



Planning Commission Agenda Item

Date: April 10, 2024

Item No: 6

TO: Planning Commission

FROM: Alfredo Melesio, Jr., AICP, EDFP, Director of Land Development & Community Services
Prepared By: Bryan Saylor, Planner

SUBJECT: SUP-20-2024 ALIANTE MED LLC COMMERCIAL (Public Hearing).
Applicant: Aliante Med LLC. Request: A Special Use Permit in an MPC C-1 (Master Plan Community Neighborhood Commercial) to allow a Tavern. Location: West of Aliante Parkway and Approximately 272 Feet Northwest of Elkhorn Road. (APN 124-17-415-004). Ward 3. (For Possible Action)

RECOMMENDATION: APPROVE WITH CONDITIONS

PROJECT DESCRIPTION: .

The applicant is requesting Planning Commission consideration of a Special Use Permit to allow a tavern for a portion of a retail building in a new commercial development.

BACKGROUND INFORMATION:

Previous Action
On October 13, 2004, Planning Commission approved a site plan review (SPR-48-04) for a four (4) building, 6.08 acre commercial center.
On May 26, 2004, Planning Commission approved a tentative map (T-1093) to allow a one (1) lot commercial subdivision on 6.08 acres

RELATED APPLICATIONS:

Application #	Application Request
SUP-16-2024	A special use permit in a MPC C-1 (Master Plan Community Neighborhood Commercial) to allow a convenience food restaurant (drive-thru).
SUP-18-2024	A special use permit in a MPC C-1 (Master Plan Community Neighborhood Commercial) to allow a convenience food restaurant (drive-thru).

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Neighborhood Commercial	C-1 MPC Master Plan Community Neighborhood Commercial	Undeveloped
North	Single Family Medium	R-1 MPC Master Plan Community Single-Family Residential	Existing Residential
South	Neighborhood Commercial	C-1 MPC Master Plan Community Neighborhood Commercial	Existing Commercial
East	Single Family Medium	R-1 MPC Master Plan Community Single-Family Residential	Existing Golfing Facility
West	Multi-Family Residential	R-1 MPC Master Plan Community Single-Family Residential	Existing Residential

DEPARTMENT COMMENTS:

Department	Comments
Public Works:	No Comment.
Police:	No Comment.
Fire:	No Comment.
Clark County School District:	No Comment.
Clark County Department of Aviation:	No Comment.

ANALYSIS:

The subject site is located across from both Aliante Casino Hotel and the Aliante Golf Club. This development will complete the existing commercial area where CVS and the Aliante Animal Hospital are currently located. It is one of the last undeveloped parcels of land left in the Aliante Master Planned Community and the only one on the north side of the CC-215 beltway.



The proposed commercial development will consist of 3 buildings, one (1) that is being proposed under a companion Special Use Permit application (SUP-18-2024) is a proposed coffee shop with a drive-thru. One (1) is a full retail building, and the building proposed for this application, is proposing a fast-food restaurant with drive-thru under a companion Special Use Permit (SUP-16-2024), a café and this proposed tavern. Tenants for these spaces have not been listed at this time.

Requirements for Approval of a Special Use Permit

In accordance with the Zoning Ordinance, the Planning Commission may, by motion, grant a special use permit if the Planning Commission finds, from the evidence presented, that all of the following facts exist:

The proposed use is consistent with the Comprehensive Master Plan and all applicable provisions of this Code and applicable State and Federal regulations;

The proposed tavern is permitted within the C-1, Neighborhood Commercial District. There are no distance separation requirements for the proposed location. However, it would meet the distance separation requirements for similar uses in areas that have those requirements. It is greater than 400' away from any schools; daycares; churches or parks. The location is ideal at the western corner of Aliante Parkway and Deer Springs Road (both 100' rights-of-way).

The proposed use is consistent with the purpose and intent of the zoning district in which it is located and any applicable use-specific standards and criteria in Chapter 17.20 of this Code;

The purpose of the Neighborhood Commercial (C-1) district is to provide goods and services for the convenience of the residents of the adjacent neighborhood and accessible by walking from the adjacent neighborhoods. The uses allowed in this district should provide goods and services on a neighborhood market scale that are compatible with the residential character of the surrounding neighborhood. A tavern should be a welcome component as part of a commercial center catering to the nearby residents and surrounding neighborhood.

The proposed use is compatible with adjacent uses in terms of scale, site design, and operating characteristics (such as, but not limited to, hours of operation, traffic generation, lighting, noise, odor, dust, and other external impacts);

The proposed tavern is part of an overall commercial development that is being proposed for the subject site. The proposed site is at a major intersection, an area that staff would expect to see uses of this type.

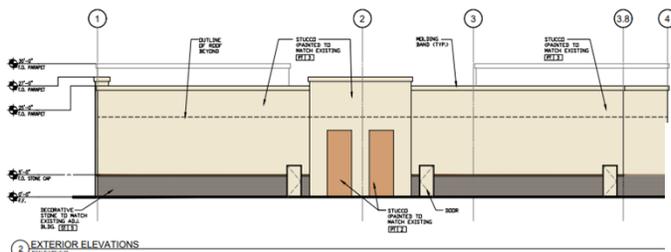
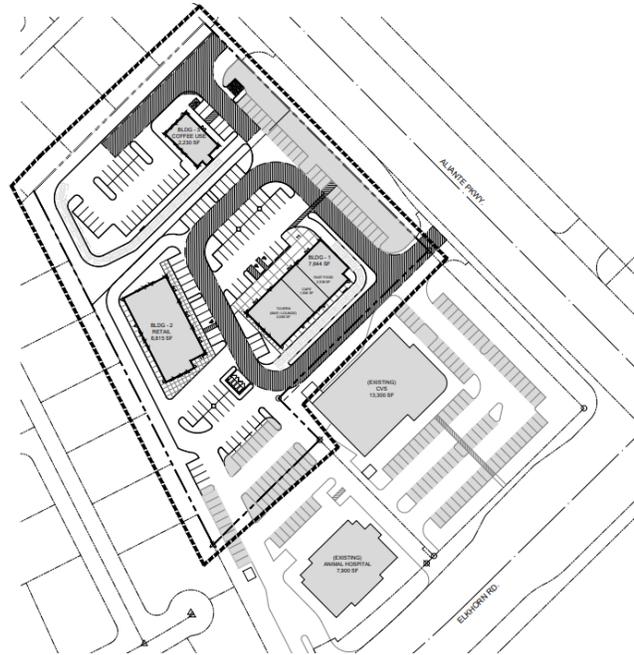
Any significant adverse impacts anticipated to result from the use will be mitigated or offset to the maximum extent practicable; and

There are no significant adverse impacts anticipated from this use. It is located in an area that was designated as commercial in the Comprehensive Plan and is zoned Neighborhood Commercial.

Facilities and services (including sewage and waste disposal, water, gas, electricity, police and fire protection, and roads and transportation, as applicable) will be available to serve the subject property while maintaining adequate levels of service for existing development.

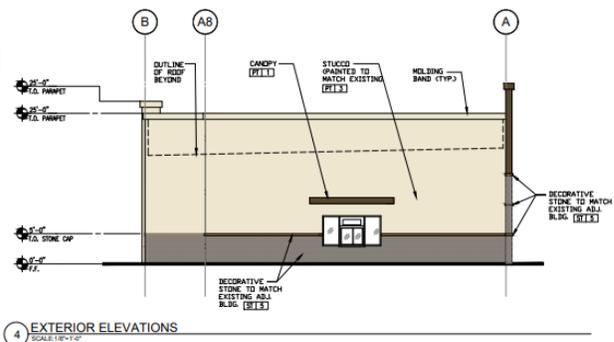
All vital services and utilities are available to the proposed site. Public Works, Fire Prevention, and the Police Department have no comment or concern for the proposed development.

Access to the proposed site will be from two (2) access points from Aliante Parkway, one (1) being shared with the existing development to the south. There will also be access from two (2) existing entries from Elkhorn Road located on each side of the Animal Hospital. The proposed tavern requires forty-seven (47) parking spaces. Parking in the commercial center exceeds the required number of 150 parking spaces by providing 159 parking spaces. Parking is adequate and conveniently adjacent to all buildings. A landscape plan has been entered as part of this submittal. The required foundation landscaping is currently not being shown and the landscaping overall seems to be short of the required 60% ground coverage required in Aliante. Perimeter trees are also required along the north and west portions of the site, planted twenty (20) feet on center. These are minor issues and can be addressed during the building permit process.



buildings, generally, meets the Aliante design standards however elevations two (2) and four (4) for building one (1) are lacking the architectural details required as part of the design guidelines. Additional architectural embellishments should be added to meet this requirement. Basic floor plans showing the three (3) suites in building

The applicant provided building elevations as a part of the submittal package. The overall design of the



one (1) have been included but detailed floor plans will be required to be provided. Floor plans and updated elevations can be provided as part of the building permit process.

The proposed tavern is different than every other tavern that is currently in operation in Aliante. The other taverns have been requested to provide 50% of the floor space to dining with the restrooms able to be accessed from the restaurant portion of the floor space. With a major casino directly across the street, the need for more gaming comes in to question when the requests from nearby residents are generally for more dining options. The proposed use is consistent with the current land use designation and the commercial nature of the center. The proposed tavern at this location should not pose a negative impact on the surrounding uses or properties. Staff has concerns about the location of this tavern, but no objections to the proposed use and recommends approval with conditions.

CONDITIONS:

Planning and Zoning:

1. Unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
2. Signage will not be illuminated if facing the existing residential to the west and north of the proposed site.

ATTACHMENTS:

Letter of Intent

Site Plan

Floor Plan

Building Elevations

Clark County Assessor's Map

Location and Zoning Map