-1227-02	Expansion and remodel of an existing shopping center, a banquet facility, and covered outdoor shopping area	Approved by PC	October 2002
UC-1226-02	Parking reduction for the Hawaiian Marketplace and an existing and proposed hotel timeshare development on adjacent parcels (Polo Towers)	Approved by PC	October 2002
UC-0235-02	Expansion to a shopping center, permit modular structure, reduced on-site parking, and allowed off-site parking on the adjacent parcel to the north (The Travelodge)	Approved by PC	June 2002
AR-17-400003 (WS-0332-15)	First application for review for a redesign of the site frontage (sidewalk and pedestrian access easement), a new plaza area with outside dining, and façade changes at an existing retail center (Cable Center) subject to removing the time limit	Approved by BCC	May 2018
WS-0815-16	Reduced the special setback to Las Vegas Boulevard South and allowed a roof sign	Approved by BCC	January 2017
WC-400072-16 (WS-0332-15)	Waived the minimum 5 foot high fence around the outside dining area	Approved by BCC	July 2016
WS-0332-15	Alternative landscaping and screening with reduced setbacks and non-standard improvements within the right-of-way for a new plaza area, and façade changes to a portion of the existing retail center	Approved by BCC	July 2015
UC-0095-14	Amusement/theme park with waivers and design review for an amusement park with associated buildings and structures	Denied by BCC	November 2014
WS-0044-13	Outside retail sales structures in conjunction with an existing shopping center - expired	Approved by BCC	March 2013
RS-500025-08	Record of Survey	Reviewed by staff	February 2008

*Numerous other applications not listed above have been previously approved on this site.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	CR	Parking lot and undeveloped
South	Entertainment Mixed-Use	CR (AE-60)	Showcase Mall
East	Entertainment Mixed-Use	CR	MGM Resort Hotel
West	Entertainment Mixed-Use	CR	City Center Resort Hotel complex & Park MGM Resort Hotel

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis**Comprehensive Planning**Use Permit

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

Staff does not anticipate any negative impacts to the surrounding area since recreational facilities within the Resort Corridor are in line of Goal 5.1 of the Master Plan, which encourages diversification of the economic base to enhance resilience. Therefore, staff recommends approval.

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 within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

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 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: S G VEGAS OWNER, LLC

CONTACT: LINDSAY KAEMPFER, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135