

10/19/21 PC AGENDA SHEET

SUPPER CLUB
(TITLE 30)

FLAMINGO RD/HOWARD HUGHES PKWY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-21-0479-BRE/HC LAS VEGAS PPTY HOLDING:

USE PERMITS for the following: **1)** outdoor dining, drinking and cooking; and **2)** on-premises consumption of alcohol (supper club) in conjunction with an existing shopping center on 3.2 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone.

Generally located on the northeast corner of Howard Hughes Parkway and Flamingo Road within Paradise. TS/bb/jo (For possible action)

RELATED INFORMATION:

APN:

162-16-811-015

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Address: 325 Hughes Center Drive and 340 East Flamingo Road
- Site Acreage: 3.2
- Project Type: Supper club
- Number of Stories: 1
- Building Height (feet): 38
- Square Feet: 14,160
- Parking Required/Provided: 142/149

Site Plan

The site plan depicts an existing retail development in 1 building on the west side of the property. Access is provided through a driveway from Hughes Center Drive and by cross-access with the property to the east. The required 142 parking spaces were calculated by using the restaurant parking requirement for the entire building; this ensures adequate parking. Parking is located to the north, south, and east of the building. Existing outdoor patio areas are located on the north and south sides of the building with primary access from inside tenant spaces.

Landscaping

There are existing landscape areas consisting of trees, shrubs, and groundcover adjacent to Howard Hughes Parkway, Hughes Center Drive, and Flamingo Road.

Elevations

The existing 1 story building has a flat roof behind parapet walls with heights between 22 feet and 38 feet. Exterior walls are a combination of stucco, stone veneer, decorative metal panels, and glass curtain wall systems.

Floor Plans

The floor plans depict a 14,160 square foot building with up to 7 suites and dedicated outdoor dining areas on the north and south ends of the building.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant is applying for special use permits in the H-1 zone for a supper club with outside dining and drinking. The proposed restaurant will continue the recent history of restaurants operating out of this building with outdoor seating. The previous restaurant was permitted to operate, but has been closed for over a year, leading to an expired permit and the need for this application.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0597-15	Retail center restaurants, office uses, and personal services	Approved by PC	October 2015
WS-0739-13	Signage for Starbucks	Approved by BCC	December 2013
UC-0704-12	Restaurant (Starbucks) with waivers for alternative landscaping along Flamingo Road	Approved by PC	January 2013

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, East, & West	Commercial Tourist	H-1	Restaurants, offices, & retail sales
South	Commercial Tourist	H-1 & C-2	Hotel, adult use, & 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. The proposed use is in harmony with the purpose, goals, objectives and standards of the Plan and of the Code when considering the outdoor dining area is existing infrastructure that was successfully used for many years. The proposed supper club with outdoor dining will be adequately served by public improvements, facilities and services, and will not impose an undue burden. The available existing parking was calculated using the higher density and intensity use of restaurants for the entire building, ensuring compliance with Title 30 parking requirements.

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 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:
APPROVALS:
PROTESTS:

APPLICANT: LOLO'S CHICKEN & WAFFLES

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