



AGENDA MEMO - COMMUNITY DEVELOPMENT

CITY COUNCIL MEETING DATE: OCTOBER 16, 2024
DEPARTMENT: COMMUNITY DEVELOPMENT
ITEM DESCRIPTION: APPLICANT: HANK SERRANO – OWNER: SUMMERLIN PLAZA, LLC

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
24-0360-SUP1	Staff recommends APPROVAL, subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 31

NOTICES MAILED 991

PROTESTS 8

APPROVALS 2

**** CONDITIONS ****

24-0360-SUP1 CONDITIONS

Planning

1. Conformance to the approved conditions for Site Development Plan Review (SC-0001-99).
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 ****

PROJECT DESCRIPTION

The applicant is requesting a Special Use Permit for a proposed 1,120 square-foot Pubs, Bars, and Lounges use [Alcohol, On-Premise Full] with a 120 square-foot outdoor patio area at 9430 West Lake Mead Boulevard, Suite #9, located within Sun City Summerlin.

ISSUES

- The Pubs, Bars and Lounges use is permitted in the P-C (Planned Community) zoning district with approval of a Special Use Permit. Staff supports this request.
- There are no minimum Special Use Permit requirements for the Pubs, Bars and Lounges use in Summerlin, including those for distance separation from protected uses.
- The Title 19.12. equivalent land use for this Special Use Permit request is the Alcohol, On-Premise Full use.

ANALYSIS

The subject site is zoned P-C (Planned Community) with a Commercial Sun City Summerlin special land use designation. The applicant currently operates a pizzeria restaurant at this location, which is part of a shopping center consisting of other general retail and restaurant uses. The existing pizzeria was established through business license (#G71-02636) and now wants to include the sale of full on-premise alcohol at this establishment. In Summerlin, this land use is termed “Pubs, Bars and Lounges,” which requires a Special Use Permit. There are no minimum Special Use Permit requirements for the Pubs, Bars and Lounges use, including distance separation requirements. There are no uses in this area that would be considered protected uses in the areas outside of Summerlin, including churches, schools, and child centers.

The Pubs, Bars and Lounges use is defined as “a place where the sale and service of alcoholic beverages are sold by the drink, where meals are not required.” According to this applicant’s submitted floor plan, the existing restaurant consists of 1,120 square feet of indoor dining and back of house operations with a 120 square-foot outdoor patio area.

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The proposed hours of operation are from 11:00 a.m. to 9 p.m. Monday through Thursday and 11 a.m. to 8 p.m. on Sunday. This site is part of a commercial subdivision with various uses and shared parking facilities. With the proposed Pubs, Bars and Lounges use, a sufficient number of parking spaces will be provided to accommodate the uses within the shopping center.

As the proposed use meets all code requirements and can be operated compatibly with the adjacent commercial uses, staff recommends approval of this Special Use Permit, subject to conditions.

FINDINGS (24-0360-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 Pubs, Bars, and Lounges use would be located within an existing facility and can be conducted in a harmonious and compatible manner with the existing commercial uses in the surrounding area.

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

The subject site is located within an existing commercial shopping center which has sufficient parking spread throughout the development. As 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 from Lake Mead Boulevard, a 100-foot Primary Arterial and Del Webb Boulevard, a 60-foot Collector Street. These roadways are sufficient in size to accommodate the proposed Pubs, Bars and Lounges 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.**

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Approval of this Special Use Permit will be subject to business license review and routine compliance inspections to ensure the public health, safety, and welfare or the overall objectives of the General Plan.

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

There are no minimum Special Use Permit requirements for a Pubs, Bars, and Lounges use.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
11/05/86	The City Council approved a request for an Annexation (A-0020-86) of property located on the south side of Cheyenne Avenue, west of Buffalo Drive. The Planning Commission and staff recommended approval.
06/03/87	The City Council approved a request for a Rezoning (Z-0044-87) from N-U (Non-Urban) to P-C (Planned Community) on property located on the south side of Cheyenne Avenue, west of Buffalo Drive. The Planning Commission and staff recommended approval.
02/17/99	The City Referral Group approved a Summerlin Site Development Plan Review (SC-0001-99) for a 32,000 square-foot shopping center at the northwest corner of Lake Mead Boulevard and Del Webb Boulevard. Staff recommended approval.
01/22/03	The City Referral Group approved a Site Development Plan Review (CRG-1522) for a 25,488 square-foot office complex at the northwest corner of Lake Mead Boulevard and Del Webb Boulevard.
12/10/13	The Planning Commission approved a Special Use Permit (SUP-51742) for a proposed 1,200 square-foot restaurant with a 240 square-foot outdoor dining area at 9430 West Lake Mead Boulevard, Suite #9.
09/10/24	The Planning Commission voted (7-0) to recommend APPROVAL on the following Land Use Entitlement project request FOR A PROPOSED 1,120 SQUARE-FOOT PUBS, BARS, AND LOUNGES [ALCOHOL, ON-PREMISE FULL] USE WITH A 120 SQUARE-FOOT OUTDOOR PATIO AREA at 9430 West Lake Mead Boulevard, Suite #9 (APN 138-18-821-004), P-C (Planned Community) Zone [Commercial Sun City Summerlin Special Land Use Designation], Ward 4 (Allen-Palenske).

<i>Most Recent Change of Ownership</i>	
05/09/24	A deed was recorded for a change in ownership.

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Related Building Permits/Business Licenses	
05/21/23	A business license (#G71-02636) was issued for a food services or café (house of pizza) with no alcohol sales at 9430 West Lake Mead Boulevard, Suite #9. The license remains active.

Pre-Application Meeting	
07/08/24	A pre-application meeting was held with the applicant to discuss the submittal requirements for a Special Use Permit.

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

Field Check	
08/01/24	Staff conducted a routine field check of the subject site and observed an existing commercial suite operating as a pizzeria. Nothing of concern was noted.

Details of Application Request	
Site Area	
Net Acres	0.52

Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Shopping Center	SC (Service Commercial)	P-C (Planned Community)
North	Residential, Single Family, Detached	ML (Medium Low Density Residential)	P-C (Planned Community)
South	Residential, Single Family, Detached	SF3 (Single Family Detached)	P-C (Planned Community)
East	Shopping Center	SC (Service Commercial)	P-C (Planned Community)
West	Residential, Single Family, Detached	M (Medium Density Residential)	P-C (Planned Community)

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Master and Neighborhood Plan Areas	Compliance
Las Vegas 2050 Master Plan Area: Summerlin North	Y
Sun City Summerlin	Y
Special Area and Overlay Districts	Compliance
No Applicable Special Area or Overlay Districts	N/A
Other Plans or Special Requirements	Compliance
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A

Other Plans or Special Requirements (cont.)	Compliance
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Street Name	Functional Classification of Street(s)	Governing Document	Actual Street Width (Feet)	Compliance with Street Section
Lake Mead Boulevard	Primary Arterial	Master Plan of Streets and Highways	100 Feet	Y
Del Webb Boulevard	Collector Street	Title 13	60 Feet	Y

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

Parking Requirement							
Use	Gross Floor Area or Number of Units	Parking Ratio	Required		Provided		Compliance
			Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Shopping Center	78,237 SF	1: 250 SF	313				
TOTAL SPACES REQUIRED			313		458		Y
Regular and Handicap Spaces Required			305	8	438	20	Y