



Planning Commission Agenda Item

Date: May 11, 2022

Item No: 16.

TO: Planning Commission

FROM: Marc Jordan, Director Land Development & Community Services
Prepared By: Amy Michaels

SUBJECT: SUP-09-2022 BUZZ HOOKAH AND BAR (Public Hearing). Applicant: Buzz Hookah Lounge and Bar, LLC. Request: A special use permit in a PUD (Planned Unit Development District) to allow a Full "On-Sale" liquor license in conjunction with a hookah lounge, banquet hall and restaurant. Location: 1366 West Cheyenne Avenue, Suites 101 and 102. Ward 2.

RECOMMENDATION: APPROVAL WITH CONDITIONS

PROJECT DESCRIPTION: (APN 139-09-801-012).

The applicant is requesting Planning Commission consideration of a special use permit to allow an "On-Sale" liquor license (Beer, Wine, and Spirit Based Products) in conjunction with a banquet hall and hookah lounge with a restaurant. The site is located at 1366 West Cheyenne Avenue, Suites 101 & 102. The location has a zoning classification of PUD, Planned Unit Development District. The Comprehensive Master Plan Land Use designation for the subject site is Community Commercial.

BACKGROUND INFORMATION:

Previous Action
City Council approved Ordinance 1552 (ZN-23-89) on November 7, 2001 for a property reclassification from C-2, General Commercial District to a PUD, Planned Unit Development District.

RELATED APPLICATIONS:

Application #	Application Request
N/A	

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Community Commercial	PUD, Planned Unit Development District	Commercial Center
North	Multi-Family Residential	PUD, Planned Unit Development District	Multi-Family Residential
South	Mixed-Use Employment	PUD, Planned Unit Development District	Industrial Warehousing
East	Multi-Family Residential	PUD, Planned Unit Development District	Vacant Goodwill Store
West	Single-Family Low	PUD, Planned Unit Development District	Commercial Center

DEPARTMENT COMMENTS:

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

ANALYSIS

The applicant is requesting Planning Commission consideration of a special use permit to allow an "On-Sale" liquor license (Beer, Wine, and Spirit Based Products) in conjunction with a restaurant, bar, and hookah lounge located 1366 West Cheyenne Avenue, Suite 101 & 102. The proposed restaurant, bar and hookah lounge is approximately 7,247 square feet and located in a PUD, Planned Unit Development District. Access to the subject site is provided by two (2) existing driveways on Cheyenne Avenue and two (2) existing driveways on Martin L. King Boulevard. According to the letter of intent, the restaurant, bar and hookah lounge is proposed to be open from 12:00 p.m. to 12 a.m., 7 days a week.

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 survey plat indicating the proposed establishment complies with the 400-foot separation requirement from any school, park, daycare or a church.

The commercial center was constructed in 2005. The commercial center consists of a Dotty's; a smoke shop; personal services establishments; retail stores; fast food restaurants; title loan business; convenience food store with gas pumps; and a marijuana dispensary.

The applicant is proposing to use two suites within the existing building. The applicant provided photographs of the existing building as part of their application. The applicant is not proposing any exterior modifications to the building. The buildings appear to be in compliance with the commercial design standards. The trash enclosures are existing at the back of the buildings and appear to be in compliance with the commercial design standards.

The required parking for an establishment requiring an "On-Sale" liquor license is one (1) space per seventy-five (75) square feet. The required parking for the proposed use is 97 parking spaces. According to the overall site plan submitted there are 323 parking spaces provided for the entire commercial center and the proposed use complies with the parking requirements.

A landscape plan was not submitted with the application. The commercial center is existing and the perimeter landscaping along Martin L. King Boulevard and Cheyenne Avenue is existing. The overall site plan indicated that there is existing foundation and parking lot landscaping which appears to be in compliance with code requirements.

The proposed use is consistent with the current land use designation and the proposed uses within the commercial center. The proposed "On-Sale" liquor license (Beer, Wine, and Spirit Based Products) in conjunction with a restaurant, bar and hookah lounge in the PUD, Planned Unit Development 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.

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.

CONDITIONS:

Planning and Zoning:

1. That, unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
2. Marijuana is prohibited from being used in the hookah lounge.

ATTACHMENTS:

Letter of Intent
Site Plan
Floor Plan
Elevations
Distance Survey
Clark County Assessor's Map
Location and Zoning Map