



AGENDA MEMO - COMMUNITY DEVELOPMENT

PLANNING COMMISSION MEETING DATE: JANUARY 14, 2025
DEPARTMENT: COMMUNITY DEVELOPMENT
ITEM DESCRIPTION: APPLICANT: AMPLECHO, LLC - OWNER: STICKY 2, LLC

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
24-0573-SUP1	Staff recommends APPROVAL, subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 22

NOTICES MAILED 324

PROTESTS 0

APPROVALS 0

**** CONDITIONS ****

24-0573-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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Public Works

8. Coordinate with the Environmental Compliance & Enforcement staff of the Department of Public Works to locate any required grease interceptor and sand/oil interceptors in acceptable locations prior to submittal of sewer-related plans. Comply with the recommendations and requirements of the Environmental Compliance & Enforcement staff prior to issuance of permits. The team may be contacted at 702-229-6594 or emailed at ece@lasvegasnevada.gov.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a Special Use Permit request for a proposed 3,325 square-foot Alcohol, On-Premise Full use with a 400 square-foot outdoor patio area at 1301 South Main Street, Suite #160.

ISSUES

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

ANALYSIS

The subject site is zoned C-M (Commercial/Industrial) and located in the Downtown Las Vegas Overlay 18b Arts District. It is subject to the Appendix F: Interim Downtown Las Vegas Development Standards for Area 1. The proposed tenant space is located within an existing commercial building with restaurant, bar and nightclub establishments. The applicant is proposing to operate a 3,325 square-foot restaurant that will serve alcoholic beverages with 400 square feet of outdoor dining space. According to the submitted justification letter, the restaurant and bar will offer an upscale food menu with a vintage sound experience.

Projects located in Area 1 of the Downtown Las Vegas Overlay are not subject to the automatic application of parking requirements. Based on the proposed use and the submitted floor plan, 110 to 193 parking spaces are required based on the weighted requirement in Title 19.09. However, the subject site provides no on-site parking. While there is no on-site parking provided, there is on-street parking provided on Main Street as well as a nearby bus stops and bicycle facilities for customers.

Per 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 the definition as the applicant is proposing to sell alcoholic beverages for on premise consumption.

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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.

The subject site is located within the 18b Arts District, therefore the distance separation requirement set forth in Requirement 1 does not apply.

The applicant adheres to all the requirements for the Alcohol, On-Premise Full use. Staff finds that the proposed use can be conducted in a manner that is harmonious and compatible with the surrounding area. Therefore, staff recommends approval, subject to conditions.

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FINDINGS (24-0573-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 restaurant, bar, and retail uses, and with 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 Main Street, a 100-foot wide Primary Arterial, and Colorado Avenue, an 80-foot wide Collector street, as designated by the Master Plan of Streets and Highways map. The streets are adequate in size to meet the needs 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>	
04/10/18	The Planning Commission approved a Site Development Plan Review (SDR-72768) for a 17,731 square-foot commercial development located at 1301 South Main Street. Staff recommended approval.
05/11/21	The Planning Commission approved Site Development Plan Review (21-0139-SDR1) for a 17,731 square-foot commercial development located at 1301 South Main Street. Staff recommended approval.
10/12/21	The Planning Commission approved Site Development Plan Review (21-0503-SDR1) for a 3,952 square-foot nightclub area located at 1301 South Main Street. Staff recommended approval.
03/08/22	The Planning Commission approved a Special Use Permit (22-0019-SUP1) for a 3,969 square-foot tavern-limited establishment use with 357 square feet of outdoor seating area located at 1301 South Main Street. Staff recommended approval.
09/21/22	The City Council approved a Special Use Permit (22-0316-SUP1) for a 1,693 square-foot Alcohol, On-Premise Full use located at 1301 South Main Street. Staff recommended approval.
10/11/22	The Planning Commission approved a Special Use Permit (22-0465-SUP1) for a 3,328 square-foot Alcohol, On-Premise Full use with 198 square feet of outdoor seating at 1301 South Main Street. The entitlement was deemed expired as of 10/11/24.
04/16/24	A Code Enforcement case (#CE24-02615) was processed for reported loud music at 1301 South Main Street. The case was resolved on 06/18/24.

<i>Most Recent Change of Ownership</i>	
06/26/18	A deed was recorded for a change in ownership.

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Related Building Permits/Business Licenses	
01/18/22	A building master package permit (PRC21-00112) was issued for the construction of a two-story shell commercial building at 1301 South Main Street. The permit was finalized 01/18/22.
12/26/23	A building permit (#C23-02233) was issued for tenant improvements for Brewhouse at 1301 South Main Street, Suite #160. The permit has not been finalized.
01/31/24	A business license (P71-00085) was issued for a bar [Bar Ginza] at 1301 South Main Street, Suite #170. The license is active.
03/20/24	A business license (G72-01447) was issued for a nightclub [Swan Dive] at 1301 South Main Street, Suite #200. The license is active and set to renew on 03/01/25.
04/10/24	Business licenses (G71-01056) and (P70-00286) were issued for a restaurant with full bar [Palate] at 1301 South Main Street, Suite #110. The licenses are active.
04/22/24	A business license (P72-00113) was processed for a restaurant with alcohol at 1301 South Main Street, Suite #160. A license has not been issued.

Pre-Application Meeting	
10/28/24	A pre-application meeting was held with the applicant.

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

Field Check	
12/03/24	Staff conducted a routine field check and observed an existing vacant suite within a commercial building.

Details of Application Request	
Site Area	
Net Acres	0.33

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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	Restaurant	C (Commercial)	C-M (Commercial/Industrial)
	Alcohol, On-Premise Full		
	Nightclub		
North	General Retail Store, Other Than Listed		
	Alcohol, On-Premise Full		
South	Undeveloped		
East	Alcohol, On-Premise Full	MXU (Mixed Use)	C-2 (General Commercial)
	Restaurant		
	Residential, Multi-Family		
West	General Retail Store, Other Than Listed	C (Commercial)	C-M (Commercial/Industrial)

<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>
DTLV-O (Downtown Las Vegas Overlay) District - Area 1	Y
LW-O (Live/Work Overlay) District	N/A
<i>Other Plans or Special Requirements</i>	<i>Compliance</i>
Trails	N/A
Las Vegas Redevelopment Plan Area - Area 1	Y
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
Main Street	Primary Arterial	Master Plan of Streets and Highways Map	100	Y
Colorado Avenue	Collector Street	Master Plan of Streets and Highways Map	80	Y

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 (proposed)	1,696 SF	1 per 50 SF public seating and waiting plus 1 per 200 SF remaining GFA	34				
	1,629 SF		9				
Nightclub	447 Occupants (6,735 SF indoor and 3,952 SF outdoor patio)	1:3 persons at maximum capacity	149				

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Parking Requirement - Downtown (Areas 1-3) continued..							
Use	Gross Floor Area or Number of Units	Required		Provided		Compliance	
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Tavern-limited establishment [Palate]	3,220 SF	1 per 50 SF public seating and waiting plus 1 per 200 SF remainin g GFA	64				
	1,106 SF		6				
Alcohol, On-Premise Full [Bar Ginza]	453 SF	1 per 50 SF public seating and waiting plus 1 per 200 SF remainin g GFA	10				
	541 SF		3				
TOTAL SPACES REQUIRED (unweighted)			275				
TOTAL SPACES REQUIRED (weighted requirement; see below)			110-193		0		N/A
Regular and Handicap Spaces Required			268	7	0	0	N/A
Downtown Form Based Code Parking Standards - Title 19.09.100.G							
Parking Standards High Load - Zone 3			Between 40% and 70%		0		N/A

Projects located within the Downtown Las Vegas Overlay District may be evaluated based on a weighted parking requirement as detailed in Title 19.09.100. This table compares the Title 19.12 parking requirements for this project with the weighted requirement in Title 19.09, but is not determinative of code conformance. Projects located within the Downtown Las Vegas Overlay (Area 1) are not subject to the automatic application of parking requirements. However, the above table should be used to illustrate the requirements of an analogous project in another location in the City.