

09/06/22 PC AGENDA SHEET

SUPPER CLUB
(TITLE 30)

SPRING MOUNTAIN RD/POLARIS AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-22-0393-ROHANI PARVEZ:

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

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce parking; **2)** throat depth; and **3)** departure distance.

DESIGN REVIEW for a supper club on 1.0 acres in an H-1 (Limited Resort and Apartment) Zone.

Generally located on the northeast corner of Spring Mountain Road and Polaris Avenue within Paradise. JJ/sd/syp (For possible action)

RELATED INFORMATION:

APN:

162-17-110-034; 162-17-110-035

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the required parking to 67 spaces where 80 spaces are required per Table 30.60-1 (a 16% reduction).
2. Reduce the throat depth of Polaris Avenue to 1 foot where 25 feet is required per Uniform Standard Drawing 222.1 (a 96% reduction).
3. Reduce the departure distance on Polaris Avenue to 68 feet where 190 feet is required per Uniform Standard Drawing 222.1 (a 64% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3336 Spring Mountain Road
- Site Acreage: 1
- Project Type: Supper club with karaoke
- Building Height (feet): 31
- Square Feet: 11,791
- Parking Required/Provided: 80/67

Site Plans

The plans depict an existing commercial building located in the center portion of 2 parcels surrounded with 67 existing parking spaces. Access to the property is from both Spring Mountain Road and Polaris Avenue. The existing trash enclosure is in the northeast corner of the parcel adjacent to an existing commercial use. Although aspects of the existing parking lot and building do not meet current Title 30 standards, the development met Clark County development standards at the time it was built; therefore, a waiver of development standards is not required for standards such as pedestrian walkways.

Landscaping

The plans depict landscape areas located in the southeast portion of the parcel adjacent to the Spring Mountain Road ingress/egress driveway, a 3 foot wide landscape area behind the existing attached sidewalk along Spring Mountain Road to the corner of Polaris Avenue, and a landscape area in the northwest portion of the site, adjacent to the other existing ingress/egress driveway. Although aspects of the existing landscaping do not meet current Title 30 standards, landscaping was not required at the time of development; therefore, a waiver of development standards is not required for landscaping along the street and parking lot landscaping.

Elevations

The plans depict an existing commercial building proposed as a supper club, is 28 feet in height to the top of parapet wall, stucco finish with metal trellis, glazed storefront windows, and architectural enhancements.

Floor Plans

The plans depict a dining room, bar, waiting area, service areas, restrooms, office, locker room, prep rooms and kitchen, patio area, and 17 karaoke rooms.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states the requests is for a proposed restaurant with bar and karaoke rooms in an existing commercial building. The applicant states that with the request to reduce parking, valet parking will be provided and the owner to the north will allow on-site parking after hours.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0295-11	Retail sales	Approved by PC	August 2011
UC-0413-07 (ET-0332-08)	Extension of time for (UC-0413-07) - expired	Approved by BCC	January 2009
UC-0141-08	Retail sales	Approved by PC	April 2008

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0413-07	Resort hotel with a design review for kitchens in the rooms - expired	Approved by BCC	July 2007

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Entertainment Mixed-Use	H-1	Recreational facility
South	Entertainment Mixed-Use	H-1	Resort Hotel
East	Entertainment Mixed-Use	M-1	Commercial building
West	Entertainment Mixed-Use	M-1	Secondhand sales

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Use Permit

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 a supper club to this location is an appropriate use for the site. A variety of uses have been approved within this existing commercial building, including retail sales and a resort hotel, and staff does not anticipate any negative impacts from the proposed supper club. The proposed use should not pose a negative impact to the surrounding establishments, nor impact any residential uses since the site is surrounded by commercial, industrial, and public facility uses and will provide an additional amenity for the immediate area and promote economic vitalization; therefore, staff can support the request.

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.

Waiver of Development Standards #1

Staff can support the reduction in on-site parking due to the fact the applicant will provide valet parking for customers and states the property owner to the north will allow for use of its on-site parking after hours. Staff finds that the applicant's request is not detrimental to the site. The

existing commercial building was built in 1974 under the development regulations at the time; therefore, staff can support this request.

Design Review

The commercial development design and proposed use as a supper club is compatible with the existing development in the area. The redesign of the existing commercial building façade is an enhancement by updating the colors, adding a metal trellis, and adding additional windows and doors. While not incorporating all development standards within the existing site, the applicant has worked with staff to design the site to the best layout possible for adequate circulation throughout the site. Landscaping is proposed to provide an aesthetically pleasing design that will reduce the visual impact on the neighboring properties and the street scape. The overall proposal is an upgrade to the existing conditions.

Public Works - Development Review

Wavier of Development Standards #2

Staff has no objection to the reduction in the throat depth for the Polaris Avenue commercial driveway. Having 2 ingress driveways will assist with on-site circulation, reducing the impact to the flow of traffic on Polaris Avenue.

Wavier of Development Standards #3

Staff has no objection to the reduction in the departure distance for the Polaris Avenue commercial driveway. The applicant has placed the driveway as far north as the site will allow.

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

- 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 any other County issued permit, license, or approval; 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

- Drainage study and compliance;
- Traffic study and compliance;
- Reconstruct any unused driveways with full off-site improvements.
- Applicant is advised that off-site improvement permits may be required.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

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: ROHANI PARVEZ

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