



AGENDA MEMO - COMMUNITY DEVELOPMENT

PLANNING COMMISSION MEETING DATE: NOVEMBER 12, 2024
DEPARTMENT: COMMUNITY DEVELOPMENT
ITEM DESCRIPTION: APPLICANT: THE DOBERMAN, LLC - OWNER: LAS VEGAS
ARTS DISTRICT DEVELOPMENT, LLC

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
24-0524-SUP1	Staff recommends APPROVAL, subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 25

NOTICES MAILED 610

PROTESTS 0

APPROVALS 0

**** CONDITIONS ****

24-0524-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.

Staff Report Page One
November 12, 2024 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is proposing to operate an Alcohol, On-Premise Full and Nightclub use at 1025 South 1st Street, Suite #100 within the C-2 (General Commercial) zoning district.

ISSUES

- An Alcohol, On-Premise Full use is permitted in the C-2 (General Commercial) zoning district with the approval of a Special Use Permit.
- The subject site previously operated as the “Artiface Bar.”
- The Nightclub use is a conditional use in the C-2 (General Commercial) zoning district, which the subject site has met. Conditional Use Verification (101606-CUV) was administratively approved on 07/10/24.

ANALYSIS

The applicant is proposing to operate a lounge, “The Doberman,” with a D.J. and dancing after 10:00 p.m. on the weekends. The floor plan depicts a lounge with booth type seating and bar side seating. The lounge includes a kitchen, office and restrooms.

Title 19.12 describes an Alcohol, On-Premise Full use 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 Minimum Special Use Permit Regulations 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.

Staff Report Page Two**November 12, 2024 - Planning Commission Meeting**

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.

The subject site meets the minimum Special Use Permit regulations and staff recommends approval of the Special Use Permit with conditions.

FINDINGS (24-0524-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 existing surrounding land uses within Area 1 of the Downtown Master Plan.

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

The subject site is located within the 18b Las Vegas Arts District which is physically suitable for the type and intensity of the 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 is easily accessed from Charleston Boulevard via Art Way which are both adequate in size to meet the requirements of the proposed use.

Staff Report Page Three

November 12, 2024 - Planning Commission Meeting

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 use is subject to oversight by multiple governmental agencies to ensure the public health, safety, and welfare or the overall objectives of the General Plan are not compromised.

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

The proposed use meets all applicable conditions per Title 19.12.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
01/12/21	The Planning Commission approved a request for a Special Use Permit (20-0321-SUP1) for a proposed 4,000 square-foot Tavern-Limited Establishment use at 1025 South 1st Street. Staff recommended approval.
07/10/24	Staff administratively approved a request for a Conditional Use Verification (101606-CUV) at 1025 South 1st Street, #100 for a Nightclub use.
10/03/24	Staff administratively approved a request for a Conditional Use Verification (101734-CUV) at 1025 South 1 st Street, #100 for an Alcohol, On-Sale Beer/Wine use.

<i>Most Recent Change of Ownership</i>	
03/2015	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
09/06/24	A Building Permit Application (C24-02784) was received for a Tenant Improvement at 1025 South 1 st Street, Suite #100. The permit application is currently under review.

<i>Pre-Application Meeting</i>	
10/03/24	Staff provided the applicant a submittal checklist for the proposed Alcohol, On-Premise Full Special Use Permit application.

Staff Report Page Four

November 12, 2024 - Planning Commission Meeting

Neighborhood Meeting

A neighborhood meeting was not required, nor was one held.

Field Check

10/17/24

Staff performed a routine field check where the vacant suite was observed. No issues were noted by staff.

Details of Application Request**Site Area**

Gross Acres

0.64

Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Alcohol, On-Premise Beer/Wine	MXU (Mixed Use)	C-2 (General Commercial)
	Non-profit		
	Theatre		
	General Personal Service		
North	Utility Substation	PF (Public Facilities)	C-V (Civic)
South	Office, Other Than Listed	C (Commercial)	C-2 (General Commercial)
	Museum		
	General Personal Service		
	Alcohol, On-Premise Full		
	General Retail Store, Other Than Listed		
East	Parking Lot	MXU (Mixed Use)	C-2 (General Commercial)
West	Museum	MXU (Mixed Use)	C-M (Commercial / Industrial)

Staff Report Page Five

November 12, 2024 - Planning Commission Meeting

<i>Master and Neighborhood Plan Areas</i>	<i>Compliance</i>
Las Vegas 2050 Master Plan Area: Downtown Las Vegas	Y
Vision 2045 Downtown Las Vegas Master Plan: 18b Las Vegas Arts District	Y
<i>Special Area and Overlay Districts</i>	<i>Compliance</i>
No Applicable Special Area or Overlay Districts	N/A
DTLV-O (Downtown Las Vegas Overlay) District - Area 1	Y
LW-O (Live/Work Overlay) District	Y
<i>Other Plans or Special Requirements</i>	<i>Compliance</i>
Trails	N/A
Las Vegas Redevelopment Plan Area 1	Y
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

<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>
1 st Street	Collector	Master Plan of Streets and Highways	80	Y
Boulder Avenue	Collector	Master Plan of Streets and Highways	80	Y

Staff Report Page Six
November 12, 2024 - Planning Commission Meeting

Parking Requirement - Downtown (Areas 1-3)							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Alcohol, On-Premise Full	4,000 SF	1:50 SF Public Areas					
		1:200 SF Remaining					
Nightclub	Maximum Capacity	One space for every 3 persons at maximum capacity.					
TOTAL SPACES REQUIRED				0		Y*	

**Projects located within the Downtown Las Vegas Overlay (Area 1) are not subject to the automatic application of parking requirements.*