



**AGENDA MEMO - COMMUNITY DEVELOPMENT**

**PLANNING COMMISSION MEETING DATE: APRIL 11, 2023**

**DEPARTMENT: COMMUNITY DEVELOPMENT**

**ITEM DESCRIPTION: APPLICANT: RENOWNED EVENTS, LLC - OWNER: STICKY 7, LLC**

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

<b>CASE NUMBER</b>	<b>RECOMMENDATION</b>	<b>REQUIRED FOR APPROVAL</b>
<b>23-0065-SUP1</b>	Staff recommends APPROVAL, subject to conditions:	

**\*\* NOTIFICATION \*\***

**NEIGHBORHOOD ASSOCIATIONS NOTIFIED**                      24

**NOTICES MAILED**                      367

**PROTESTS**                      0

**APPROVALS**                      0

**\*\* CONDITIONS \*\***

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**23-0065-SUP1 CONDITIONS**

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**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**

The applicant is requesting a Special Use Permit for a proposed Banquet Facility use at 1501 South Commerce Street.

**ISSUES**

- Pursuant to Title 19.12, the Banquet Facility use is permitted conditionally in the C-M (Commercial/Industrial) zoning district.
- The applicant has requested a Special Use Permit (23-0065-SUP1) as the proposed Banquet Facility use does not comply with Title 19.12 Conditional Use Regulation #1 which states, "The ancillary sale of beer, wine and coolers only, and for on-premise consumption only, is permitted during private events." Staff supports this request.
- The proposed outdoor area of encroachment is subject to approval of a license agreement and compliance with Appendix F for Outdoor Dining and Entertainment Standards.

**ANALYSIS**

The subject site is a C-M (Commercial/Industrial) zoned property, located in the Downtown Las Vegas Overlay [Gateway District] and is subject to the Appendix F: Interim Downtown Las Vegas Development Standards for Area 1. The subject site is a 3,073 square-foot tenant space within an existing commercial building at 1501 South Commerce Street.

The submitted floor plan, date stamped 03/27/23, depicts a 3,073 square-foot banquet hall. The applicant also depicts a proposed 270 square-foot encroachment area to be used during events only. The proposed outdoor area of encroachment will require the approval of a License Agreement in accordance with Appendix F for Outdoor Dining and Entertainment Standards.

Projects located within the Downtown Las Vegas Overlay District (Area 1) are not subject to the automatic application of parking requirements. The commercial site provides no on-site parking. Projects located within the Downtown Las Vegas Overlay District may be evaluated based on a weighted parking required as detailed in Title 19.09.100. Based on the weighted parking requirement, 40 percent of the parking requirement indicated in Title 19.12 would require a minimum of 14 parking spaces. 70 percent of the parking requirement would require a minimum of 24 parking spaces. Alternative transportation options are provided through adjacent and nearby on-street parking, bus stops, and the expectation that customers will utilize taxi and ride share services.

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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 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 proposed use meets this definition as the submitted justification letter date stamped, 03/27/23 states that the proposed banquet facility would, “accommodate private functions such as banquets, weddings, anniversaries, and other similar celebrations.”

The Minimum Conditional Use Requirements for this use include:

1. The ancillary sale of beer, wine and coolers only, and for on-premise consumption only, is permitted during private events.

*The proposed use does not meet this requirement as the applicant has requested a Special Use Permit (23-0065-SUP1) to allow the ancillary sale of alcohol not limited to beer, wine and coolers only. Staff supports this request as there are similar commercial uses in the surrounding area.*

The subject site is located within Redevelopment Area 1 of the City of Las Vegas Redevelopment Area 1 of the City of Las Vegas Redevelopment Plan. In general, the goals and objectives of the redevelopment program in redevelopment area 1 are as follows:

1. To eliminate and prevent the spread of blight and deterioration and the conservation, rehabilitation, and redevelopment of Redevelopment Area 1 in accordance with the Master Plan, the Redevelopment Plan, local codes, and ordinances.
2. To achieve an environment reflecting a high level of concern for architectural, landscape, and urban design and land use principles appropriate for attainment of the objectives of the Redevelopment Plan.
3. To minimize unplanned growth by guiding revitalization activities and new development in such fashion as to meet the needs of Redevelopment Area 1, the City and its citizens.

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4. To retain existing businesses by means of redevelopment and rehabilitation activities and by encouraging cooperation and participation of owners, businesses, and public agencies in the revitalization of Redevelopment Area 1.
5. To encourage maximum participation of residents, businesspersons, property owners, and community organizations in the redevelopment of Redevelopment Area.
6. To encourage maximum participation of residents, businesspersons, property owners, and community organizations in the redevelopment of Redevelopment Area
7. To replan, redesign, and develop areas which are stagnant or improperly used.
8. To insure adequate utility capacity to accommodate redevelopment and new development.

Redevelopment of Redevelopment Area 1 pursuant to this Redevelopment Plan and the above goals and objectives will attain the purposes of the Nevada Revised Statutes Chapter 279 by:

1. Elimination of areas suffering from economic dislocation, and disuse in affected areas;
2. Replanning, redesign, and/or redevelopment of areas which are stagnant or improperly utilized, in ways which could not be accomplished solely by private enterprise without public participation and assistance;
3. Protection and promotion of sound development and redevelopment of blighted areas and the general welfare of the citizens of the City by remedying such injurious conditions through the employment of appropriate means;

The subject site is located within the Downtown Las Vegas neighborhood area as defined in the City of Las Vegas 2050 Master Plan. Downtown is characterized by a traditional urban fabric centered on Fremont Street. The Downtown is divided into several unique and culturally rich neighborhoods, including the Gateway District. The Gateway District establishes the southern gateway to downtown and is mostly comprised of blighted residential and commercial buildings. Key implementation strategies include promoting community amenities to further revitalize and reinforce the landmark location as a Downtown Gateway. The proposed use would occupy and rehabilitate a commercial building that has stood largely underutilized which would promote the sound redevelopment of a blighted area.

Staff finds that the proposed Banquet Facility use would promote the sound redevelopment of a blighted area and therefore, fulfills goals, policies, and objectives outlined in the City of Las Vegas Redevelopment Plan – Redevelopment Plan Area 1 and

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City of Las Vegas 2050 Master Plan. Staff also finds that the proposed use would be compatible with the adjacent and neighboring land uses and therefore, recommends approval of the requested Special Use Permit, subject to conditions.

**FINDINGS (23-0065-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 Banquet Facility use is in close proximity to other similar commercial uses and can be conducted in a harmonious and compatible manner with the existing and future 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 an existing, vacant commercial building and 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.**

This site is accessed by Commerce Street, an 80-foot Collector Street, and Utah Avenue, an 80-foot Collector Street as defined by the Master Plan of Streets and Highways. Both streets are 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, the 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.

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

The proposed Banquet Facility use does not meet all of the applicable conditions per Title 19.12 as the applicant has request.

## BACKGROUND INFORMATION

### ***Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.***

There are no related, relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.

### ***Most Recent Change of Ownership***

04/23/21	A deed was recorded for a change in ownership.
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### ***Related Building Permits/Business Licenses***

07/15/22	A Building Permit (C22-01596) was issued for the remodel and upgrade of three market ready suites for future build-out. The permit was final on 07/15/22.
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### ***Pre-Application Meeting***

02//02/23	A pre-application meeting was held with the applicant to discuss submittal requirements for a Special Use Permit.
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### ***Neighborhood Meeting***

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

### ***Field Check***

02/29/23	Staff conducted a routine field check of the subject site. Nothing of concern was noted.
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### ***Details of Application Request***

#### ***Site Area***

Gross Acres	0.66
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<b><i>Surrounding Property</i></b>	<b><i>Existing Land Use Per Title 19.12</i></b>	<b><i>Planned or Special Land Use Designation</i></b>	<b><i>Existing Zoning District</i></b>
Subject Property	Vacant	LI/R (Light Industrial and Research)	C-M (Commercial/Industrial)
North	Vacant	LI/R (Light Industrial and Research)	C-M (Commercial/Industrial)
South	General Retail, Other than Listed	LI/R (Light Industrial and Research)	C-M (Commercial/Industrial)
East	Alcohol, On-Premise Full	C (Commercial)	C-2 (General Commercial)
	Restaurant		
West	Towing & Impound Yard	LI/R (Light Industrial and Research)	M (Industrial)

<b><i>Master and Neighborhood Plan Areas</i></b>	<b><i>Compliance</i></b>
Las Vegas 2050 Master Plan Area: Downtown Las Vegas	Y
<b><i>Special Area and Overlay Districts</i></b>	<b><i>Compliance</i></b>
Appendix F: Interim Downtown Las Vegas Development Standards	Y
Live/Work Overlay	N/A
<b><i>Other Plans or Special Requirements</i></b>	<b><i>Compliance</i></b>
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

<b><i>Street Name</i></b>	<b><i>Functional Classification of Street(s)</i></b>	<b><i>Governing Document</i></b>	<b><i>Actual Street Width (Feet)</i></b>	<b><i>Compliance with Street Section</i></b>
Commerce Street	Collector Street	Master Plan of Streets and Highways Map	80 Feet	Y
Utah Avenue	Collector Street	Master Plan of Streets and Highways Map	80 Feet	Y



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Parking Requirement - Downtown (Areas 1-3)							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Banquet Facility	3,343 SF	1/100 SF	34				
TOTAL SPACES REQUIRED (unweighted)			34				
TOTAL SPACES REQUIRED (weighted requirement, see below)			14-24		0		Y
Regular and Handicap Spaces Required			32	2	0	0	Y
Downtown Form Based Code Parking Standards - Title 19.09.100.G							
Parking Standards High Load – Zone 3			Between 40% and 70%		0		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.