

09/07/21 PC AGENDA SHEET

SUPPER CLUB
(TITLE 30)

MARYLAND PKWY/TROPICANA AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-21-0379-MARYLAND CROSSING LLC:

USE PERMIT to reduce the separation from a proposed supper club to an existing residential use in conjunction with an existing restaurant within an existing shopping center on a portion of 4.5 acres in a C-2 (General Commercial) Zone.

Generally located on the east side of Maryland Parkway, 300 feet south of Tropicana Avenue within Paradise. JG/sd/jo (For possible action)

RELATED INFORMATION:

APN:

162-26-101-011 ptn

USE PERMIT:

Reduce the separation between a proposed supper club and an existing residential use to 11 feet where 200 feet is required per Table 30.44-1 (a 95% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: 5006 S. Maryland Parkway, Suite 22
- Site Acreage: 4.5 (portion)
- Project Type: Supper club
- Square Feet: 4,000
- Parking Required/Provided: 229 parking spaces (shopping center)

Site Plan

This is a request to reduce the separation distance between a proposed supper club to an existing residential use within an existing shopping center originally constructed in 1974. The plan depicts an existing 61,280 square foot shopping center consisting of 6 buildings situated on 4.5 acres. The existing restaurant occupies a tenant suite within the center of the shopping center approximately 11 feet from the existing residential property line to the east and approximately 49 feet from the residential building.

Landscaping

All street and site landscaping exists, and no additional landscaping is proposed or required.

Elevations

The elevations (photographs) show a 1 story building constructed of brick, aluminum storefronts, and a metal awning over the pedestrian walkway along the frontage of the building. No changes to the existing elevations are proposed.

Floor Plans

The plans depict a 4,000 square foot tenant suite consisting of a bar, various tables and booths for dining patrons, kitchen, walk-in cooler and freezer, storage area/office, and restroom facilities.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states the restaurant will serve African cuisine with a casual dining experience and will operate business hours from 11:00 a.m. to 3:00 a.m., 7 days a week. A use permit will allow for the applicant to have the ability to serve alcohol on-site and function as a supper club.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0852-16	Supper Club - expired	Approved by PC	January 2017
ADR-0187-13	Place of worship	Approved by ZA	March 2013
UC-0018-08	Check cashing - expired	Approved by PC	February 2008
VC-1448-99 (ET-0354-04)	Second extension of time for a tattoo parlor - time limit removed	Approved by PC	January 2005
VC-1448-99 (ET-0381-01)	First extension of time for a tattoo parlor	Approved by PC	December 2001
VC-1448-99	Tattoo parlor	Approved by PC	November 1999
VC-1581-98	Check cashing	Approved by PC	October 1998

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & South	Commercial General	C-2	Commercial retail
East	Residential Urban Center (18 to 32 du/ac)	R-5	Multiple family residential

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
West	Residential Urban Center (18 to 32 du/ac)	R-4	Multiple 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 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. Staff finds the in-line commercial building along the east property line adequately buffers the location of the proposed supper club from the multiple family development. The use is compatible and appropriate with the existing and adjacent commercial uses and should not have an adverse or negative impact on the surrounding area or shopping center. A previous supper club was approved for this complex and recently expired. The proposed supper club places no additional demands on the site in terms of required parking, landscaping, or other design or utility service features; therefore, 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 Comprehensive 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.

Building Department - Fire Prevention

- 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: EUDORA MORDI-OZIGBU

CONTACT: EUDORA MORDI-OZIGBU, SOUL OF AFRIKA CORP, 4972 S. MARYLAND PKWY, LAS VEGAS, NV 89119