



AGENDA MEMO - COMMUNITY DEVELOPMENT

PLANNING COMMISSION MEETING DATE: JULY 9, 2024
DEPARTMENT: COMMUNITY DEVELOPMENT
ITEM DESCRIPTION: APPLICANT: TACOS WITHOUT BORDERS, LLC - OWNER:
PATTON RAMPART, LLC

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
24-0246-SUP1	Staff recommends APPROVAL, subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 30

NOTICES MAILED 939

PROTESTS 0

APPROVALS 0

**** CONDITIONS ****

24-0246-SUP1 CONDITIONS

Planning

1. 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.
2. 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.
3. 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.
4. Approval of this Special Use Permit does not constitute approval of a liquor license.
5. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
6. 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 1,625 square-foot Pubs, Bars and Lounges use within an existing restaurant at 2255 North Rampart Boulevard, located within Sun City Summerlin.

ISSUES

- The Pubs, Bars and Lounges use is permitted in the P-C (Planned Community) zoning district with the approval of a Special Use Permit. Staff supports the 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.

ANALYSIS

The subject site is zoned P-C (Planned Community) with a Commercial Sun City Summerlin special land use designation. The subject tenant space is located within an established commercial subdivision, which offers various commercial uses such as restaurants, general retail, financial institutions, and dental office. Properties to the north, south, and west are developed with single-family residential dwellings, and a shopping center to the east. The subject tenant space currently operates as a restaurant and the applicant is proposing to offer alcohol to customers for on-premise consumption with the requested Special Use Permit (24-0246-SUP1).

In Summerlin, the proposed land use is termed "Pubs, Bars and Lounges," which requires a Special Use Permit. There are no minimum use requirements for this use. 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." The proposed use meets this definition as the applicant is proposing to serve alcoholic beverages at the existing restaurant.

The proposed use would operate within a restaurant located in an existing shopping center 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 (24-0246-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 restaurant in a commercial subdivision 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 a shopping center that 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 site can be accessed by Rampart Boulevard and Lake Mead Boulevard, both 100-foot Primary Arterials as designated by the Master Plan of Streets and Highways. 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.**

If approved, the proposed use will be subject to licensing review and inspection to ensure the protection of the public health, safety and welfare.

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.

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BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
06/03/87	The City Council approved the Reclassification of Property (Z-44-87) located south of Cheyenne Avenue between Buffalo Drive and Hualapai Way, from N-U (Non-Urban) to PC (Planned Community).

<i>Most Recent Change of Ownership</i>	
09/15/98	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
05/03/21	A building permit (#C20-00485) was issued for tenant improvement at 2255 North Rampart Boulevard. The permit was finalized on 11/05/21.
11/16/22	A business license (G70-07701) was issued for a restaurant at 2255 North Rampart Boulevard. The license is active and set to renew on 11/01/24.
08/30/23	A sign permit (#C22-04748) was issued for an illuminated wall sign at 2255 North Rampart Boulevard.

<i>Pre-Application Meeting</i>	
05/01/24	A pre-application meeting was held with the applicant and the submittal requirements for a Special Use Permit were discussed.

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

<i>Field Check</i>	
05/28/24	Staff conducted a routine field check and observed an operating restaurant within an existing shopping center. No issues were noted.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	1.50

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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	Commercial [Sun City Summerlin]	P-C (Planned Community)
North	Residential, Single Family, Attached	Attached Residential [Sun City Summerlin]	P-C (Planned Community)
South	Shopping Center	Commercial [Sun City Summerlin]	P-C (Planned Community)
East	Shopping Center	Commercial [Sun City Summerlin]	P-C (Planned Community)
West	Shopping Center	Commercial [Sun City Summerlin]	P-C (Planned Community)

<i>Master and Neighborhood Plan Areas</i>	<i>Compliance</i>
Las Vegas 2050 Master Plan Area: Summerlin North	Y
Sun City Summerlin	Y
<i>Special Area and Overlay Districts</i>	<i>Compliance</i>
P-C (Planned Community) District	Y
<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 (Development Impact Notification Assessment)	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
Lake Mead Boulevard	Primary Arterial	Master Plan of Streets and Highways Map	100	Y

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Pursuant to the Sun City Summerlin Development Standards, 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	Handi-capped	Regular	Handi-capped	
Restaurants, Night Clubs, Bars and Lounges	450 SF of service floor area 6 employees	1 space per 50 SF of service floor area and 1 space per on-duty employee	15				
Other Commercial, Retail, and Service Uses	120,000 SF	1:300 GFA	400				
TOTAL SPACES REQUIRED			415		514		Y
Regular and Handicap Spaces Required			406	9	500	14	Y