

SUPPER CLUB
(TITLE 30)

FLAMINGO RD/TORREY PINES DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-22-0511-PHOENIX PLAZA HOLDINGS, LLC:

USE PERMIT to reduce the separation from an on-premises consumption of alcohol (supper club) use to a residential use on a portion of 4.3 acres in a C-2 (General Commercial) Zone.

Generally located on the north side of Flamingo Road and the east side of Torrey Pines Drive within Spring Valley. JJ/bb/syp (For possible action)

RELATED INFORMATION:

APN:

163-14-803-007 ptn

USE PERMIT:

Reduce the separation from an on-premises consumption (supper club) use to a residential use to 40 feet where 200 feet is required per Table 30.44-1 (an 80% decrease).

LAND USE PLAN:

SPRING VALLEY - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 6370 W. Flamingo Road, Suites 1 & 2
- Site Acreage: 4.3 acres (portion)
- Project Type: Supper club
- Number of Stories: 1
- Building Height (feet): 15
- Square Feet: 2,360
- Parking Required/Provided: 258/294

Site Plan

The plan depicts a 2,360 square foot supper club with a hookah bar and lounge on the northwest end of an existing shopping center building. The parking is located on the south and north sides of the building and is shared with the neighboring businesses, and there is a drive aisle northwest of the subject building separating the building from the residential development to the north. The site has access points along Flamingo Road and Torrey Pines Drive. No changes are proposed to

the site design. The proposed hookah lounge is located within 2 existing commercial units. The main entrance is located on the south side of the units and faces the parking spaces.

Landscaping

Landscaping has been installed throughout the site and along both Flamingo Road and Torrey Pines Drive. Changes to landscaping are not required or proposed as a part of this request.

Elevations

The pictures show an existing commercial center with earth tone stucco exterior, varied roof facades, and covered pedestrian walkways along the south side of the building.

Floor Plans

The plans depict 1,505 square feet of dining and hookah space with a 12 seat service counter. The remainder of space is made-up of 2 bathrooms, an office, and kitchen space.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the proposed hookah lounge and restaurant will operate a supper club and be limited to those that are 21 years of age or older. The hookah lounge/restaurant and supper club will have a person checking identification and enforcing the age requirement.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-19-0904	Hookah lounge - expired	Approved by PC	January 2020
UC-1235-02	Place of worship	Approved by PC	October 2002
UC-0315-99	Hypnotherapy business - expired	Approved by PC	April 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-1	Single family residential
South	Public Use	P-F	Guinn Junior High
East	Neighborhood Commercial	C-P	Medical clinic
West	Neighborhood Commercial	C-1	Childcare facility

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. Staff reviews use permit requests to ensure compatibility with existing and planned developments in the surrounding area. Staff finds that the use is appropriate since there should be no negative impacts to the surrounding area. The residential property is located north of the existing buildings and on the opposite side of the entrance to the building. While this property shares a property line with residential uses, there is a drive aisle and block wall separating the uses, and approximately 70 feet exist between the adjacent homes and commercial building. In addition, existing parking and circulation will not negatively impact the residential uses; therefore, staff is in support of 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 the installation and use of cooling systems that consumptively use water will be prohibited; approval of this application does not constitute or imply approval of a liquor or gaming license or 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:

APPROVALS:

PROTESTS:

APPLICANT: SANYE BORANTO

CONTACT: SANYE BORANTO, 6370 W. FLAMINGO RD., SUITE 1-2, LAS VEGAS, NV
89103