



Planning Commission Agenda Item

Date: March 13, 2024

Item No: 10

TO: Planning Commission

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

SUBJECT: **SUP-12-2024 LIT WINGS LOSEE (Public Hearing).** Applicant: Alvin Vong. 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 Restaurant. Location: 6520 North Losee Road, Suites 100-105. (APN 124-24-414-015). Ward 2. (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 "on-sale" liquor license in conjunction with a restaurant to be located in a C-1 (Neighborhood Commercial District).

BACKGROUND INFORMATION:

Previous Action
Planning Commission approved a site plan review (SPR-55-05) for an eight (8) building, 17.92 acre commercial center on November 28, 2005.
Planning Commission approved a special use permit (UN-109-06) to allow a convenience food store with gas pumps on November 21, 2006.
Planning Commission approved an extension of time for a special use permit (UN-109-06) to allow a convenience food store with gas pumps on January 14, 2009
Planning Commission approved a special use permit (UN-44-08) to allow a drive-thru convenience food restaurant on June 11, 2008.

RELATED APPLICATIONS:

Application #	Application Request
N/A	

GENERAL INFORMATION:

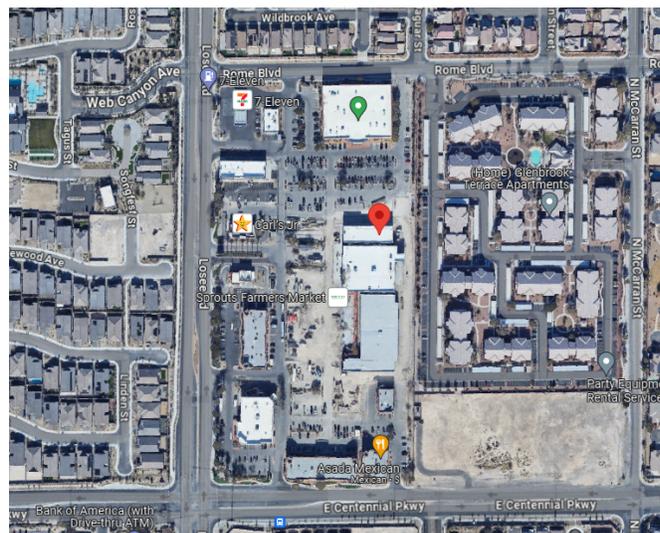
	Land Use	Zoning	Existing Use
Subject Property	Community Commercial	C-1 Neighborhood Commercial	Existing Commercial
North	Community Commercial	C-1 Neighborhood Commercial	Existing Commercial
South	Community Commercial	C-1 Neighborhood Commercial	Existing Commercial
East	Multi-Family Residential	R-3 Multi-Family Residential	Existing Residential
West	Community Commercial	C-1 Neighborhood Commercial	Existing Commercial

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 in the process of opening a new restaurant at the proposed site and is requesting to serve beer / wine / spirit-based offerings with meals. The proposed establishment is located in the existing Centennial Village commercial center located at the northeast corner of Losee Road and Centennial Parkway. The commercial development consists of a gym, convenience food store with gas pumps, multiple quick serve restaurants, mini-warehouse establishment, drug store, automotive service facility and other various retail spaces.



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 beer/wine/spirit based “on-sale” in conjunction with a restaurant is permitted within the C-1, Neighborhood Commercial District. The proposed location is greater than 400’ away from any schools; daycares; churches or parks. The location is ideal at the northeast corner of Losee Road and Centennial Parkway (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 restaurant with beer/wine/liquor “on-sale” would 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 restaurant establishment 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 one (1) of seven (7) points being proposed. Two (2) access point from Centennial Parkway to the south, three (3) from Losee Road to the west and two (2) from Rome Boulevard to the north. The proposed restaurant with “on-sale” requires thirty (30) parking spaces. Parking provided by the commercial center is plentiful with well over 500 spaces. The proposed restaurant will be 2,249 square feet in size and 25’-4” in total height. The colors being presented are earth tone and neutral colors indigenous to the valley. The applicant is not proposing any work to be done to the exterior of the building other than signage.

The letter of intent provided by the applicant indicates that this is their second physical restaurant location, they have had a food truck since 2019 and have an existing restaurant located inside the Nellis Air Force Base food court. They are requesting the Special Use Permit in order to expand their business and make it more viable. The proposed hours of operation are from 11am to 10pm 7 days a week. These hours would be consistent with other businesses in the development and should not have any adverse effect on the surrounding area.

The proposed use is consistent with the current land use designation, the commercial nature of the center and the surrounding area. The proposed restaurant establishment with beer/wine/spirit based “on-sale” liquor license at this location should not pose a negative impact on the surrounding uses or properties. Staff has 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.

ATTACHMENTS:

Letter of Intent

Site Plan

Floor Plan

Building Elevations

Clark County Assessor’s Map

Location and Zoning Map