



AGENDA MEMO - COMMUNITY DEVELOPMENT

PLANNING COMMISSION MEETING DATE: APRIL 8, 2025
DEPARTMENT: COMMUNITY DEVELOPMENT
ITEM DESCRIPTION: APPLICANT: L. LAS VEGAS, LLC - OWNER: BOCA PARK
MARKETPLACE LV, LLC

**** STAFF RECOMMENDATION(S) ****

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
25-0010-SUP1	Staff recommends APPROVAL, subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 22

NOTICES MAILED 1381

PROTESTS 2

APPROVALS 3

**** CONDITIONS ****

25-0010-SUP1 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for an Alcohol, On-Premise Full use.
2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Division.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.
5. Approval of this Special Use Permit does not constitute approval of a liquor license.
6. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a Special Use Permit request for a proposed 3,182 square-foot Alcohol, On-Premise Full use with a 1,596 square-foot outdoor patio area for a proposed restaurant at 8704 West Charleston Boulevard, Suite #101.

ISSUES

- The Alcohol, On-Premise Full use is allowed in the C-1 (Limited Commercial) zoning district with approval of a Special Use Permit. Staff supports the request.

ANALYSIS

The subject site is zoned C-1 (Limited Commercial) and is subject to the Boca Park Marketplace Master Development Plan and Development Standards for Phase I/II. The tenant space is located within an existing shopping center that offers a variety of commercial uses and provides ample shared parking spaces. Per the submitted justification letter, the applicant intends to operate a restaurant that will offer globally inspired cuisine. According to the submitted floor plan, a 1,596 square-foot outdoor dining area is proposed.

Boca Park Phase I/II does not contain a list of permitted uses. However, the guiding document refers back to Title 19 and states that development shall be in accordance with C-1 uses. Per Title 19.12, the Alcohol, On-Premise Full use is defined as “An establishment licensed to sell alcoholic beverages, not limited to the sale of beer, wine and coolers, for consumption on the premises where the same are sold.”

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The Minimum Special Use Permit Requirements for this use include:

1. Pursuant to its general authority to regulate the sale of alcoholic beverages, the City Council declares that the public health, safety and general welfare of the City are best promoted and protected by generally requiring a minimum distance separation between an Alcohol, On-Premise Full establishment and certain other uses that should be protected from the impacts associated with that establishment. Therefore, except as otherwise provided in these Requirements, no Alcohol, On-Premise Full establishment may be located within 400 feet of any of the following uses:
 - a. Church/house of worship;
 - b. School;
 - c. Individual care center licensed for more than 12 children; or
 - d. City park

The proposed use meets this requirement, as no protected uses are located within 400 feet of the subject site.

2. The distance separation requirement set forth in Requirement 1 does not apply to the following:
 - a. An establishment which has a non-restricted gaming license in connection with a hotel having 200 or more guest rooms on or before July 1, 1992, or in connection with a resort hotel having in excess of 200 guest rooms after July 1, 1992; or
 - b. Any Alcohol, On-Premise Full use located on property within the Pedestrian Mall, as defined in LVMC Chapter 11.68; the Downtown Entertainment Overlay District, as described in LVMC 19.10.120; or the 18b Arts District, as described in Appendix F to this Title. The Special Use Permit approval may include conditions designed to mitigate any impacts related to distance separation.

This requirement is not applicable, as the subject site does not meet (a) or (b). Therefore, Requirement 1 still applies, which the proposed use meets.

The proposed use would operate within an existing shopping center meant to provide a variety of commercial uses. This proposed use is consistent with the uses allowed in the C-1 (Limited Commercial) zoning district and can be conducted in a compatible and harmonious manner with the surrounding land uses. Therefore, staff recommends approval of the Special Use Permit request, subject to conditions.

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FINDINGS (25-0010-SUP1)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

- 1. The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.**

The proposed Alcohol, On-Premise Full use would occur within an established shopping center and can be conducted in a manner that is harmonious and compatible with existing and future surrounding land uses.

- 2. The subject site is physically suitable for the type and intensity of land use proposed.**

The subject site is physically suitable for the type and intensity of land use proposed.

- 3. Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.**

The subject site can be accessed by Rampart Boulevard and Charleston Boulevard, 100-foot wide Primary Arterials as designated by the Master Plan of Streets and Highways. Both streets are adequate in size to meet the requirements of the proposed use.

- 4. Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.**

The site is subject to licensing and inspection, thus protecting the public health, safety, and general welfare.

- 5. The use meets all of the applicable conditions per Title 19.12.**

The proposed use meets all of the applicable conditions per Title 19.12.

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BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
10/29/03	The City Council approved a Special Use Permit (SUP-2833) for a proposed supper club on a portion of 0.90 acres located at 8704 West Charleston Boulevard, Suite #102.
05/09/17	The Planning Commission approved a Master Sign Plan (MSP-69663) for an existing shopping center on 72.55 acres at the northeast corner of Charleston Boulevard and Rampart Boulevard.
	The Planning Commission approved a Variance (VAR-69662) to allow three proposed 24-foot tall monument signs where 10 feet is allowed; to allow one 383 square-foot and two 208 square-foot monument signs where 75 square feet per sign is allowed; and to allow an eight-foot separation between three proposed monument signs where a minimum separation of 100 feet between signs is required 72.55 acres at the northeast corner of Charleston Boulevard and Rampart Boulevard.
07/09/19	The Planning Commission approved an Extension of Time (EOT-76473) of a previously approved Variance (VAR-69662) on 72.55 acres at the northeast corner of Charleston Boulevard and Rampart Boulevard.
10/08/19	The Planning Commission approved a Special Use Permit (SUP-77281) for a proposed 2,027 square-foot restaurant with alcohol use with 1,500 square feet of outdoor seating at 8704 West Charleston Boulevard, Suite #103.
02/26/20	The Department of Community Development - Planning Division approved a Conditional Use Verification (CUV-78476) for a Beer/Wine/Cooler On-Sale Establishment Use at 8704 West Charleston Boulevard, Suite #103.
03/11/25	The Planning Commission voted (6-0) to HOLD IN ABEYANCE the following Land Use Entitlement project request FOR A PROPOSED 3,182 SQUARE-FOOT ALCOHOL, ON-PREMISE FULL USE WITH A 1,596 SQUARE-FOOT OUTDOOR PATIO AREA at 8704 West Charleston Boulevard, Suite #101 (APN 138-32-818-010), C-1 (Limited Commercial) Zone, Ward 2 (Seaman).

<i>Most Recent Change of Ownership</i>	
07/07/05	A deed was recorded for a change in ownership.

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<i>Related Building Permits/Business Licenses</i>	
07/23/20	A building permit (C20-02802) was issued for tenant improvements at 8704 West Charleston Boulevard, Suite #101. The permit was finalized on 09/24/20.
09/08/20	A business license (G68-05895) was issued for a restaurant at 8704 West Charleston Boulevard, Suite #101. The license was marked inactive on 07/10/24.
	A business license (P67-00347) was issued for a restaurant with alcohol at 8704 West Charleston Boulevard, Suite #101. The license was marked inactive on 07/10/24.
09/15/20	A building permit (C20-02819) was issued for a steel canopy at 8704 West Charleston Boulevard.
12/26/24	A building permit (C24-03711) was issued for tenant improvements at 8704 West Charleston Boulevard, Suite #101.
01/14/25	A sign permit (#C25-00122) was processed for illuminated channel letters at 8704 West Charleston Boulevard, Suite #101. A permit has not been issued.

<i>Pre-Application Meeting</i>	
01/07/25	A pre-application meeting was held with the applicant.

<i>Neighborhood Meeting</i>	
A neighborhood meeting was not required, nor was one held.	

<i>Field Check</i>	
01/27/25	Staff conducted a routine field check and observed an existing commercial building with a vacant suite under construction.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	0.90

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<i>Surrounding Property</i>	<i>Existing Land Use Per Title 19.12</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property	Shopping Center	TOD-1 (Transit Oriented Development - High)	C-1 (Limited Commercial)
North	Shopping Center	TOD-1 (Transit Oriented Development - High)	PD (Planned Development)
South	Shopping Center	TOD-1 (Transit Oriented Development - High)	C-1 (Limited Commercial)
East	Residential, Multi-Family	M (Medium Density Residential)	R-3 (Medium Density Residential)
West	Shopping Center	TOD-1 (Transit Oriented Development - High)	C-1 (Limited Commercial)

<i>Master and Neighborhood Plan Areas</i>	<i>Compliance</i>
Las Vegas 2050 Master Plan Area: Angel Park	Y
Boca Park I & II	Y
<i>Special Area and Overlay Districts</i>	<i>Compliance</i>
No Applicable Special Area or Overlay Districts	N/A
<i>Other Plans or Special Requirements</i>	<i>Compliance</i>
Trails - Shared Use Trail (Charleston Boulevard) - Constructed	Y
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

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DEVELOPMENT STANDARDS

Street Name	Functional Classification of Street(s)	Governing Document	Actual Street Width (Feet)	Compliance with Street Section
Rampart Boulevard	Primary Arterial	Master Plan of Streets and Highways Map	100	Y
Charleston Boulevard	Primary Arterial	Master Plan of Streets and Highways Map	100	Y
Merialdo Lane	Local Street	Title 13	60	Y

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Shopping Center	51,172 GFA	1:250 GFA	205				
TOTAL SPACES REQUIRED			205		407		Y
Regular and Handicap Spaces Required			198	7	399	8	Y