

02/16/21 PC AGENDA SHEET

SUPPER CLUB
(TITLE 30)

RAINBOW BLVD/MESA VERDE LN

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-20-0596-SOUTHWEST MARKETPLACE STA, LLC:

USE PERMITS for the following: 1) reduce the separation of a proposed supper club to an existing residential use; and 2) reduce the separation from a proposed outside dining/drinking area to a residential use in conjunction with an existing shopping center on a 1.3 acre portion of 16.0 acres in a C-2 (Commercial General) Zone.

Generally located on the south side of Mesa Verde Lane and the east side of Rainbow Boulevard within Enterprise. MN/sd/jd (For possible action)

RELATED INFORMATION:

APN:

176-11-416-003 ptn

USE PERMITS:

1. Reduce the required separation from an on-premises consumption of alcohol establishment (supper club) to a residential use to 160 feet where 200 feet is the standard per Table 30.44-1 (a 20% reduction).
2. Reduce the required separation from an outside dining/drinking area to a residential use to 182 feet where 200 feet is the standard per Table 30.44-1 (a 9% reduction).

LAND USE PLAN:

ENTERPRISE - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: 7910 - 8060 S. Rainbow Boulevard
- Site Acreage: 1.3 (portion)
- Project Type: Supper club/outdoor dining
- Number of Stories: 1
- Building Height (feet): 41
- Square Feet: 1,795 (indoor seating)/209 (outdoor patio)
- Parking Required/Provided: 587/851 (entire center)

Site Plan

The overall site plan shows an existing shopping center (Southwest Marketplace) with 6 existing buildings containing various retail uses, 1 fuel station, and 1 proposed building in the northeast portion of the center. The property is accessed via 7 commercial driveways; 2 from Mesa Verde Lane, 3 from Rainbow Boulevard, and 2 from Windmill Lane. The existing 21,500 square feet of retail space will accommodate multiple tenants. The other portion of the building, 11,500 square feet, will be for various retail tenants. Additional parking, landscaping, walkways, and crosswalks are shown. The proposed supper club will be in a building located in the northeastern portion of the parcel adjacent to residential uses.

Landscaping

Landscaping is not a part of this application.

Elevations

The proposed building is a mixture of cement plaster and stone veneer with sloped metal canopies and concrete roof tiles to match the existing shopping center.

Floor Plans

The plans depict a 1,795 square foot supper club with bar, seating area, cashier, cooking, kitchen, restrooms, and outdoor seating. The proposed outdoor patio is approximately 209 square feet and will utilize a protective barrier around the patio to separate pedestrians from diners.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that the restaurant will include outdoor dining and drinking in conjunction with a proposed supper club. The proposed uses currently are closer than 200 feet to existing residential neighborhoods. The proposed supper club will have alcohol consumption with both indoor and outdoor seating area. The applicant states that a supper club is no more intensive than a typical restaurant and is within an existing shopping center where other similar types of uses have been approved throughout the County. Tentative hours of operation will be 4:00 p.m. to 11:00 p.m., closed on Tuesday's.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0862-17	65 foot high mono-pine cellular tower	Approved by PC	December 2017
DR-0042-17	Restaurant with drive-thru within an existing shopping center (now a separate parcel)	Approved by BCC	March 2017
DR-0818-16	Building addition to an existing shopping center	Approved by BCC	January 2017
TM-0197-08	Commercial subdivision for a shopping center	Approved by PC	January 2009

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1271-05	Reclassified a previously approved commercial center to C-2 zoning	Approved by BCC	October 2005
DR-0142-03	Commercial center	Approved by PC	March 2003
VS-1697-02	Vacated and abandoned patent easements and rights-of-way	Approved by BCC	February 2003
ZC-0252-02	Reclassified the subject property to C-2 zoning - expired	Approved by BCC	May 2002
ZC-1006-01	Reclassified the subject parcel to C-2 zoning - expired	Approved by BCC	October 2001
ZC-0122-98	Original reclassification of the subject property to C-2 zoning - expired	Approved by BCC	May 1998

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential High (8 du/ac to 18 du/ac)	R-3	Multiple family complex
South	Commercial General & Residential High (8 du/ac to 18 du/ac)	C-1 & R-4	Undeveloped & multiple family apartment complex
East	Residential Suburban (up to 8 du/ac)	R-2	Single family residential
West	Commercial Neighborhood	C-1	Commercial uses & 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 Comprehensive 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 proposed use complies with Urban Land Use Policy 7 of the Comprehensive Master Plan, which encourages land uses that are complementary and of similar scale and intensity. The use is compatible and appropriate with the existing and adjacent commercial uses. Staff also does not have any safety concerns due to the location of the outside dining/drinking area. Pictures provided by the applicant indicate that the outside dining/drinking area is aesthetically pleasing and appropriate at this location. The proposed supper club and associated outdoor dining area should not have an adverse or negative impact on the surrounding area or the abutting commercial uses. Therefore, staff recommends approval.

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 Comprehensive 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.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and 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: VALENCIAN GOLD

CONTACT: JEFFREY WEISS, 8020 S. RAINBOW BLVD., SUITE 100-565, LAS VEGAS, NV 89139