



AGENDA MEMO - COMMUNITY DEVELOPMENT

PLANNING COMMISSION MEETING DATE: MARCH 12, 2024

DEPARTMENT: COMMUNITY DEVELOPMENT

ITEM DESCRIPTION: APPLICANT: MERAKI GREEK GRILL - OWNER: HIGH POINT VENTURE, LLC

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
23-0487-SUP1	Staff recommends APPROVAL, subject to conditions:	
23-0487-WVR1	Staff recommends APPROVAL, subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 23

NOTICES MAILED 88

PROTESTS 0

APPROVALS 0

**** CONDITIONS ****

23-0487-SUP1 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under the Town Center Development Standards Manual for a Beer/Wine/Cooler On-Sale Establishment use.
2. Approval of and conformance to the Conditions of Approval for Waiver (23-0487-WVR1) shall be required, if approved.
3. Conformance to the approved conditions for Site Development Plan Review (SDR-77191) and Site Development Plan Review (21-0185-SDR1).
4. 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.
5. 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.
6. 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.
7. Approval of this Special Use Permit does not constitute approval of a liquor license.
8. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
9. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

23-0487-WVR1 CONDITIONS

Planning

1. A Waiver is hereby approved to allow the removal of a required parking lot landscape island.
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. 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 request for a Special Use Permit and a standalone Waiver for a proposed 3,000 square-foot Beer/Wine/Cooler On-Sale Establishment use with a 240 square-foot outdoor patio area at 6420 Centennial Center Boulevard, Suite #120.

ISSUES

- The Beer/Wine/Cooler On-Sale Establishment use is permitted in Town Center with the approval of a Special Use Permit. Staff supports this request.
- A Waiver (23-0487-WVR1) of the Town Center Development Standards Manual is requested to allow the removal of a required parking lot landscape island for an outdoor patio area. Staff supports this request.

ANALYSIS

The subject tenant space is located in the T-C (Town Center) zoning district with a GC-TC (General Commercial - Town Center) special land use designation. It is subject to the Town Center Development Standards Manual. The GC-TC (General Commercial - Town Center) district allows all types of retail, service, office and other general business uses of a more intense commercial character. The subject site is located within an existing shopping center that offers restaurant, general personal service, and medical office uses. The applicant is requesting a Special Use Permit (23-0487-SUP1) to allow a Beer/Wine/Cooler On-Sale Establishment use within a 3,000 square-foot commercial suite with a 240 square-foot outdoor patio area. The subject tenant space operates as the "Meraki Greek Grill" restaurant.

A definition of the Beer/Wine/Cooler On-Sale Establishment use is not provided in the Town Center Development Standards Manual. Title 19 identifies the proposed use as Alcohol, On-Premise Beer/Wine, which is defined as "An establishment licensed to sell alcoholic beverages, limited to the sale of beer, wine and coolers only, for consumption on the premises where the same is sold". The proposed use meets the definition, as the applicant intends to sell alcoholic beverages, limited to beer, wine and coolers only, to be consumed on-site in the existing restaurant establishment.

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The Town Center Development Standards Manual provides the following minimum requirement for this use:

1. The use shall comply with all minimum conditions, standards, and requirements applicable to the use “Beer/Wine/Cooler/On-Sale Establishment,” as that use is permitted by means of a Special Use Permit under LVMC Chapter 19.12.

While a Special Use Permit is required per the Town Center Development Standards Manual, the Alcohol, On-Premise Beer/Wine use set forth in LVMC Chapter 19.12 does not provide minimum Special Use Permit requirements, as this use can be permitted when conditional requirements are met.

According to the previous Site Development Plan Review (SDR-77191) and subsequent Minor Amendment (21-0185-SDR1), a parking lot landscape island was depicted on the site plan and landscape plan at the location that is now the outdoor patio area for the subject tenant space. Per the Town Center Development Standards Manual, landscape islands are required at the end of all parking rows. As such, the applicant has requested a Waiver (23-0487-WVR1) to allow the removal of the required parking lot landscape island for the 240 square-foot outdoor patio area. Staff supports this request to address noncompliance with the landscape requirements in Town Center, as the existing outdoor patio area is consistent with the commercial character of the shopping center.

The shopping center was designed to accommodate a variety of uses, including retail and restaurants. Staff finds that the proposed 3,000 square-foot Beer/Wine/Cooler On-Sale Establishment with a 240 square-foot outdoor patio area can be conducted in a manner that is harmonious with the existing land uses within the shopping center as well as in the surrounding area. Therefore, staff recommends approval of both requested entitlements, subject to conditions.

FINDINGS (23-0487-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 Beer/Wine/Cooler On-Sale Establishment use can be conducted in a harmonious and compatible manner with the existing and future surrounding land uses within the site’s commercial shopping center.

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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 within a commercial shopping center, which was designed to accommodate a variety of commercial uses and is physically suitable for the type and intensity of the proposed Beer/Wine/Cooler On-Sale Establishment 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 subject site is accessed by Centennial Center Boulevard, a 90-foot frontage street, according to the Town Center Development Standards Manual, that is adequate in size to meet the requirements 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 will be subject to licensing and inspection, thus protecting the public health, safety, and welfare.

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

The proposed Beer/Wine/Cooler On-Sale Establishment has met the requirements of the Town Center Development Standards Manual and therefore is in compliance with the applicable conditions per Title 19.12.

FINDINGS (23-0487-WVR1)

The requested Waiver addresses a parking lot landscape requirement defined in the Town Center Development Standards Manual that was not met during construction of the commercial shopping center. Staff has determined that this request to allow the removal of a parking lot landscape island for the existing outdoor patio area at the subject site will address the non-conformance to the development standards for property located in Town Center. Therefore, staff supports the requested Waiver.

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BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
10/22/19	The Planning Commission approved a request for a Special Use Permit (SUP-77188) for a proposed 3,009 square-foot Beer/Wine/Cooler Off-Sale Establishment Use on the north side of Centennial Center Boulevard, approximately 1,710 feet west of Azure Drive.
	The Planning Commission approved a request for a Special Use Permit (SUP-77189) for a proposed 3,009 square-foot Convenience Store (with Fuel Pumps) Use on the north side of Centennial Center Boulevard, approximately 1,710 feet west of Azure Drive.
	The Planning Commission approved a request for a Special Use Permit (SUP-77190) for a proposed Mini-Storage Facility Use on the north side of Centennial Center Boulevard, approximately 1,710 feet west of Azure Drive.
	The Planning Commission approved a request for a Site Development Plan Review (SDR-77191) for a 33,470 square-foot Shopping Center with a 1,200 square-foot outdoor seating area and a 445-unit, 69,000 square-foot Mini-Storage Facility with Waivers of the Town Center Development Standards Manual on the north side of Centennial Center Boulevard, approximately 1,710 feet west of Azure Drive.
	The Planning Commission approved a request for a Tentative Map Plan (TMP-77192) for a One-Lot Commercial Subdivision on 5.86 acres on the north side of Centennial Center Boulevard, approximately 1,710 feet west of Azure Drive.
	The Planning Commission approved a request for a Special Use Permit (SUP-77193) for a proposed 5,000 square-foot Liquor Establishment (Tavern) Use on the north side of Centennial Center Boulevard, approximately 1,710 feet west of Azure Drive.
	The Planning Commission approved a request for a Special Use Permit (SUP-77194) for a proposed 5,010 square-foot Liquor Establishment (Tavern) Use on the north side of Centennial Center Boulevard, approximately 1,710 feet west of Azure Drive.
	The Planning Commission approved a request for a Variance (VAR-77252) to allow 11 percent Open Space where 20 percent is required on 5.86 acres on the north side of Centennial Center Boulevard, approximately 1,710 feet west of Azure Drive.
	The Planning Commission approved a request for a Special Use Permit (SUP-77314) for a proposed 5,010 square-foot Gaming Establishment, Restricted License Use on the north side of Centennial Center Boulevard, approximately 1,710 feet west of Azure Drive.
	The Planning Commission approved a request for a Special Use Permit (SUP-77315) for a proposed 5,000 square-foot Gaming Establishment, Restricted License Use on the north side of Centennial Center Boulevard, approximately 1,710 feet west of Azure Drive.

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<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
08/19/20	The City Council approved a Petition to Vacate (VAC-78776) public right-of-way easements generally located at the northeast corner of Centennial Center Boulevard and U.S. 95.
04/15/21	The Department of Community Development administratively approved a Minor Amendment (21-0185-SDR1) to a previously approved Site Development Plan Review (SDR-77192) for the addition of 19,093 square feet to a previously approved 69,000 square-foot mini-storage facility on 5.73 acres on the north side of Centennial Center Boulevard, approximately 1,700 feet west of Tropical Parkway.
08/10/21	The Planning Commission approved a request for a Special Use Permit (21-0375-SUP1) for a 2,662 square-foot Beer/Wine/Cooler On-Sale Establishment Use with a 634 square-foot outdoor seating area at 6440 Centennial Center Boulevard, Suite #150.
01/11/22	<p>The Planning Commission approved Extension of Time requests on the following Land Use Entitlement project located on 5.73 acres on the north side of Centennial Center Boulevard, approximately 1,710 feet west of Azure Drive (APN 125-28-111-001 through 004, 125-28-511-002 through 003).</p> <ul style="list-style-type: none"> • Extension of Time (21-0749-EOT1) of an approved Special Use Permit (SUP-77193) for a proposed 5,000 square-foot Liquor Establishment (Tavern) Use • Extension of Time (21-0749-EOT2) of an approved Special Use Permit (SUP-77315) for a proposed 5,000 square-foot Gaming Establishment, Restricted License Use • Extension of Time (21-0749-EOT3) of an approved Special Use Permit (SUP-77190) for a proposed Mini-Storage Facility Use • Extension of Time (21-0749-EOT4) of an approved Special Use Permit (SUP-77189) for a proposed 3,009 square-foot Convenience Store (With Fuel Pumps) Use • Extension of Time (21-0749-EOT5) of an approved Special Use Permit (SUP-77188) for a proposed 3,009 square-foot Beer/Wine/Cooler Off-Sale Establishment Use

<i>Most Recent Change of Ownership</i>	
04/26/23	A deed was recorded for a change in ownership.

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Related Building Permits/Business Licenses	
02/18/22	A Building Permit (C22-00047) was issued for tenant improvement at 6420 Centennial Center Boulevard, Suite #120.
07/20/22	A Building Permit (C22-01755) was issued for tenant improvement at 6420 Centennial Center Boulevard, Suite #120.
10/26/22	A Business License (G70-07228) was issued for a full service Greek restaurant at 6420 Centennial Center Boulevard, Suite #120. The license is set to renew on 04/01/24.

Pre-Application Meeting	
09/12/23	A pre-application meeting was held with the applicant and the submittal requirements for a Special Use Permit were discussed.

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

Field Check	
01/30/24	Staff conducted a routine field check and observed an existing restaurant with an outdoor seating area.

Details of Application Request	
Site Area	
Net Acres	0.89

Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Restaurant	GC-TC (General Commercial - Town Center)	T-C (Town Center)
	General Personal Service		
North	Clark County 215 Highway	Right-of-Way	Right-of-Way
South	Restaurant	GC-TC (General Commercial - Town Center)	T-C (Town Center)
East	Motor Vehicle Sales (New)	GC-TC (General Commercial - Town Center)	T-C (Town Center)

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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>
West	Restaurant	GC-TC (General Commercial - Town Center)	T-C (Town Center)
	Alcohol, On-Premise Beer/Wine		
	Office, Medical or Dental		

<i>Master and Neighborhood Plan Areas</i>	<i>Compliance</i>
Las Vegas 2050 Master Plan Area: Centennial Hills	Y
<i>Special Area and Overlay Districts</i>	<i>Compliance</i>
T-C (Town Center) District	Y
<i>Other Plans or Special Requirements</i>	<i>Compliance</i>
Trails (Town Center Loop Trail)	Y
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>
Centennial Center Boulevard	Frontage Street/ Town Center Loop	Master Plan of Streets and Highways Map/ Town Center Development Standards Manual	90	Y

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

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required		Provided		Compliance	
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Shopping Center	30,000 GFA	1:250	120				
TOTAL SPACES REQUIRED			120		267		Y
Regular and Handicap Spaces Required			115	5	258	9	Y