

11/15/22 PC AGENDA SHEET

SUPPER CLUB
(TITLE 30)

MARYLAND PKWY/PEBBLE RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-22-0559-HIGHLAND & STERLING, LLC:

USE PERMIT for on-premises consumption of alcohol (supper club and service bar) in conjunction with a restaurant within an existing commercial complex on a portion of 9.0 acres in a C-1 (Local Business) Zone.

Generally located on the east side of Maryland Parkway and the north side of Pebble Road within Paradise. MN/sd/syp (For possible action)

RELATED INFORMATION:

APN:

177-14-410-016 ptn

LAND USE PLAN:

WINCHESTER/PARADISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 8716 S. Maryland Parkway, Suite 120-130
- Site Acreage: 9 (portion)
- Project Type: On-site consumption of alcohol (supper club)
- Square Feet: 3,906 (lease area)
- Parking Required/Provided: 385/661

Site Plans

The plans show a proposed supper club with a service bar in conjunction with a restaurant (Delhi Indian Cuisine) within an existing commercial complex zoned C-1 and C-P in the northeast portion of the complex. The building and lease area are located within the C-1 zoned portion of the parcel, located on the west side of the site, centrally located along the Maryland Parkway street frontage. Access to the site is from both Maryland Parkway and Pebble Road. The proposed use does not require any additional parking requirements than what currently exists at the site.

Landscaping

No changes are proposed or required to the existing landscaping.

Elevations

The plans depict an existing 1 story building with stucco siding, decorative tile, sconces roofing.

Floor Plans

The plans depict a 3,906 square foot lease area with area designated for dining, bar area and area for kitchen, office storage, and restrooms.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that the proposed supper club use is consistent with the immediate area and will provide economic activity to the retail center with a mix of uses that cater to many visitors. In addition, single family residences are over 200 feet away and buffered by Maryland Parkway and other buildings.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|---------------------------|---|-----------------|-------------|
| ADR-22-900148 | Water kiosk | Approved by ZA | April 2022 |
| WS-21-0103 | Alternative parking lot landscaping, alternative driveway geometrics, design review for restaurant with drive-thru and alternative landscaping for the pad site to the west of the proposed supper club | Approved by BCC | May 2021 |
| ADR-19-900499 | Smog kiosk | Approved by ZA | August 2021 |
| UC-0359-17 | Recreational facility | Approved by PC | June 2017 |
| UC-0438-15 | Service bar with restaurant | Approved by PC | August 2018 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|--------------|---|------------------------|---|
| North & East | Compact Neighborhood | R-3 | Undeveloped & multiple family residential |
| South | Corridor Mixed-Use | C-2 | Retail |
| West | Mid-Intensity Suburban Neighborhood (up to 8 du/ac) | R-2 | Single family residential |

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 finds that the use is appropriate since there should be no negative impacts to the surrounding area. The proposed use is consistent with the existing and adjacent uses and the supper club should not negatively impact the surrounding area. The supper club will place no additional demands on the site in terms of required parking, landscaping, or design features; therefore, staff can support these 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 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

- 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: Paradise - approval.

APPROVALS:

PROTESTS:

APPLICANT: HH & KA, LLC

CONTACT: HOFLAND AND TOMSHECK, 228 S. 4TH STREET, LAS VEGAS, NV 89101