



Planning Commission Agenda Item

Date: January 13, 2021

Item No: 9.

TO: Planning Commission

FROM: Marc Jordan, Director Land Development & Community Services
Prepared By: Robert Eastman

SUBJECT: SUP-48-2020 ALIANTE PARCEL 40 (ALIANTE & CENTENNIAL) (Public Hearing). Applicant: Nason Khomassi. Request: A special use permit in an MPC C-1 (Master Planned Community Neighborhood Commercial District) to allow a supper club. Location: Generally the northeast corner of Centennial Parkway and Aliante Parkway.

RECOMMENDATION: APPROVAL WITH CONDITIONS

PROJECT DESCRIPTION: (APN 124-20-813-008).

The applicant is requesting a special use permit to allow a supper club within the Aliante Master Planned Community. The site is zoned MPC C-1, Master Planned Community Neighborhood Commercial District, and is located on the northeast corner of Aliante Parkway and Centennial Parkway. The Comprehensive Plan, Land Use Element, identifies this site as Neighborhood Commercial and is consistent with the land use plan for the community.

BACKGROUND INFORMATION:

Previous Action
UN-01-19 was approved by the Planning Commission on January 9, 2019 to allow a Convenience Food Restaurant. (Dutch Bros)
UN-02-19 was approved by the Planning Commission on January 9, 2019 to allow a Convenience Food Store with Gas Pumps. (Green Valley Grocery)
UN-03-19 was approved by the Planning Commission on January 9, 2019 to allow a Tavern. (Village Pub)

RELATED APPLICATIONS:

Application #	Application Request
N/A	

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Neighborhood Commercial	MPC C-1, Master Planned Community Neighborhood Commercial District	Developing Commercial Center
North	Neighborhood Commercial	MPC R-1, Master Planned Community Single-Family Residential District	Existing Residential
South	Neighborhood Commercial	MPC C-1, Master Planned Community Neighborhood Commercial District	Developing Commercial Center
East	Neighborhood Commercial	MPC R-1, Master Planned Community Single-Family Residential District	Existing Residential
West	Neighborhood Commercial	MPC C-1, Master Planned Community Neighborhood Commercial District	Developing Commercial Center

DEPARTMENT COMMENTS:

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

ANALYSIS

Note: The developments in the Aliante Master Planned Community are regulated by the Aliante Development Agreement supplemented by specific development standards, design guidelines, and master sign plans. The development agreement requires developments to adhere to the versions of Title 16 and Title 17 in effect on November 2001. Therefore, the analysis presented may deviate from the current standards.

The applicant is requesting Planning Commission approval to allow a supper club in a neighborhood center within the Aliante Master Planned Community. Two “on-sale” uses (supper club) were originally proposed for this site by the master developer, and were approved by the Planning Commission in 2004. A tavern was approved by the Planning Commission on January 9, 2019 with UN-03-19 and is currently under development.

The current zoning code, while not applicable to Aliante, would not allow a supper club at this location. The current code requires a 500 foot separation from existing residential uses. The code in effect for Aliante does not have a distance separation requirement and the supper club could be approved with a Special Use Permit. The site plan is in substantial compliance with the Aliante Development Guidelines.

The proposed supper club is part of a multi-building commercial center. The proposed center contains five buildings: an existing bank, a tavern (UN-03-19), a convenience food store with gas pumps (UN-02-19) and the convenience food restaurant (UN-01-19). The last building is for the proposed supper club. The supper club is approximately 6,792 square feet in size. The supper club contains 2,450 square feet of indoor dining area and a 533 square foot cantina (bar). According to the applicant's letter of intent the supper club intends and requests that only five (5) gaming machines be permitted with the supper club.

The required parking for the entire site is 207 off-street parking spaces; 98 spaces for the existing tavern, 21 for the existing bank, 24 for the convenience food store with gas pumps, 4 spaces for the convenience food restaurant and 60 for the proposed supper club. The applicant has provided 210 parking spaces and is in compliance with the Aliante parking standards.

The applicant is providing a minimum of 20 feet of landscaping along the property line to the north and east and is in compliance with the landscaping requirements. Most of the landscaping was provided when the site was originally developed and some additions have been provided with the development of the tavern and convenience store. This use permit should be subject to the same landscaping condition as UN-01, 02, & 03-19. Specifically, a double row of trees with pyracanthas located between the trees, should be provided along the north and east property lines.

Foundation landscaping has been provided. Six feet of foundation landscaping is required around every commercial building. The site plan indicates that palm trees and shrubs will be provided around the building. Additionally, landscaping is provided

adjacent to the trash enclosure. The remaining landscaping areas within the parking lot are being developed with the other uses on the site.

Architecturally, the submitted plans are substantially in compliance with the Aliante Commercial Design Guidelines. The plans depict stucco and brick veneer wainscoting around the exterior. The building is flat roofed, with a short parapet, and metal accents. The colors appear to be light beige, yellow and coral. These colors may be in compliance, but a final review will be required during the building permit. The building should include a small cornice element to help with the definition of the building and the brick veneer should be replaced with the same stone veneer used on the other buildings in this development.

Requirements for Approval of a Special Use Permit

Supper clubs are permitted as a special use in the MPC C-1, Master Planned Community Neighborhood Commercial District. 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 criteria are satisfied:

1. That the proposed use at the particular location is necessary or desirable to provide a service or facility which will contribute to the general well-being of the neighborhood or the community.
2. That such use will not, under the circumstances of the particular case, be detrimental to the health, safety or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity.
3. That the proposed use will comply with the regulations and conditions specified in this code for such use.
4. That the granting of this special use permit will not adversely affect the master plan of the City.

The proposed supper club is located approximately 66 feet from the residential development to the north. A tavern/restaurant or supper club use contains equal parts bar area and restaurant area. Additionally, with the reduced number of gaming machines and smaller bar area, the proposed supper club is appropriate at this location.

CONDITIONS:

PLANNING & ZONING:

1. That, unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances, including the Aliante Design Guidelines and Development Standards.
2. A double row of offset trees placed 20 feet on center with pyracantha shrubs shall be placed along the northern and eastern property lines adjacent to the residences.
3. A maximum of five (5) gaming machines shall be allowed within the bar (cantina) area.

PUBLIC WORKS:

4. All known geologic hazards, shall be shown on any preliminary development plans and civil improvement plans. Subsequent identification of additional hazards may substantially alter development plans.
5. Approval of a drainage study update is required prior to submittal of the civil improvement plans.
6. Approval of a traffic study is required prior to submittal of the civil improvement plans. Please contact Traffic Engineering at 633-2676 to request a scope. A queuing analysis may be required.

ATTACHMENTS:

Public Works Memorandum
Letter of Intent
Site Plan
Floor Plan
Elevations
Clark County Assessor's Map
Location and Zoning Map