

SUPPER CLUB
(TITLE 30)

SILVERADO RANCH BLVD/MARYLAND PKWY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-21-0487-1263 SILVERADO, LLC:

USE PERMITS for the following: **1)** reduce the separation from a supper club to a residential use; **2)** eliminate the pedestrian access around the perimeter of outside dining and drinking; **3)** allow primary access to outside dining and drinking to not be from within the supper club; and **4)** allow a hookah lounge.

DESIGN REVIEW for a supper club with outside dining and drinking and a hookah lounge within an existing shopping center on a portion of 3.1 acres in a C-2 (Commercial General) Zone.

Generally located on the east side of Maryland Parkway, 1,000 feet south of Silverado Ranch Boulevard within Enterprise. MN/jvm/jd (For possible action)

RELATED INFORMATION:

APN:

177-26-112-015 ptn

USE PERMITS:

1. Reduce the separation between a supper club and a residential use to 75 feet where 200 feet is required per Table 30.44-1 (a 62.5% reduction).
2. Eliminate the 4 foot wide pedestrian access around the perimeter of an outside dining and drinking area per Table 30.44-1.
3. Allow primary access to an outside dining and drinking area to not be through the interior of the supper club.
4. Allow a hookah lounge.

LAND USE PLAN:

ENTERPRISE - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: 9890 S. Maryland Parkway
- Site Acreage: 3.1 (portion)
- Project Type: Supper club with outside dining
- Building Height (feet): 45

- Square Feet: 5,447
- Parking Required/Provided: 1,445/1,495 (entire site)

Site Plans

The plans depict an existing shopping center (Silverado Ranch Place) with access from Maryland Parkway and Silverado Ranch Boulevard. Parking for the site is located throughout the shopping center. No design changes are proposed or required with this request. The scope of the request is a supper club with outside dining and a hookah lounge within an existing tenant space in the southwest portion of the shopping center.

Landscaping

All landscaping exists, which includes mature landscaping along the perimeter of the site and dispersed within the parking area. No new landscaping is proposed or required with this request.

Elevations

No changes are proposed for the existing building which consists of contemporary architectural style with painted stucco exterior in neutral tones with stone veneer accents.

Floor Plans

The plans show a 5,447 square foot supper club with a waiting area, dining room, kitchen, bar area, and an office with outside dining.

Signage

Signage is not a part of this request.

Applicant’s Justification

The applicant states that the subject tenant spaces have been utilized for supper clubs in the past and likewise the existing outdoor dining and drinking areas have been in use with the previous supper clubs.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-20-0198	Supper club	Approved by PC	June 2020
UC-20-0031	Hookah lounge for another suite in the shopping center	Approved by PC	March 2020
UC-19-0236	Recreation facility (indoor family activity center)	Approved by PC	May 2019
UC-0361-10	Outside dining for another suite in the shopping center	Approved by PC	September 2010
UC-0502-07	Check cashing	Approved by PC	June 2007
DR-1777-99	Shopping center	Approved by PC	December 1999

Prior Land Use Requests

Application Number	Request	Action	Date
DR-1241-99	Shopping center	Approved by PC	September 1999
TM-0188-98	1 lot commercial subdivision	Approved by PC	August 1998
ZC-1059-97	Reclassified the site to C-2 zoning	Approved by BCC	October 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	C-2	Shopping center
South	Residential Medium (3 to 14 du/ac) & Residential Suburban (up to 8 du/ac)	R-3 & R-2	Single family & multiple family residential
East	Residential Suburban (up to 8 du/ac)	R-2	Single family residential
West	Commercial General	C-2	Shopping center

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Use Permits & Design Review

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 outside dining areas were approved for the previous supper club. Land Use Goal 2 of the Comprehensive Master Plan encourages, in part, opportunities for a mix of uses such as commercial, office, recreational, entertainment, and other uses in close proximity to each other. The shopping center was designed and built to accommodate any added facility demands that the supper club may generate, such as additional parking and pedestrian traffic. The proposed supper club with outside dining and a hookah lounge use adds to the existing mixture of uses within the shopping center, and complies with the Comprehensive Master Plan. As a result, 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; 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 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: CANDELABRA CAFE AND LOUNGE

CONTACT: LORA DREJA, BROWN, BROWN, AND PREMSRIRUT, 520 SOUTH 4TH STREET, LAS VEGAS, NV 89101