

City of Las Vegas

AGENDA MEMO - COMMUNITY DEVELOPMENT

PLANNING COMMISSION MEETING DATE: MAY 13, 2025

DEPARTMENT: COMMUNITY DEVELOPMENT

ITEM DESCRIPTION: APPLICANT: THE PEYOTE ROOM, LLC - OWNER: BLUE DREAM LV, LLC

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
25-0150-SUP1	Staff recommends APPROVAL, subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 23

NOTICES MAILED 447

PROTESTS 0

APPROVALS 0

**** CONDITIONS ****

25-0150-SUP1 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.09.050(F) for a Banquet Facility 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 Banquet Facility use, to serve full alcoholic beverages during events at 250 Pinto Lane, Suite #300.

ISSUES

- Per Title 19.09, the Banquet Facility use is permitted conditionally in the T5-N (T5 Neighborhood) zoning district.
- A Special Use Permit for a proposed Banquet Facility use is requested to allow for the ancillary sale of alcoholic beverages not limited to beer, wine, and coolers during private events. Staff supports the request.

ANALYSIS

The subject site is zoned T5-N (T5 Neighborhood) and is subject to Title 19.09.050(F) development standards. The subject site is located within an existing commercial building, with surrounding commercial buildings with offices and medical offices within the City of Las Vegas Vision 2050 Medical District area.

The applicant has requested a Special Use Permit (25-0150-SUP1) to operate a Banquet Facility use within a 2,665 square-foot tenant space. The submitted justification letter states, "Our location is well situated in the Medical District, currently the area for a development plan to increase economic development and urbanization with a medical focus. Currently, the three largest players in the area are UNLV Medical School, University Medical Center, and Valley Hospital, which provide facilities for their own internal staff and employees, but not for the general public. Additionally, there are a variety of medical clinics in the area. There is currently no facility that provides a gathering place for events or banquets, and we hope to create such a space. This space will be available to be booked for events, conferences, and lectures. Because of the location within the Medical District, we hope to promote events that further develop the medical community and enhance collaboration across institutions and individual medical clinics. We hope to serve wine and beer, which is part of the conditional use for a banquet facility license. Additionally, we hope to seek a special use permit to service liquor during events, thus expanding the number of guests booking the space."

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Per Title 19.09.050(F), the Banquet Facility use is defined as “An establishment which is rented by individuals or groups to accommodate private functions such as banquets, weddings, anniversaries, and other similar celebrations. Such a use may or may not include:

1. Kitchen facilities for the preparation or catering of food;
2. The sale of alcoholic beverages, if approved, for on-premise consumption, only during an event; and
3. Outdoor gardens or reception facilities.

The Minimum Special Use Permit Requirements for this use include:

*1. The Special Use Permit approval may also include the ancillary sale of alcoholic beverages not limited to beer, wine and coolers during private events, provided that the ancillary sale of such beverages is specifically proposed in the application.

The applicant is requesting a Special Use Permit to allow the ancillary sale of alcoholic beverages not limited to beer, wine and coolers during private events. Staff supports the request.

Pursuant to Title 19 the proposed commercial development is required to provide between 80 to 160 parking spaces. The submitted plans indicate the subject site provides 129 parking spaces which meets the minimum parking requirements. Staff finds the proposed Banquet Facility use can be conducted in a harmonious and compatible manner and therefore, recommends approval of the requested Special Use Permit, subject to conditions.

FINDINGS (25-0150-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 Banquet Facility 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.

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

The subject site is located in an existing commercial development, which is physically suitable for the Banquet Facility use.

- 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 is accessed by Pinto Lane, a 60-foot wide Minor Collector Street, as designated by the Master Plan of Streets and Highways. This street is adequate in size to meet the needs of the proposed Banquet Facility 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 Banquet Facility use will be subject to regular inspections and business licensing compliance 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 Banquet Facility use meets all of the applicable conditions per Title 19.09.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
12/18/96	The City Council approved a request for a Rezoning (Z-0108-96) from R-1 (Single Family Residence) to P-R (Professional Offices and Parking) and a Plot Plan Review for the conversion of a single family dwelling to a proposed children’s therapy center on 0.22 acres at 2020 Pinto Lane. The Planning Commission and staff recommended approval.
05/27/97	The City Council approved a request for a Rezoning (Z-0020-97) from R-1, R-3, R-4, R-5, R-E, P-R, C-1, C-2, and C-V to PD (Planned Development) for properties within the Las Vegas Medical District. The Planning Commission and staff recommended approval.
10/17/18	The City Council adopted Ordinance 6649 upon a second amendment, which amended LVMC Title 19 to add a new chapter relating to the Form-Based Code and Transect Zones and to make parallel changes in other parts of the Unified Development Code where necessary.

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Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.	
01/16/19	The City Council adopted Ordinance 6667, which amended the Interim Downtown Las Vegas Development Standards set forth in LVMC Title 19 Appendix F to remove references to the Las Vegas Medical District Plan and to make other amendments pertaining to the Form-Based Code.
	The City Council approved a request for a General Plan Amendment (GPA-73548) from LVMD (Las Vegas Medical District) to FBC (Form Based Code) on this site as part of a larger request on approximately 307 acres in the Las Vegas Medical District generally located south of U.S. Highway 95, west of Interstate 15, north of Charleston Boulevard, and east of Rancho Drive. The Planning Commission and staff recommended approval.
	The City Council approved a request for a Rezoning (ZON-73549) from PD (Planned Development) to T6-UG (T6 Urban General) and T5-N (T5 Neighborhood) on this site as part of a larger request on approximately 307 acres in the Las Vegas Medical District generally located south of U.S. Highway 95, west of Interstate 15, north of Charleston Boulevard, and east of Rancho Drive. The Planning Commission and staff recommended approval.
11/17/21	The City Council accepted a request to withdraw without prejudice Rezoning (21-0466-ZON1) from T6-UG (T6 Urban General) to T6-UG-L (T6 Urban General Limited) on 1.24 acres at the southeast corner of Pinto Lane and Tonopah Drive. The Planning Commission and staff recommended approval of the request.
	The City Council accepted a request to withdraw without prejudice Site Development Plan Review (21-0466-SDR1) for a proposed two-story, 37,000 square-foot medical office and surface parking lot with waivers of title 19.09 form based code standards on 1.24 acres at the southeast corner of Pinto Lane and Tonopah Drive. The Planning Commission and staff recommended approval of the request.
05/18/22	The City Council approved a request for a Site Development Plan Review (22-0097-SDR1) for a proposed three-story, 44,700 square-foot medical office and offsite parking lot with waivers of title 19.09 form based code standards on 2.24 acres at the northeast and southeast corners of Pinto Lane and Tonopah Drive. The Planning Commission and staff recommended approval of the request.
12/23/22	The Department of Community Development - Planning Division processed a request for a Parcel Map (100290-PMP) for a one-lot parcel map on 1.00 acres at the northeast corner of Tonopah Drive and Pinto Lane.

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Most Recent Change of Ownership	
06/30/20	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
05/04/23	A building permit (#C23-01060) was issued for grading (Women's Cancer Center) site at 2050 Pinto Lane. The permit has not been finalized.
05/16/23	A building permit (#L22-02476) was issued for civil improvements (Women's Cancer Center) at 2050 Pinto Lane. The permit has not been finalized.
07/05/23	A building permit (#PRC22-00091) was issued for a master package for a shell (Women's Cancer Center) three-story building at 2050 Pinto Lane. The permit was finalized on 07/05/23.
07/10/23	A building permit (#C22-03432) was issued for a shell (Women's Cancer Center) three-story building at 2050 Pinto Lane. The permit was finalized on 12/18/24.
07/15/24	A building permit (#C24-01679) was issued for walls and fences (Women's Cancer Center) at 2050 Pinto Lane. The permit was finalized on 08/05/24.

Pre-Application Meeting	
03/19/25	A pre-application meeting was held with the applicant to discuss submittal requirements for a Special Use Permit.

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

Field Check	
03/27/25	During a routine site inspection staff observed a well maintained commercial development.

Details of Application Request	
Site Area	
Gross Acres	1.00

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Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Office, Medical or Dental	FBC (Form Based Code)	T5-N (T5 Neighborhood)
	Parking Lot		T6-UG (T6 Urban General)
North	Office, Other Than Listed	FBC (Form Based Code)	T5-N (T5 Neighborhood)
South	Parking Lot	FBC (Form Based Code)	T6-UG (T6 Urban General)
East	Office, Other Than Listed	FBC (Form Based Code)	T5-N (T5 Neighborhood)
West	Office, Other Than Listed	FBC (Form Based Code)	T5-N (T5 Neighborhood)

Master and Neighborhood Plan Areas	Compliance
Las Vegas 2050 Master Plan Area: Downtown South	Y
Vision 2045 Downtown Las Vegas Master Plan (Las Vegas Medical District)	Y
Special Area and Overlay Districts	Compliance
A-O (Airport Overlay) District - (175 Feet)	Y
DTLV-O (Downtown Las Vegas Overlay) District – Area 3	Y
LW-O (Live/Work Overlay) District	Y
Other Plans or Special Requirements	Compliance
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

DEVELOPMENT STANDARDS

Street Name	Functional Classification of Street(s)	Governing Document	Actual Street Width (Feet)	Compliance with Street Section
Pinto Lane	Minor Collector	Master Plan of Streets and Highways Map	60	Y

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Pursuant to approved Site Development Plan Review (22-0097-SDR1), Title 19.08, 19.09 and 19.12, the following parking standards apply:

Parking Requirements							
Use	Gross Floor Area or Number of Units	Required Parking Ratio	Required Parking		Provided Parking		Compliance
			Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Office, Medical or Dental	(44,700 SF - 2,665 SF) = <u>42,035 SF</u>	1 space per 200 sf up to 2,000 sf GFA, thereafter 1 space per 175 sf GFA	(10+ 229) = <u>239</u>				
Banquet Facility	2,665 SF	1:100 SF	26.65 (27)				
TOTAL SPACES REQUIRED			266				
TOTAL SPACES REQUIRED (weighted requirement, see below)			80 to 160		129		Y*
Regular and Handicap Spaces Required			73-147	4-6	116	13	Y*

Downtown Form Based Code Parking Standards - Title 19.09.100.G			
Parking Standards Low Load – Zone 1	Between 30% and 60% of 266 parking spaces	129 parking spaces (51%)	Y
Bicycle Parking Requirements	2 + 1/20,000 sf GFA / 5 required	8 spaces	Y

*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.