

OUTSIDE DINING
(TITLE 30)

SPRING MOUNTAIN RD/WYNN RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-22-0214-HARSCH INVESTMENT PPTYS-NV LLC:

USE PERMITS for the following: **1)** on-premises consumption of alcohol (service bar); and **2)** outside dining and drinking.

DESIGN REVIEW for outside dining/drinking area in conjunction with a restaurant on a portion of 18.3 acres in an M-1 (Light Manufacturing) Zone in the Asian Design Overlay District.

Generally located on the south side of Spring Mountain Road and the east side of Wynn Road within Paradise. JJ/lm/syp (For possible action)

RELATED INFORMATION:

APN:

162-18-603-001 ptn

USE PERMITS:

1. Allow on-premises consumption of alcohol (service bar) in conjunction with a restaurant in an M-1 zone per Table 30.44-1.
2.
 - a. Allow outside dining and drinking in an M-1 zone per Table 30.44-1.
 - b. Reduce the pedestrian access around the perimeter of an outside dining and drinking area to 36 inches where 48 inches is required (a 25% reduction) per Table 30.44-1.
 - c. Allow the primary means of access to outside dining and drinking to not be through the interior of a restaurant with service bar where required per Table 30.44-1.

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3500 Wynn Road
- Site Acreage: 18.3 (portion)
- Project Type: Outside dining and drinking
- Number of Stories: 1

- Square Feet: 1683 (restaurant)/435 (north outside dining area)/522 (west outside dining area)
- Parking Required/Provided: 1049 (UC-0438-04)/1049

Site Plan

The property includes 4 large buildings, oriented east to west, totaling 371,600 square feet on 18.3 acres. The plans show a previously approved redesigned outside dining area and existing shade structure located at the northwest corner of the property near the intersection of Spring Mountain Road and Wynn Road. Access to the site is from Wynn Road, Valley View Boulevard, and Spring Mountain Road. The overall complex was approved as a shopping center with shared parking; therefore, no additional parking is required. Access to the restaurant is from the north elevation, allowing for the expansion of the previously approved outside dining area located on the north side of the suite facing Spring Mountain Road, and it has direct access to the restaurant, which includes controlled access through gates located at the east and west end of the dining area. The pedestrian access includes a 3 foot wide sidewalk that wraps around the northerly dining area with landscaping on both sides of the sidewalk along a portion of the pedestrian area adjacent to the drive aisle. A second existing entrance to the restaurant is located through the westerly outside dining area with shade structure. The existing cantilevered, trellis style shade structure overhangs the existing outside dining area located on the west side of the building but is not attached to the building. A 36 inch walkway is proposed on the west side of the outside dining area.

Landscaping

The landscape plan depicts an existing sidewalk and landscape area adjacent to the northerly drive. The east half of the sidewalk location is detached from the drive aisle with landscaping on both sides. The site plan shows existing landscaping located behind the sidewalk along Wynn Road.

Elevations

The images depict an existing 1 story building with stucco siding, windows, and an Asian themed pagoda designed mansard tile roof and façade. The expanded outside seating area on the north side of the building includes a combined 3 foot wall and glass wind screen on the north side of the seating area. The trellis shade cover on the west side of the building is constructed with architectural painted wood beams and painted wood accents. The decorative glass garage doors will appear as rectangular framed windows along the north wall, along with the existing stucco exterior.

Floor Plans

The floor plans depict the restaurant with 1,683 square feet (dining area, kitchen/prep, and restrooms) with 435 square feet in the northerly outside dining area, and 522 square feet within the westerly outside dining area.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the proposed uses were previously approved in part, but the outside dining portion of the original request has expired (UC-19-0997). The request is to re-establish the outside dining use and add outside drinking in conjunction with the restaurant and proposed service bar. The applicant also indicates that the redesigned outside dining/drinking area located on the north side of the building will provide an additional seating area. The applicant does not believe that providing the main access to the restaurant and uses pose any safety risk by providing access through the outside dining/drinking area.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-20-0571	Minor Training Facility (esthetics)	Approved by PC	February 2021
UC-20-0483	Service bar for Ramen Shibire Restaurant	Approved by PC	December 2020
UC-19-0997	Outside dining and shade structure, outside dining portion - expired	Approved by BCC	February 2020
UC-19-0716	Major training facility for judo instruction	Approved by PC	November 2019
UC-0861-17	Supper club	Approved by PC	December 2017
UC-0797-17	Private recreation facility	Approved by PC	November 2017
UC-0188-17	Financial services (vehicle title loan)	Approved by BCC	May 2017
ADR-1010-15	Remodeled an existing restaurant entrance	Approved by ZA	October 2015
ADR-0552-11	Motion picture production studio	Approved by ZA	June 2011
UC-0640-09	Major training facility (martial arts)	Approved by PC	December 2009
UC-0450-09	Place of worship	Approved by PC	September 2009
UC-1123-07	Reduced the separation of a check cashing business from a residential use	Approved by PC	November 2007
UC-0438-04	Shopping center and a waiver for reduced parking	Approved by PC	May 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Entertainment Mixed-Use	M-1 & H-1	Bank, freight terminal, commercial center, & vehicle maintenance
South	Entertainment Mixed-Use	R-4	Multiple family residential

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
East	Entertainment Mixed-Use	C-2 & M-1	Commercial center, office/warehouse, vehicle sales, & vehicle maintenance
West	Corridor Mixed-Use	C-2 & R-4	Shopping center (Chinatown Plaza) & multiple family residential

STANDARDS FOR APPROVAL:

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

Analysis**Current Planning**Use Permits & 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.

The requested service bar is consistent with restaurant uses within the shopping center. The expansion of the northerly outside dining area is harmonious with the existing outside dining area located on the west side of the building. Additionally, the previously approved concept of open air dining and connection to pedestrian access is consistent with the overall theme of the area. Lastly, additional landscaping, as well as a wall on the west side of the site provide a buffer between the pedestrian walkway and vehicular traffic. Therefore, staff has no objection to these requests.

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 approval of this application does not constitute or imply approval of any other County issued permit, license, or approval; 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 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 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:

APPROVALS:

PROTESTS:

APPLICANT: HALFBIRD LLC

CONTACT: HALFBIRD LLC, 4480 SPRING MOUNTAIN RD STE 100, LAS VEGAS, NV,
NV 89102