

05/17/22 PC AGENDA SHEET

RECREATIONAL FACILITY
(TITLE 30)

ARVILLE ST/NEVSO DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-22-0174-4175 LLC:

USE PERMITS for the following: **1)** recreational facility (go-cart track); and **2)** service bar.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce parking; and **2)** eliminate bicycle parking requirement.

DESIGN REVIEW for a recreational facility on 3.9 acres in an M-1 (Light Manufacturing) Zone.

Generally located on the northwest corner of Arville Street and Nevso Drive within Paradise. MN/sd/syp (For possible action)

RELATED INFORMATION:

APN:

162-19-101-027

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the required parking spaces for a recreational facility to 160 spaces where 203 spaces are required per Table 30.60-1 (a 27% reduction).
2. Eliminate required bicycle parking where 21 spaces are required per Table 30.60-2 (a 100% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 4175 Arville Street
- Site Acreage: 3.9
- Project Type: Recreational facility
- Number of Stories: 2
- Square Feet: 50,810
- Parking Required/Provided: 203/160

Site Plans

The plans depict an existing 2 story warehouse building that has been converted into an indoor recreational facility of approximately 50,810. This request is for a proposed service bar located within the food preparation area, and alcohol will only be sold in conjunction with food. The site has 2 access points from Arville Street and 3 from Nevso Drive. All other on-site and off-site improvements exist, and no changes are proposed with this request. The facility consists of a go-kart staging area, and a track, which takes up a considerable amount of the building space. The size of the track limits the number of people who can drive at one time. Parking is shown throughout the site and includes handicap parking. The applicant is requesting to waive all bicycle parking requirements.

Landscaping

Landscaping is not a part of this application.

Elevations

The plans depict an existing 28 foot high warehouse building with painted tilt-up concrete panels, concrete tile canopies, tinted glass, and a flat roofline.

Floor Plans

The plans show a proposed service bar in conjunction with a snack bar and lounge area in the southeast portion of the building. The service bar is intended to occupy a small portion of the snack area. The remainder of the floor plans show an indoor amusement area for electric go-karts, viewing area, kart repair, utility room, and snack and food preparation area with a service bar.

Signage

Signage is not a part of this request.

Applicant's Justification

It was recently discovered a review was not submitted and approved, therefore the use permit has expired. This request is to reapprove the previous request. The building also houses an existing 33,650 square foot warehouse, which is not a part of this request

The parking requirement has changed since the site was originally approved. The indoor recreation facility required 1 space per 600 square feet. That use no longer exists; however, it appears this use falls under the amusement/theme park which still requires 1 space per 600 square feet. Bicycle spaces require 1 per 2,000 square feet, requiring 21 bike spaces. The site consists of 156 spaces, which is 4 parking spaces less than required, however, since the site has been operating for 15 years, there hasn't been an issue as most of the customers come from the Strip, and arrive by ride share, taxis, or shuttle. A service bar allows the server to only provide the drinks in conjunction with a meal.

The applicant further states most customers are from The Strip and are picked-up and dropped-off at their respective hotel. This request will provide an additional service for the customers of this facility.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0415-11 (ET-0114-12)	Review of a service bar - expired	Approved by PC	November 2012
UC-0415-11	Service bar in conjunction with a recreational facility - expired	Approved by PC	November 2011
UC-0626-07 (ET-0053-09)	Review of a recreational facility for go-carts - expired	Approved by PC	April 2009
UC-0626-07	Use permit for indoor recreational facility - expired	Approved by PC	July 2007

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Entertainment Mixed-Use	C-2	Commercial retail
South & West	Entertainment Mixed-Use	M-1	Industrial
East	Entertainment Mixed-Use	H-1	Resort hotel

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 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 Permit #1

Staff finds the proposed use for a recreational facility at this location will not have significant impacts to the immediate area since this building was previously approved for, and operated as, a recreational facility (go-carts). Staff finds this use is reasonable and appropriate for this area and can support this request.

Use Permit #2

The service bar will be incidental to the principal use; therefore, is not anticipated to generate any additional parking demand. Since the proposed use can only be accessed through the go-kart facility and is incidental to the principal use, it is not anticipated to have a negative impact on the surrounding property.

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.

Staff typically does not support significant reductions to the required parking. However, the floor area of the existing building is not increasing, nor is there a proposed use of a banquet facility at this location as in the past applications, thus the reduction in the number of on-site parking spaces is minimal and has remained the same for over 20 years. Most customers will arrive by vehicle or other forms of transportation from the Strip. Most tourist do not have or utilize bicycles for transportation. Furthermore, there are no known issues related to on-street parking; therefore, staff recommends approval of these requests.

Design Review

Overall, the existing aesthetic design has not changed since the previously approved use application for the site and is compatible with the surrounding area. In addition, the submitted plans show that the proposed structures are currently architecturally compatible to the overall theme for the site, which is more industrial and commercial uses. Staff can support the design review.

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:

Current Planning

- 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; 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: Paradise - approval.

APPROVALS:

PROTESTS:

APPLICANT: K-1 SPEED LAS VEGAS, LLC

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