

CITY OF LAS VEGAS
ONE MOTION / ONE VOTE



Community Development
Case Planning Division
495 South Main Street, 3rd Floor
Las Vegas, Nevada 89101
(702) 229-6301 Phone (702) 464-7499 Fax

CASE: 24-0020-SUP1

SUBJECT: APPLICANT: SUMMERHOP.LLC - OWNER: SUMMERLIN RESTAURANT
PROPERTY.LLC

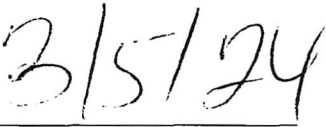
The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the **MARCH 12, 2024** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

Enclosed please find the proposed conditions of approval. If you agree to these conditions, please sign this form and fax it to **Brianna Pascual** at **(702)229-2569** or e-mail to bpascual@lasvegasnevada.gov and **Jessica Roybal** to jroybal@lasvegasnevada.gov. If there is no one present at the Planning Commission meeting who wants to discuss this item, you will not be called to the podium to discuss the case. However, you must be present in case any Planning Commissioner or member of the public wants to discuss the item. If you have any questions, please contact my office at (702) 229-6301.

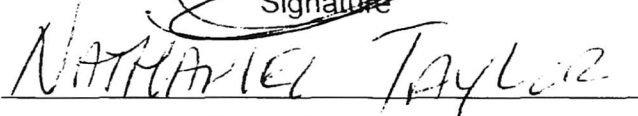
Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM **MONDAY, MARCH 11, 2024.**



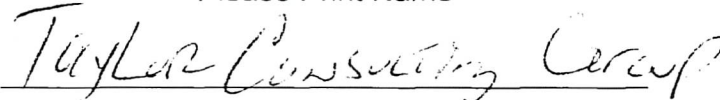
Signature



Date



Please Print Name



Company Name

Sincerely,

Nicole Eddowes
Community Development Coordinator
Case Planning Division

ITEM 11
RECEIVED 03/05/24
03/12/24 PC MEETING

Submitted after final agenda



AGENDA MEMO - COMMUNITY DEVELOPMENT

PLANNING COMMISSION MEETING DATE: MARCH 12, 2024

DEPARTMENT: COMMUNITY DEVELOPMENT

ITEM DESCRIPTION: APPLICANT: SUMMERHOP, LLC - OWNER: SUMMERLIN RESTAURANT PROPERTY, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
24-0020-SUP1	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 18

NOTICES MAILED 720

PROTESTS 0

APPROVALS 0

**** CONDITIONS ****

24-0020-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.

Staff Report Page One
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**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is requesting a Special Use Permit for a proposed 6,810 square-foot Pubs, Bars and Lounges [Alcohol, On-Premise Beer/Wine] use at 9651 Trailwood Drive.

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 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.

ANALYSIS

The subject property is zoned P-C (Planned Community) with a VC (Village Center) Summerlin special land use designation and is subject to the Summerlin Development Standards. The subject property consists of an existing commercial building and operates as an IHOP restaurant. Per the submitted justification letter, this Special Use Permit (24-0020-SUP1) request is intended to allow the applicant to sell beer/wine on the premises in conjunction with the existing restaurant.

The Pubs, Bars and Lounges use is defined in the Summerlin Development Standards as “A place where the sale and service of alcoholic beverages are sold by the drink, where meals are not required.” There are no minimum Special Use Permit requirements listed for the proposed use. Additionally, there are no uses within 400 feet of the subject site that would be considered protected in the areas outside of Summerlin. This includes churches, schools, child care centers, and city parks.

As the proposed use meets the requirements of the Summerlin Development Standards, staff finds that the proposed use can be conducted in a harmonious and compatible manner with adjacent, surrounding development in the area. Therefore, staff recommends approval of this Special Use Permit (24-0020-SUP1), subject to conditions.

FINDINGS (24-0020-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:

Staff Report Page Two**March 12, 2024 - Planning Commission Meeting**

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 is compatible with adjacent development and development in the surrounding area.

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

The proposed use is located in a commercial building that already operates as a restaurant. If approved, the subject site would remain 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.**

Site access is provided by Trailwood Drive, a 70-foot Collector Street as defined in the Summerlin Development Standards. Trailwood Drive 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.**

If approved, this Special Use Permit will be subject to conditions of approval, business license approval, and compliance inspections to ensure it will not compromise the public health, safety and welfare.

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

The Pubs, Bars, and Lounges use is subject to the Summerlin Development Standards which contain no minimum Special Use Permit requirements. Therefore, this requirement is not applicable.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
06/10/87	The subject property was Annexed (A-0020-86)(A) into the City of Las Vegas.

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March 12, 2024 - Planning Commission Meeting

Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.	
01/12/89	The City Council approved a request to Rezone (Z-0044-87) property from N-U (Non-Urban) to P-C (Planned Community) generally located between Lake Mead Boulevard and Summerlin Parkway west of Rampart Boulevard. The Planning Commission and staff recommended approval.
06/13/01	The Summerlin City Referral Group approved a Site Development Plan Review (SV-0012-01) for a 12,452 square-foot retail center on the southeast corner of Trailwood Drive and Spring Gate Lane. Staff recommended approval.
11/12/03	The City Referral Group approved a Summerlin Site Development Plan Review (CRG-2392) for 6,817 square-foot restaurant and office space at 9651 Trailwood Drive.

Most Recent Change of Ownership	
08/04/04	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
c.2005	The subject building was constructed.
04/25/05	A business license (R09-01291) was issued for a restaurant. at 9651 Trailwood Drive. The license remains active.

Pre-Application Meeting	
01/10/24	A pre-application meeting was held with the applicant to discuss the requirements for a Special Use Permit.

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

Field Check	
02/15/24	Staff conducted a routine field check of the subject property and observed a restaurant in a commercial building. Nothing of concern was noted.

Details of Application Request	
Site Area	
Gross Acres	1.20

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March 12, 2024 - Planning Commission Meeting

<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	VC (Village Center)	P-C (Planned Community)
North	Shopping Center	VC (Village Center)	P-C (Planned Community)
South	Office, Other than Listed	VC (Village Center)	P-C (Planned Community)
East	Shopping Center	VC (Village Center)	P-C (Planned Community)
West	Shopping Center	VC (Village Center)	P-C (Planned Community)

<i>Master and Neighborhood Plan Areas</i>	<i>Compliance</i>
Las Vegas 2050 Master Plan Area: Summerlin North	Y
Summerlin Development Standards	Y
<i>Special Area and Overlay Districts</i>	<i>Compliance</i>
No Applicable Special Area or Overlay Districts	N/A
<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>
Trailwood Drive	Collector Street	Summerlin Development Standards	70 Feet	Y

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 March 12, 2024 - Planning Commission Meeting

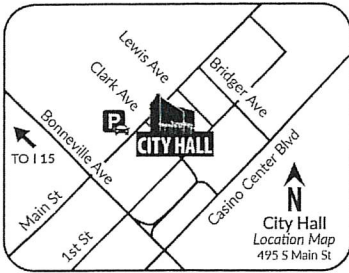
Pursuant to City Referral Group (CRG-2392), the following parking standards apply:

APP-3

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required		Provided		Compliance	
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Pubs, Bars, & Lounges [Alcohol On-Premise Beer/Wine]	3,207 SF	1/50 SF public seating and waiting	65				
	2,868 SF	1/200 SF remaining GFA	15				
TOTAL SPACES REQUIRED			80		81		Y
Regular and Handicap Spaces Required			77	3	77	4	Y

City of Las Vegas, Department of Community Development
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested
Official Notice of Public Hearing



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I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

24-0020-SUP1

Planning Commission Meeting of **03/12/2024**

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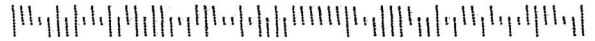
MAR 11 2024

Dept of Planning
City of Las Vegas

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City of Las Vegas, Department of Community Development
 495 South Main Street
 Las Vegas, Nevada 89101

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24-0020-SUP1

Planning Commission Meeting of 03/12/2024

24-0020-SUP1

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PARKER SHELLY L

1804 LYELL CANYON LN

LAS VEGAS NV 89134

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Dept of Planning
 City of Las Vegas

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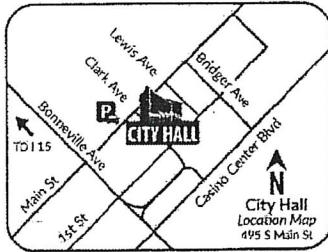


Item 11
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495 South Main Street
Las Vegas, Nevada 89101

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24-0020-SUP1

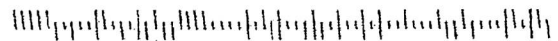
Planning Commission Meeting of **03/12/2024**

24-0020-SUP1

13819415058

NAYLOR EMILIA KIRSTEN CARGILL
2108 SPRINGSTEAD ST
LAS VEGAS NV 89134

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City of Las Vegas

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