



Planning Commission Agenda Item

Date: April 10, 2024

Item No: 14

TO: Planning Commission

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

SUBJECT: SUP-24-2024 CAMINO AL NORTE EVENT CENTER (Public Hearing). Applicant: Jumaca Events Center. Request: A Special Use Permit in a C-1 (Neighborhood Commercial District) to allow a Beer-Wine-Spirit Based Product "On-Sale" Liquor License in Conjunction with a Community Center or Meeting Hall (Banquet Hall). Location: 5105 Camino Al Norte Suite 200. (APN 124-33-718-005) Ward 4. (For Possible Action)

RECOMMENDATION: APPROVE WITH CONDITIONS

PROJECT DESCRIPTION:

The applicant is requesting Planning Commission consideration of a special use permit to allow a Beer-Wine-Spirit based product "On-Sale" liquor license in conjunction with a community center or meeting hall (banquet hall). The site is a 5,903 square foot suite located in an existing commercial center at 5105 Camino Al Norte, Suite 200. The zoning classification of C-1, Neighborhood Commercial District. The Comprehensive Master Plan Land Use designation for the subject site is Neighborhood Commercial.

BACKGROUND INFORMATION:

| Previous Action |
|-----------------|
| N/A |

RELATED APPLICATIONS:

| Application # | Application Request |
|---------------|---------------------|
| N/A | |

GENERAL INFORMATION:

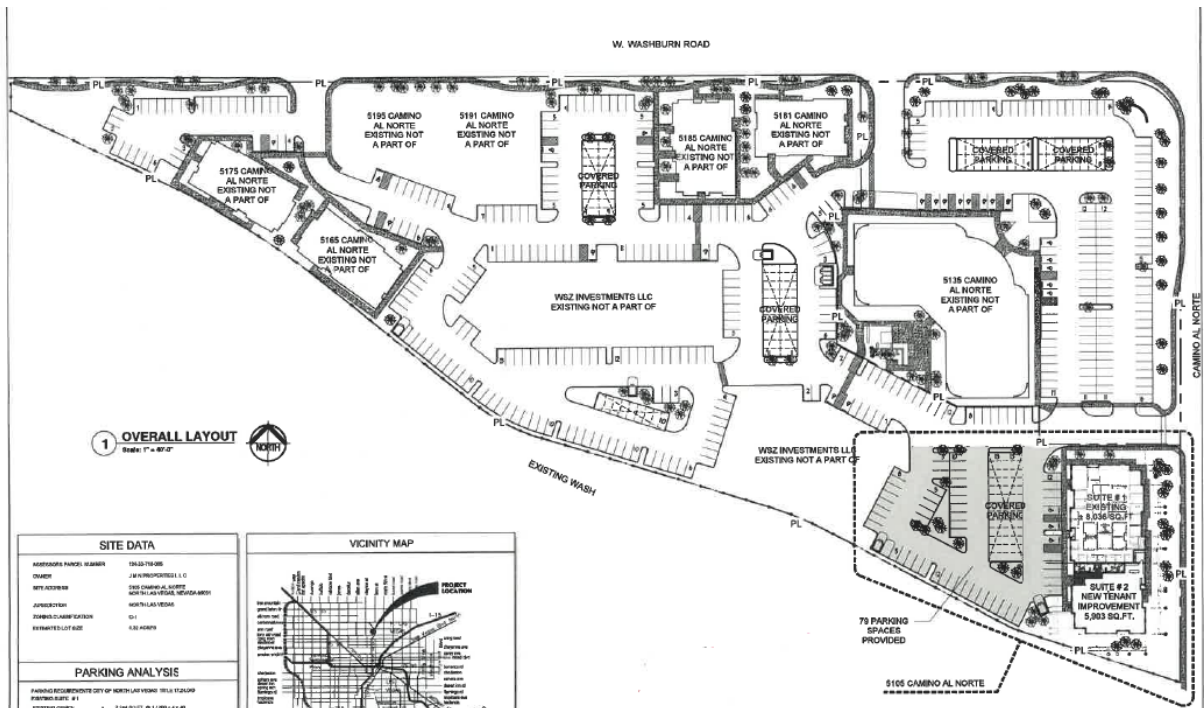
| | Land Use | Zoning | Existing Use |
|-------------------------|-------------------------|---|---|
| Subject Property | Neighborhood Commercial | C-1, Neighborhood Commercial District | Existing Commercial Development (Camino Al Norte Executive Plaza) |
| North | Neighborhood Commercial | C-1, Neighborhood Commercial District | Existing Commercial Development (Camino Al Norte Executive Plaza) |
| South | Open Space | R-1, Single-Family Low Density District | Las Vegas Wash Trail |
| East | Neighborhood Commercial | PUD, Planned Unit Development District | Existing Commercial Development |
| West | Neighborhood Commercial | C-1, Neighborhood Commercial District | Existing Commercial Development (Camino Al Norte Executive Plaza) |

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 applicant is requesting Planning Commission consideration of a special use permit allow a Beer-Wine-Spirit based product "On-Sale" liquor license in conjunction with a community center or meeting hall (banquet hall). The proposed site is located in the Camino Al Norte Executive Plaza at 5105 Camino Al Norte, Suite 200. The proposed banquet/meeting hall will occupy one (1) suite and is approximately 5,903 square feet. The proposed location is in the C-1, Neighborhood Commercial District. The executive plaza includes; medical and professional offices and a church. The commercial center across Camino Al Norte adjacent to the community center or meeting hall (banquet hall) includes: a convenience food store with gas pumps; an auto service facility; an animal hospital; a restaurant and retail establishments.



According to the letter of intent, events at the banquet/meeting hall will be held seven days a week; Sunday through Thursday 9:00 am to 11:00 pm and Friday and Saturday 9:00 am to 12:00 am.

Access for the existing commercial site is from three (3) entrances: (2) from Washburn Road and one (1) from Camino Al Norte. The overall site has 468 parking spaces for the entire site. The existing commercial center parking spaces will support the proposed use, which requires 24 parking spaces at one (1) space per 250 square feet of floor area. Therefore, the required parking spaces are in compliance.

Architecturally, the building was constructed in 2004 and was in compliance with the commercial design standards at the time. The applicant is not proposing any exterior modifications to the front of the building. Interior remodeling may be needed for the proposed tenant to add in the restrooms, food serving area, podium/stage and bar area as indicated on the proposed floor plan.

The existing onsite landscaping areas shown in the submitted photos consist of decorative rock, large boulders, potted planters, trees and shrubs. The required parking lot and foundation landscaping appears to be well maintained, however, the islands adjacent to the trash enclosure do not have any landscaping as well as the parking spaces adjacent to the Las Vegas Wash and will be required to add landscaping to meet the code requirements. The request is relatively minor, and can be addressed during the building permit process.



The applicant is required to submit a survey plat stamped by a Nevada-licensed surveyor or a notarized statement indicating that the proximity distance requirements have been met. In this instance, the applicant has submitted a stamped survey plat indicating the proposed establishment is not within 400 feet of any schools, parks, churches or daycare facilities.

The proposed use is consistent with the current land use designation of Neighborhood Commercial and the existing uses within the executive plaza and the commercial center to the east. The proposed Beer-Wine-Spirit based product "On-Sale" liquor license in conjunction with a community center or meeting hall (banquet hall) in the C-1, Neighborhood Commercial District is compatible with the surrounding neighborhood and existing community and should not pose a negative impact to the surrounding properties. Staff has no objections to the proposed use and recommends approval with the listed conditions.

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:

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 "On-Sale" liquor license in conjunction with a community

center or meeting hall (banquet hall) is permitted within the C-1, Neighborhood Commercial District with an approved special use permit. The Comprehensive Master Plan is Neighborhood Commercial, which consist of zoning districts including but not limited the C-1, Neighborhood Commercial District. Therefore, the use is consistent with the existing.

- 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. The proposed Beer-Wine-Spirit based product “On-Sale” liquor license in conjunction with a community center or meeting hall (banquet hall) is providing a service to the surrounding commercial uses and residents, however, its scale is slightly larger than a typical neighborhood use.
- 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 Beer-Wine-Spirit based product “On-Sale” liquor license in conjunction with a community center or meeting hall (banquet hall) should not interfere with the existing commercial uses and residents. The existing center is somewhat large and the proposed use and should not create a negative impact on the existing business or neighboring residents.
- Any significant adverse impacts anticipated to result from the use will be mitigated or offset to the maximum extent practicable; and
 - The building is existing and there are no significant impacts to the surrounding office buildings, residents and business anticipated.
- 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.
 - The proposed Beer-Wine-Spirit based product “On-Sale” liquor license in conjunction with a community center or meeting hall (banquet hall) should not have a negative impact the existing facilities and services.

CONDITIONS:***Planning and Zoning:***

1. That, unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
2. The "On-Sale" of alcoholic beverages shall only be allowed in conjunction with events held in the banquet/meeting hall. A stand-alone bar is not permitted.
3. Events at the banquet/meeting hall shall be held Sunday thru Thursday between the hours of 9:00 am to 11:00 pm and Friday and Saturday between the hours of 9:00 am to 12:00 am.
4. Existing landscaped areas shall be weeded and cleaned up and shrubs and groundcover added to provide a 50% ground cover within two years before a business license shall be issued.

ATTACHMENTS:

Letter of Intent
Site Plan
Floor Plan
Elevations
Notarized Statement for Distance Requirements
Clark County Assessor's Map
Location and Zoning Map