

06/22/22 BCC AGENDA SHEET

SUPPER CLUB/ACCESSORY STRUCTURE  
(TITLE 30)

LAS VEGAS BLVD S/ROBINDALE RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-22-0258-LVBRETAIL, LLC:**

**USE PERMIT** for on-premises consumption of alcohol (supper club).

**DESIGN REVIEW** for an accessory structure (firewood enclosure) in conjunction with a restaurant on a portion of 4.2 acres in an H-1 (Limited Resort and Apartment) Zone.

Generally located on the north side of Robindale Road and the east side of Las Vegas Boulevard South within Enterprise. MN/lm/syp (For possible action)

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RELATED INFORMATION:

**APN:**

177-09-210-013; 177-09-210-024; 177-09-210-025 ptn

**LAND USE PLAN:**

ENTERPRISE - ENTERTAINMENT MIXED-USE

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 7686 Las Vegas Boulevard South
- Site Acreage: 4.2 (portion)
- Project Type: Supper club with accessory structure
- Building height: 10 feet, 5 inches (accessory structure)
- Square Feet: 3,100 (supper club)/127.5 (firewood accessory structure)
- Parking Required/Provided: 179/270

**Site Plan**

The plan depicts a proposed restaurant (Hattie Marie's BBQ) located in the northerly suites of the in-line retail building to the west of an existing hotel. Access to the site is from Robindale Road and Las Vegas Boulevard South via a cross access driveway from the Las Vegas Premium Outlet Mall South. Parking is located around the exterior of the parcel and on the west side of the restaurant building. The proposed firewood storage accessory structure is in the existing parking area to the north of the suite adjacent to the drainage channel. The structure will remove 1 parking space.

**Landscaping**

There are no proposed or required changes to the existing landscaping.

### Elevations

The proposed accessory structure has an overall height of 10 feet 5 inches. Exterior materials include painted stucco siding, metal cap and painted metal doors to match the existing trash enclosure.

### Floor Plan

The proposed accessory structure consists of 127.5 square feet and is an enclosure for firewood to be used by the restaurant. The restaurant and supper club consists of 3,100 square feet and includes dining, bar, kitchen, restrooms, and office areas.

### Signage

Signage is not a part of this request.

### Applicant's Justification

The applicant indicates that the proposed use and structure is consistent and compatible with the existing development in the area. The smoked BBQ establishment has been growing in popularity for some time, and the addition of dine-in with alcohol service will be attractive to patrons and will enhance the existing shopping center.

### **Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-0154-16	Commercial center with retail, restaurants, personal services, jewelry store, and offices	Approved by BCC	May 2016
DR-0518-17	Hotel, site lighting, and signage for hotel	Approved by BCC	July 2014
DR-0087-14	Four story, 55 foot high, 108 room hotel with site lighting	Approved by BCC	March 2014
UC-0130-05	Shopping center with hotel/condominium complex	Approved by BCC	April 2005
ZC-137-91 & UC-203-91	Reclassified to H-1 zoning for an expansion to the shopping center	Approved by BCC	October 1991

### **Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North & West	Entertainment Mixed-use	H-1	Retail & shopping center (part of the Las Vegas Premium Outlet Mall South)
South	Neighborhood Commercial	H-1	Hotel & undeveloped
East	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential & place of worship

### **STANDARDS FOR APPROVAL:**

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

## **Analysis**

### **Current Planning**

#### Use Permit & 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.

Staff finds that adding supper club to the restaurant is an appropriate use for the site. The proposed location of the accessory structure (firewood storage) is set back from the right-of-way and screened in part by the existing retail buildings. Adding the proposed uses and structure should not pose a negative impact to the surrounding establishments; therefore, staff does not object to the applicant's 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 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:** BRIAN WOLFE

**CONTACT:** BRIAN WOLFE, KWDG, 6585 ESCONDIDO STREET, SUITE D, LAS VEGAS, NV 89119