



# Planning Commission Agenda Item

Date: August 11, 2021

Item No: 4.

**TO:** Planning Commission

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

**SUBJECT: SUP-43-2021 BORN AND RAISED (Public Hearing).** Applicant: Town Lounge North Las Vegas, LLC. Request: A special use permit in a C-2 (General Commercial District) to allow an “On-Sale” liquor license (Full-On-sale) with restricted gaming. Location: Approximately located at southwest corner of Craig Road and Arcata Way. (Ward 2).

**RECOMMENDATION: APPROVAL WITH CONDITIONS**

**PROJECT DESCRIPTION:** (APN 139-02-311-001)

The applicant is requesting a special use permit to allow an “On-Sale” liquor license (Full-On-sale) with restricted gaming located approximately at the southwest corner of Craig Road and Arcata Way. The subject site has a zoning designation of C-2, General Commercial District with a Comprehensive Master Plan Land Use designation of Mixed-Use Commercial.

**BACKGROUND INFORMATION:**

Previous Action
N/A

**RELATED APPLICATIONS:**

Application #	Application Request
N/A	

**GENERAL INFORMATION:**

	Land Use	Zoning	Existing Use
<b>Subject Property</b>	Mixed-Use Commercial	C-2, General Commercial District	Undeveloped
<b>North</b>	Community Commercial	PUD, Planned Unit Development	Undeveloped
<b>South</b>	Employment	M-2, General Industrial District	Industrial Uses
<b>East</b>	Employment	M-2, General Industrial District	Industrial Uses
<b>West</b>	Employment	C-2, General Commercial District	Undeveloped

**DEPARTMENT COMMENTS:**

Department	Comments
Public Works:	See attached memorandum.
Public Works Real Property:	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 an “On-Sale” liquor license (Full-On-sale) with restricted gaming located at the southwest corner of Craig Road and Arcata Way. The proposed use is part of an overall larger commercial development. The commercial development will have retail, restaurant and other similar commercial uses. The subject site has a zoning designation of C-2, General Commercial District with a Comprehensive Master Plan Land Use designation of Mixed-Use Commercial.

The applicant is proposing an approximate 4,750 square foot building within a commercial development along Craig Road. There are four (4) access drives for the commercial development. There are three (3) access drives from Craig Road and the fourth access drive to the site is from Arcata Way.

The applicant’s site plan is showing a minimum of 15 feet of landscaping including a five

(5) foot sidewalk along Craig Road and a minimum of ten (10) feet of landscaping along the rear adjacent to the industrial buildings to the south. The perimeter landscaping appears to be in compliance with code requirements. The site plan does show parking lot landscaping per code requirements; however the foundation landscaping and trash enclosure landscaping is not being shown on the plans. The applicant will be required to provide six (6) feet of foundation landscaping adjacent to the building and trash enclosure. This can be reviewed at the time of the building permit process.

Parking for an "On-Sale" liquor license is one (1) space for every seventy-five (75) square feet. The proposed building is 4,750 square feet in size and requires sixty-four (64) parking spaces. The proposed site plan shows sixty-four (64) parking spaces and is in compliance with code requirements. The required bicycle parking is not shown on the site plan. The applicant will be required to provide one (1) bicycle parking space and this can be reviewed during the building permit process.

The applicant provided building elevations of the proposed "On-Sale" liquor establishment. The proposed building elevations show a 20 foot high one story stucco and brick building. The applicant is also proposing aluminum louvers as an accent on the building on the north (front) elevation and on the east (side) elevation. The building is proposed to be painted alabaster (tan), lazy gray, serious gray, and sea serpent (dark gray). The main portions of the building will be painted alabaster (tan) and the grays are used as accents. Elevations for the proposed trash enclosure were not provided. The enclosure is required to use similar materials and color palette as the principal building.

Staff has no objections to the proposed use. The proposed use is consistent with the C-2, General Commercial District zoning designation. The proposed use should be compatible with the adjacent commercial and industrial uses. Staff is recommending approval of the proposed use subject to conditions.

### **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. Unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
2. Trash enclosures shall use similar materials and color palette as the principal building with six (6) feet landscape islands are required on both sides of the trash enclosure
3. A minimum of 6-feet in width foundation landscaping shall be provided around the building.

**ATTACHMENTS:**

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