



Planning Commission Agenda Item

Date: March 10, 2021

Item No: 6.

TO: Planning Commission

FROM: Marc Jordan, Director Land Development & Community Services
Prepared By: Sharianne Dotson

SUBJECT: SUP-03-2021 GRIDDLECAKES (Public Hearing). Applicant: Fatemah Emamzadeh. Request: A special use permit in a C-2 (General Commercial District) to allow an "On-Sale" liquor license (Beer, Wine, and Spirit Based Products) in conjunction with a restaurant. Location: 6584 North Decatur Boulevard, Suite 140. (For possible action)

RECOMMENDATION: APPROVAL WITH CONDITIONS

PROJECT DESCRIPTION: (APN 124-19-412-003).

The applicant is requesting Planning Commission approval to allow the "On Sale" of beer, wine, and spirit based products in conjunction with a restaurant. The site is located at 6584 North Decatur Boulevard, Suite 140. The site is zoned C-2, General Commercial District and the Comprehensive Plan Land Use designation for the subject site is Mixed-Use Commercial.

BACKGROUND INFORMATION:

Previous Action
N/A

RELATED APPLICATIONS:

Application #	Application Request
N/A	

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Mixed-Use Commercial	C-2, General Commercial District	Existing Commercial Development
North	Multi-Family Residential	MPC R-3, Master Planned Community Multi-Family Residential District	Existing Residential
South	Mixed-Use Commercial	C-2, General Commercial District	Existing Commercial Development
East	Mixed-Use Commercial	C-2, General Commercial District	Storage Facility
West	City of Las Vegas	Limited Commercial District	Existing Commercial Development

DEPARTMENT COMMENTS:

Department	Comments
Public Works:	No Comment.
Police:	No Comment.
Fire:	No Comment.
Clark County School District	No Comment.
Clark County Department of Aviation	No Comment.

ANALYSIS:

The applicant is requesting Planning Commission approval to allow the “On Sale” of beer, wine, and spirit based products in conjunction with a restaurant. The subject property is a 1,777 square foot suite located at 6584 North Decatur Boulevard, Suite 140. There is an adjacent restaurant which has a full “On-Sale” liquor license.

The proposed use is for an existing restaurant focused on breakfast and lunch and are requesting the special use permit to serve popular brunch drinks during the restaurants hours of 7:00 am and 3:00 pm. There are additional retail and commercial uses within the existing commercial center (Crossroads @ Towncenter). There is an existing restaurant in suite 150 with a business license for “On-Sale”. As well as a business

license for “On-Sale” of beer, wine and Spirit based products with a restaurant located in suite 120.

Architecturally, the existing building meets the Commercial Design Guideline requirements for building materials and design. The site can be accessed from four (4) entrances; two entrances from Decatur Boulevard and two entrances from Rome Boulevard. The site plan indicates the use shares parking as part of the existing commercial center. The overall center has a total of 1,846 parking spaces for the commercial center. The proposed use is within an existing restaurant and is not adding parking. Therefore, staff does not anticipate any parking concerns for the proposed use and the existing approved uses.

The applicant is required to submit a survey plat stamped by a Nevada-licensed surveyor or a notarized statement indicating that the proximity distance requirements have been met. The applicant has submitted a notarized statement attesting that the proposed establishment complies with the 400-foot separation requirement from any school, churches, parks, and daycare center.

Requirements for Approval of a Special Use Permit

In accordance with the Zoning Ordinance, the Planning Commission may, by motion, grant a special use permit if the Planning Commission finds, from the evidence presented, that all of the following facts exist:

1. The proposed use is consistent with the Comprehensive Master Plan and all applicable provisions of this Code and applicable State and Federal regulations;
2. The proposed use is consistent with the purpose and intent of the zoning district in which it is located and any applicable use-specific standards and criteria in Chapter 17.20 of this Code;
3. The proposed use is compatible with adjacent uses in terms of scale, site design, and operating characteristics (such as, but not limited to, hours of operation, traffic generation, lighting, noise, odor, dust, and other external impacts);
4. Any significant adverse impacts anticipated to result from the use will be mitigated or offset to the maximum extent practicable; and
5. Facilities and services (including sewage and waste disposal, water, gas, electricity, police and fire protection, and roads and transportation, as applicable) will be available to serve the subject property while maintaining adequate levels of service for existing development.

The proposed use is consistent with the current land use designation and the uses within the commercial center. The proposed "On-Sale" for beer, wine, and spirit based products in the C-2, General Commercial District is compatible with the surrounding neighborhood and the community and should not pose a negative impact on the surrounding uses or properties. Staff has no objections to the proposed use.

CONDITIONS:

Planning and Zoning:

1. Unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.

ATTACHMENTS:

Letter of Intent
Site Plan
Building Elevations
Floor Plan
Distance Separation Notarized Statement
Clark County Assessor's Map
Location and Zoning Map