

10/05/21 PC AGENDA SHEET

SUPPER CLUB
(TITLE 30)

DEWEY DR/POLARIS AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-21-0412-HERBST FAMILY LIMITED PARTNERSHIP II:

USE PERMIT for a supper club.

DESIGN REVIEW for a supper club in conjunction with a parking garage, warehouse, and convenience store with gasoline station on 4.0 acres in an M-1 (Light Manufacturing) (AE-60) Zone.

Generally located on the south side of Dewey Drive, the north side of Russell Road, and the west side of Polaris Avenue within Paradise. MN/jt/jo (For possible action)

RELATED INFORMATION:

APN:

162-29-401-013; 162-29-401-014; 162-29-401-016

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Address: 3440 & 3480 W. Russell Road
- Site Acreage: 4
- Project Type: Supper club
- Number of Stories: 1
- Supper Club Height (feet): 32
- Square Feet: 16,663
- Parking Required/Provided: 160/713

Overview

WS-20-0294 was previously approved for a parking garage in conjunction with an existing warehouse and convenience store with gasoline station. This application is for a supper club on the first floor of the previously approved parking garage.

Site Plan

The site plan depicts a proposed supper club located on the first floor in the northeast portion of an approved parking garage. An outside dining area is located on the north side of the supper club, and access to the supper club is provided by stairs and a ramp to the sidewalk along Dewey

Drive to the north and stairs to Polaris Avenue to the east. Setbacks to both Dewey Drive to the north and Polaris Avenue to the east are 20 feet. Vehicular access will remain with the previously approved driveway along the west side of the site.

Additional changes to the southern portion of the site include a relocated trash enclosure and 2 new loading spaces on the east side of the existing convenience store and warehouse.

Landscaping

The pedestrian realm depicted on both Dewey Drive and Polaris Avenue is consistent with the guidelines within the Stadium District Plan accepted by the Board of County Commissioners in June 2021. For example, the plans maintain the existing attached sidewalks, followed by a 5 foot wide landscape strip, another 10 foot wide walkway, and a 5 foot wide landscape strip. This will create a total of 15 foot wide walkways (5 foot wide sidewalk and a 10 foot wide walkway) combined with 10 feet of landscaping (two, 5 foot wide landscape strips).

The southern portion of the site will maintain the existing 9 foot wide and 7 foot wide landscape strips with the attached sidewalk along Polaris Avenue to the east of the convenience store and gasoline station.

Elevations

Materials for the exterior of the supper club will include a painted aluminum fascia, glass overhead roll-up doors, metal railing, and a painted concrete retaining wall.

Floor Plans

The 16,663 square foot supper club will include an outdoor dining terrace, main dining room, bar, 2 private dining rooms, kitchen, office suite, and restrooms.

Signage

Signage is not a part of this request.

Applicant’s Justification

According to the applicant, the proposed supper club use, design, and pedestrian realm are all appropriate for the area and complement the abutting Allegiant Stadium.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-20-0294	Parking garage	Approved by BCC	August 2020
VC-0321-99	Turf landscaping	Approved by PC	April 1999
VC-1118-97	75 foot high freestanding sign	Approved by PC	August 1997
UC-0752-97	100 foot high flag pole	Approved by BCC	July 1997

Prior Land Use Requests

Application Number	Request	Action	Date
VC-0153-97	Reduced parking for a warehouse	Approved by PC	March 1997
ZC-1579-93	Reclassified the southern portion of the site to M-1 zoning for a convenience store with gasoline pumps and an office/warehouse	Approved by BCC	October 1993
ZC-0246-90	Reclassified the northern portion of the site and the parcel to the west to M-1 zoning for a warehouse and office building	Approved by BCC	October 1990

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	M-1	Undeveloped
South	Commercial Tourist	M-1	Convenience store with gasoline station
East	Commercial Tourist	H-1	Allegiant Stadium
West	Public Facilities	M-1	NV Energy substation & parking lot

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Current Planning

Use Permit

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 proposed supper club is an appropriate use for the area around Allegiant Stadium. The use will provide an additional amenity for patrons before and after events at the stadium. In addition, the use will help transform the existing industrial area to an entertainment district, which is consistent with the goals of the recently accepted Stadium District Plan.

Design Review

The design of the supper club includes pedestrian access to both Dewey Drive and Polaris Avenue. The pedestrian access, along with the outside dining and the location of the supper club near the street frontages, helps create a strong pedestrian connection for the evolving entertainment area and activates the pedestrian realm. In addition, the sidewalks and street landscaping are consistent with the design recommendations in the Stadium District Plan. As a result, staff can support the 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

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- 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

- Drainage study and compliance;
- Traffic study and compliance;
- If required by the traffic study, a queuing analysis must be approved by Public Works - Development Review Division.
- Applicant is advised that off-site improvement permits may be required.

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: TIMOTHY P. HERBST

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