



AGENDA MEMO - COMMUNITY DEVELOPMENT

PLANNING COMMISSION MEETING DATE: JANUARY 14, 2025
DEPARTMENT: COMMUNITY DEVELOPMENT
ITEM DESCRIPTION: APPLICANT: NEVADA BREW WORKS - OWNER: JAN SUMMERLIN, LLC

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
24-0617-SUP1	Staff recommends APPROVAL, subject to conditions	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 22

NOTICES MAILED 1384

PROTESTS 0

APPROVALS 0

**** CONDITIONS ****

24-0617-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

The applicant is requesting a Special Use Permit for a proposed Alcohol, On-Premise Full use in the proposed brewery at 820 South Rampart Boulevard, Suite #110.

ISSUES

- An Alcohol, On-Premise Full use is permitted in the C-1 (Limited Commercial) zoning district with the approval of a Special Use Permit.

ANALYSIS

The applicant has proposed to operate a 4,294 square-foot Alcohol, On-Premise Full use with a 1,289 square-foot outdoor patio area at 820 South Rampart Boulevard, Suite #110. The subject site is zoned C-1 (Limited Commercial) and is subject to Title 19 development standards. The tenant space is an existing brewery and was previously a grocery store.

Boca Park Phase I/II does not contain a list of permitted uses. However, the guiding document defers back to Title 19 and states that development shall be in accordance with C-1 (Limited Commercial) uses. Under Title 19, 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." The proposed use meets this definition. An approved Special Use Permit is required for any establishment proposing an Alcohol, On-Premise Full use.

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 Alcohol, On-Premise Full establishment meets this requirement as it is not within 400 feet of any of the uses listed above.

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2. The distance separation requirement set forth in Requirement 1 does not apply to the following: 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 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.

The requirement set forth in Requirement 1 apply to the subject site, however it is not within 400 feet of any of the uses listed in Subsection 1.

The proposed Alcohol, On-Premise Full is compatible with surrounding land uses. The surrounding land uses include a variety of commercial uses. 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. Therefore, staff recommends approval of the requested Special Use Permit.

FINDINGS (24-0617-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 can be conducted in a manner that is harmonious and compatible with the existing surrounding uses.

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

The subject site can physically accommodate the proposed Alcohol, On-Premise Full use and is in close proximity to retail and restaurant uses in a strip mall development.

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- 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.**

Access to the subject site is provided from Rampart Boulevard and Charleston Boulevard, both 100-foot Primary Arterials, as designated by the Master Plan of Streets and Highways. Both streets are adequate in size to support all existing uses and 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 proposed Alcohol, On-Premise Full use will be subject to regular inspections during rehabilitation of the building itself by the Department of Building and Safety, and regular inspections by the Department of Community Development – Business Licensing Division once a business license has been issued thus protecting the public health, safety, and welfare.

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

The proposed Alcohol, On-Premise Full use has met the requirements set forth by both Title 19.12.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
04/27/98	The City Council approved the request for a Site Development Plan Review [Z-0030-92(5)] on property located on the northeast corner of Rampart Boulevard and Charleston Boulevard for a proposed 433,240 square-foot retail shopping center including 21 retail pad sites. The Planning Commission recommended approval.
06/14/99	The City Council granted an Appeal [Z-0030-92(7)]; thereby approving the Site Development Plan Review on property located on the northeast corner of Charleston Boulevard and Rampart Boulevard for a proposed commercial development consisting of 434,967 square feet of retail and 58,418 square feet of office uses within Phase I of the previously approved Boca Park Phase I shopping center. The Planning Commission recommended denial.

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<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
06/18/24	The Planning Commission approved the request for a Special Use Permit (24-0215-SUP1) for a proposed 49,883 square-foot Alcohol, Off-Premise Full use in conjunction with a proposed grocery store with a Waiver to allow a zero-foot separation from another Alcohol, Off-Premise Full establishment where 1,000 feet is required at 820 South Rampart Boulevard. Staff recommended approval.
11/12/24	The Planning Commission Approved Special Use Permits (24-0455-SUP1 and SUP2) for a 3,281 square-foot Alcohol Production, Craft use with a 1,289 square-foot outdoor patio area and Gaming Establishment, Restricted use (1 to 5 machines) at 820 South Rampart Boulevard, Suite #110. Staff recommended approval.

<i>Most Recent Change of Ownership</i>	
07/29/21	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
07/11/24	A building permit (#C23-03095) was issued for tenant improvements at 820 South Rampart Boulevard, Suite #110. This permit has not been finalized.
12/09/24	A building permit (#C24-03790) was processed in for tenant improvements to convert this suite into a brew pub at 820 South Rampart Boulevard, Suite #110. This permit has not been issued.

<i>Pre-Application Meeting</i>	
A pre-application meeting was not required, nor was one held.	

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

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Field Check	
12/03/24	Staff conducted a routine field check and observed a vacant commercial building. No issues were noted.

Details of Application Request	
Site Area	
Net Acres	6.03

Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Shopping Center	TOD-1 (Transit Oriented Development - High)	C-1 (Limited Commercial)
North	General Retail Store, Other Than Listed	TOD-1 (Transit Oriented Development - High)	PD (Planned Development)
	Financial Institution, General		
	Restaurant		
	Alcohol, Off-Premise Full		
South	General Personal Service	TOD-1 (Transit Oriented Development - High)	C-1 (Limited Commercial)
	Pet Shop		
	General Retail Store, Other Than Listed		
East	General Retail Store, Other Than Listed		
West	Restaurant		
	Animal Hospital, Clinic, or Shelter (with No Outside Pens)		

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<i>Master and Neighborhood Plan Areas</i>	<i>Compliance</i>
Las Vegas 2050 Master Plan Area: Angel Park	Y
Boca Park Master Development Plan Phase 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	N/A
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

<i>Street Name</i>	<i>Functional Classification of Street(s)</i>	<i>Governing Document</i>	<i>Actual Street Width (Feet)</i>	<i>Compliance with Street Section</i>
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

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

<i>Parking Requirement</i>							
<i>Use</i>	<i>Gross Floor Area or Number of Units</i>	<i>Required</i>			<i>Provided</i>		<i>Compliance</i>
		<i>Parking Ratio</i>	<i>Parking</i>		<i>Parking</i>		
			Regular	Handicapped	Regular	Handicapped	
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