

06/07/22 PC AGENDA SHEET

HOOKAH LOUNGE
(TITLE 30)

LAS VEGAS BLVD S/SERENE AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-22-0236-REAL EQUITIES LLC:

USE PERMIT for a hookah lounge in conjunction with an existing shopping center on a portion of 28.7 acres in an H-1 (Limited Resort and Apartment) Zone.

Generally located on the northwest corner of Serene Avenue and Las Vegas Boulevard South within Enterprise. MN/bb/syp (For possible action)

RELATED INFORMATION:

APN:

177-20-602-009 ptn

LAND USE PLAN:

ENTERPRISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 9175 Las Vegas Boulevard South, Suite 100E
- Site Acreage: 28.7 (portion)
- Project Type: Hookah lounge
- Number of Stories: 1
- Square Feet: 2,870 (lease)
- Parking Required/Provided: 1,080/1,226 (overall complex)

Site Plan

The site is the Vegas Pointe Plaza Shopping Center (formally the Factory Stores of America and the Las Vegas Outlet Stores), which was constructed in 1992. The center consists of 2 buildings that are divided into lease spaces and anchor stores, which are located along the north, west, and south sides of the site. Parking for the shopping center is located in the center of the parcel between the buildings, and access to the shopping center is provided from Las Vegas Boulevard South and Serene Avenue. The proposed hookah lounge use is located within an in-line retail building located at the southeast corner of the shopping center.

Landscaping

There is existing landscaping along the exterior of the shopping center, as well as some parking lot landscaping. There are no proposed or required modifications to the existing landscaping.

Elevations

The photos show an existing 1 story building, painted in earth tone colors, with a flat roof behind parapet walls at varying heights on the east and north facing sides.

Floor Plans

The proposed hookah lounge use will occupy 1 lease space (total of 2,870 square feet) within the shopping center. The plan depicts a seating area, bar, office, storage areas, existing kitchen, and restrooms.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that the proposed hookah lounge use is compatible with other uses in the immediate area and will not have a detrimental impact on adjacent properties, or the traffic conditions in the area. There is adequate parking for the use which has daily planned operational hours of 3:00 p.m. to 2:00 a.m. There are several vacant store spaces in this shopping center with underutilized parking.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|---------------------------|---|----------------|----------------|
| UC-21-0404 | Supper club | Approved by PC | September 2021 |
| UC-21-0196 | Billiard hall & service bar | Approved by PC | June 2021 |
| UC-19-0082 | Banquet facility | Approved by PC | March 2019 |
| UC-18-0073 | Minor training facility (piano, martial arts, guitar, voice lessons, and after school programs) | Approved by PC | March 2018 |
| UC-0412-17 | Daycare facility | Approved by PC | July 2017 |
| UC-0148-14 | Place of worship | Approved by PC | May 2014 |
| UC-0062-14 | Daycare facility - expired | Approved by PC | March 2014 |
| UC-0475-13 | Reduced the separation of a tavern from a residential use | Approved by PC | October 2013 |
| UC-0488-12 | Secondhand sales (clothing) | Approved by PC | October 2012 |
| UC-0355-11 | Swap meet, farmer's market, and recreational facility with wall signs | Approved by PC | September 2011 |
| UC-0009-11 | Place of worship | Approved by PC | March 2011 |

Prior Land Use Requests

| Application Number | Request | Action | Date |
|---------------------------|--|-----------------|----------------|
| UC-0332-10 | Banquet facility | Approved by PC | September 2010 |
| UC-0929-08 | Massage establishment | Approved by PC | November 2008 |
| UC-0849-08 | Reduced the separation of a supper club from a residential use - expired | Approved by PC | October 2008 |
| UC-0364-07 | Tavern - expired | Approved by PC | May 2007 |
| UC-0962-05 | Daycare facility - expired | Approved by PC | August 2005 |
| ZC-0036-04 | Reclassified the property from C-2 to H-1 zoning for an existing shopping center | Approved by BCC | February 2004 |
| UC-0497-99 | Daycare facility - expired | Approved by PC | May 1999 |
| ZC-154-90 | Reclassified the property from R-E & H-1 to C-C zoning for a shopping center | Approved by BCC | October 1990 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|-------|--------------------------------------|------------------------|--|
| North | Entertainment Mixed-Use | H-1 | Emerald Suites Condominiums |
| South | Entertainment Mixed-Use & Open Lands | H-1 | Boca Raton Resort Condominiums & undeveloped |
| East | Entertainment Mixed-Use | H-1 | Manhattan Residential Condominiums, undeveloped, & Lee's Discount Liquor Store |
| West | Entertainment Mixed-Use | R-3 & R-4 | Apartments |

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 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 existing shopping center includes a variety of commercial uses, and staff does not anticipate any negative impacts from the proposed hookah lounge use. Abundant parking is available to accommodate the additional uses, and the nearest residential property is over 200 feet to the east of the hookah location and on the other side of Las Vegas Boulevard South. The residential use located on the south side of Serene Avenue is over 300 feet from the wall of the hookah lounge lease space. As a result, staff can support the 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 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 permits, licenses, or approvals; 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: Enterprise - approval.

APPROVALS:

PROTESTS:

APPLICANT: EHAB MOUSTAFA

CONTACT: RAVIN NATHAN, 10117 OCICAT AVENUE, LAS VEGAS, NV 89166