

01/03/23 PC AGENDA SHEET

SUPPER CLUB
(TITLE 30)

RAINBOW BLVD/SHELBOURNE AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-22-0635-HSJC INVESTMENTS LTD:

USE PERMIT to reduce the separation from a supper club to a residential use in conjunction with an existing shopping center on 3.0 acres in a C-2 (Commercial General) Zone.

Generally located on the southeast corner of Rainbow Boulevard and Shelbourne Avenue within Enterprise. JJ/sd/syp (For possible action)

RELATED INFORMATION:

APN:

176-14-213-002

USE PERMIT:

Reduce the separation between a supper club and a residential use to 175 feet where 200 feet is the standard per Table 30.44-1 (a 9% reduction).

LAND USE PLAN:

ENTERPRISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 8370 S. Rainbow Boulevard
- Site Acreage: 3
- Project Type: Supper club
- Number of Stories: 1
- Building Height (feet): 20
- Square Feet: 3,751
- Parking Required/Provided: 181/173

Site Plan

The plan depicts a proposed supper club located in a building in the southwest portion of an existing shopping center. Four other similarly sized buildings are located in the shopping center, and parking is distributed throughout the site. A previous application (VC-1495-06) was approved for a reduction in parking spaces. Access to the site is provided by 2 driveways on Rainbow Boulevard and 1 driveway on Shelbourne Avenue. A trash enclosure and loading space

are located on the north side of the subject building. The existing residential uses which requires the separation waiver are located along the eastern parcel line.

Landscaping

No changes to landscaping are required or proposed with this application.

Elevations

The subject building features a combination of pitched/gable tile roofs and parapet screen walls along the roofline. The maximum height of the building is 20 feet to the center ridge of the roof. Exterior walls include decorative stone veneer, painted stucco, doors and windows, and an overhead roll-up door on the south elevation. No changes are proposed to the existing building elevations.

Floor Plans

The plans depict a dining area, office, kitchen, bar, hallway, and restrooms.

Signage

Signage is not a part of this request.

Applicant’s Justification

The proposed use will be conducted entirely within a portion of the existing building referenced as Pad E on the site plan, which is located at the southwest corner of the property. Since the front door of the proposed use is approximately 175 feet from the edge of the building and not from the front entrance to the existing R-2 single family residential development to the east. The applicant is requesting a use permit to reduce the separation from a supper club use to a residential use to 175 feet where 200 feet is required by Code. Therefore, the applicant hereby respectfully requests the approval of its request for a use permit to reduce the separation from a supper club use to the existing residential uses to the east.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0788-15	Kennel	Approved by PC	January 2016
VC-1495-06	Reduced parking and a design review for a commercial center	Approved by PC	December 2006
TM-0618-05	1 lot commercial subdivision	Approved by PC	December 2005
ZC-0221-03	Reclassified the site to C-2 zoning	Approved by BCC	December 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & South	Corridor Mixed-Use	C-2	Retail & undeveloped

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
East	Mid-Intensity Neighborhood (up to 8 du/ac)	R-2	Single family residential
West	Neighborhood Commercial	R-E	Undeveloped

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.

The proposed use is consistent with the existing and adjacent uses and the supper club should not negatively impact the surrounding area. The shopping center was designed and built to accommodate any added facility demands that the supper club may generate, such as additional parking and pedestrian traffic. There has been no indication that the existing parking would be inadequate for the existing uses as well as the proposed supper club. The distance from the eastern property line, and with no outdoor seating, significantly minimizes the impact of the supper club. The proposed supper club use adds to the existing mixture of uses within the center and complies with the Master Plan. As a result, staff can support this 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 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; 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: DIRT DOG, INC.

CONTACT: ARGENTUM LAW, 6037 S. FORT APACHE ROAD, SUITE 130, LAS VEGAS, NV 89148