

HOOKAH LOUNGE &
SUPPER CLUB
(TITLE 30)

ROBINDALE RD/LAS VEGAS BLVD S

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-21-0377-7680 SOUTH LAS VEGAS BLVD, LLC:

USE PERMITS for the following: **1)** hookah lounge; and **2)** on-premises consumption of alcohol (supper club) in conjunction with a proposed restaurant within an existing commercial building on 5.0 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone.

Generally located on the north side of Robindale Road and the east side of Las Vegas Boulevard South within Enterprise. MN/jor/jo (For possible action)

RELATED INFORMATION:

APN:

177-09-210-005

LAND USE PLAN:

ENTERPRISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Address: 7680 Las Vegas Boulevard South, Suite 211
- Site Acreage: 5
- Project Type: Hookah lounge with a proposed supper club
- Number of Stories: 1
- Building Height (feet): 32
- Square Feet: 51,875 (overall building area)/6,512 (applicant's lease space)
- Parking Required/Provided: 271/272

Site Plan

The site plan depicts an existing retail and restaurant building on the southwest corner of Las Vegas Boulevard South and Robindale Road. The building is a part of the overall shopping center of the Premium South Outlet Mall. The L-shape building has entrances to the lease spaces which primarily face a northeasterly direction. Access to the site is provided via driveways along Las Vegas Boulevard South and Robindale Road. Furthermore, cross-access is provided via internal drive aisles throughout the shopping mall. Parking is located along the perimeter of the site, including parking spaces adjacent to the building and shared parking to the north and eastern parcels.

Currently, there are 3 restaurants on-site, primarily located on the northwest corner of the building. With this application, the applicant is proposing a supper club which offers their customers hookah and live entertainment within the easternmost lease space (Suite 211).

In addition, UC-0477-16 was previously approved and only 5 out of 16 requested uses were approved, they are the following: restaurants, art gallery studio, personal services (salon & spa), photography studio, and a sporting goods establishment. The Notice of Final Action letter states that no more than 3 restaurants to be on the property and none of the restaurants to serve alcohol. In addition to the applicant's request to allow a hookah lounge and a proposed supper club, the applicant will also be applying for a waiver of conditions to waive the condition of approval allowing only 3 restaurants on-site and none to serve alcohol.

Landscaping

Perimeter landscaping and parking lot landscaping is located throughout the site. No changes to the landscaping are proposed or required with this request.

Elevations

Elevation plans depict a 1 story commercial building with an overall height of 32 feet. The existing exterior materials include stucco walls, a parapet roof, and black aluminum store front and window systems.

Floor Plans

The submitted floor plans include the following: a reception desk, dining area, office, storage, restrooms, back of house areas, and a DJ booth area.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that Penthouse Restaurant and Lounge will operate as a supper club which offers hookah and live entertainment for their patrons. Hookah is a highly requested feature, and the applicant would like to include this service with meals and/or drinks. The applicant is also proposing live entertainment such as a DJ or a live jazz band to be conducted indoors only. The proposed establishment will also have special celebrity guests hosting dinner parties. Hours of operation will be Monday through Thursday from 5:00 p.m. to 2:00 a.m., Friday from 5:00 p.m. to 3:00 a.m., and Saturday and Sundays from 11:00 a.m. to 3:00 a.m. Lastly, hookah will be served 7 days a week with no outside dining, and music will be played from 5:00 p.m. to 10:00 p.m., while certain nights will have a live jazz band.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0477-16	Allowed restaurants, art gallery studio, personal services, photographic studio, and sporting goods	Approved by BCC	September 2016

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-0324-15	Exterior façade model and landscape improvement of an existing shopping center	Approved by ZA	April 2015
ADR-0097-06	Exterior tower feature in conjunction with an existing shopping center	Approved by ZA	February 2006
TM-0217-95	1 lot commercial subdivision for the existing Las Vegas South Premium Outlets	Approved by PC	September 1995
ZC-137-91	Reclassified the site and the remaining undeveloped areas of Las Vegas South Premium Outlets	Approved by BCC	October 1991

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	H-1	FedEx Office Print Center & Premium South Outlet & restaurant pad-sites
South	Commercial Tourist	H-1	Bootleggers Italian Bistro
East	Commercial Tourist	H-1	Marriot Hotel & retail/restaurant buildings
West	Commercial Tourist	H-1	Undeveloped

Related Applications

Application Number	Request
WC-21-400124 (UC-0477-16)	A waiver of conditions of a use permit to allow more than 3 restaurants and to allow alcohol to be served on-site is a companion item on this agenda.

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. The applicant's request to allow a hookah lounge and a supper club within the lease space can be supported since the location of the commercial building is located within an existing commercial node with a variety of uses. The proposed supper club is surrounded by existing retail, restaurants, offices, and restaurant pad sites. Furthermore, including hookah services with a proposed supper club is a compatible use within the existing commercial building. Staff does not foresee any negative impacts of the applicant's 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; 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; 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: Enterprise - approval.

APPROVALS:

PROTESTS:

APPLICANT: PENTHOUSE RESTAURANT & LOUNGE

CONTACT: PENTHOUSE RESTAURANT & LOUNGE, 7680 S. LAS VEGAS BLVD, STE 211, LAS VEGAS, NV 89123