

RESTAURANT
(TITLE 30)

CHARLESTON BLVD/FOGG ST

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-22-400052 (ZC 18-0891)-VANTASNER GAMING MERIDIAN, LLC:

ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 0.5 acres from an R-E (Rural Estates Residential) Zone to a C-1 (Local Business) Zone.

USE PERMIT for on-premises consumption of alcohol (service bar).

DESIGN REVIEWS for the following: **1)** a restaurant building; and **2)** alternative parking lot landscaping.

Generally located on the northeast corner of Charleston Boulevard and Fogg Street within Sunrise Manor (description on file). TS/jgh/syp (For possible action)

RELATED INFORMATION:

APN:

140-34-810-033

DESIGN REVIEWS:

1. A restaurant building.
2. Allow alternative parking lot landscaping where landscaping per Figure 30.64-14 is required.

LAND USE PLAN:

SUNRISE MANOR - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 6310 E. Charleston Boulevard
- Site Acreage: 0.5
- Project Type: Restaurant with on-premises consumption of alcohol (service bar)
- Number of Stories: 1
- Building Height: 22 feet, 8 inches
- Square Feet: 3,100
- Parking Required/Provided: 31/31

Site Plans

The previously approved plans show a proposed restaurant building located along the south property line. On-premises consumption of alcohol (service bar) is proposed in conjunction with the proposed restaurant. In addition, UC-19-0862 was subsequently approved for a supper club

and related waivers for modification to the parking lot and driveway. Access to the site is from Fogg Street. A total of 31 parking spaces, including 3 parallel parking spaces along the west property line, are provided to the north of the restaurant building where a minimum of 31 parking spaces are required. A one-way drive aisle is located adjacent to the parallel parking spaces.

Landscaping

The previously approved plans show street landscaping along Charleston Boulevard and Fogg Street consists of a 15 foot wide landscape area with a detached sidewalk. A 10 foot wide intense landscape buffer per Figure 30.64-12 is located along the north property line. Instead of placing a landscape finger island every 6 spaces as required per Figure 30.64-14 along the east property line, the tree that would have been required within the landscape finger island is relocated to the landscape area north of the parking aisle. A 6 foot to 9 foot wall exists along the east property line, and a 6 foot wall will be installed along the north property line.

Elevations

The previously approved plans depict a 1 story, 22 foot 8 inch high, restaurant building consisting of cement plaster finish, stone veneer, shutters, and aluminum storefront systems. The roof design consists of both decorative parapet walls and pitched concrete tile roofing.

Floor Plans

The previously approved plans show a 3,100 square foot restaurant building consisting of a seating area, kitchen area, and restrooms.

Signage

Signage is not a part of this request.

Previous Conditions of Approval

Listed below are the approved conditions for ZC-18-0891:

Current Planning

- Resolution of Intent to complete in 3 years;
- Provide an intense landscape buffer per Figure 30.64-12 along the north property line;
- Building design to incorporate architectural features of the surrounding residences in the area;
- Design review as a public hearing for signage and lighting;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- 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; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that 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.

Public Works - Development Review

- No right turn signage to be added to exit portion of driveway;

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements along Fogg Street;
- Driveway to be moved to the north, to be approved by Public Works - Development Review.

Applicant's Justification

The applicant indicates a 2 year extension of time is needed because the project was delayed by the COVID-19 pandemic.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-19-0862	Allowed on-premises consumption of alcohol (supper club)	Approved by PC	December 2019
ZC-18-0891	Reclassified 0.5 acres from R-E to C-1 zoning	Approved by BCC	December 2018
NZC-0728-15	Reclassified the property to C-1 zoning for a restaurant	Withdrawn	February 2016
UC-0514-01	Communications tower	Withdrawn	July 2001
ZC-2239-97	Reclassified to C-P zoning for an art gallery and outdoor sculpture display garden - expired	Approved by BCC	February 1998
DR-1458-96	Revised site design for an art gallery and outdoor sculpture display area - expired	Approved by PC	October 1996
ZC-1176-95	Reclassified to C-P zoning for an art gallery and outdoor display garden - expired	Approved by BCC	September 1995

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	R-E	Single family residential
South	Neighborhood Commercial	R-2	Single family residential
East	Neighborhood Commercial	C-2	Tavern
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-1	Single family residential

Related Applications

Application Number	Request
ET-22-400053 (UC-19-0862)	An extension of time for a use permit is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval.

The applicant has not submitted any studies or applied for any building permits since the original approval in December 2019. Staff will support a 2 year extension to complete the project; however, staff will not support another extension of time unless progress is made on the project.

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

- Until December 19, 2024 to complete.
- Applicant is advised 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 that the extension of time may be denied if there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Compliance with previous conditions.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: VANTASNER GAMING MERIDIAN, LLC

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