



# Planning Commission Agenda Item

Date: March 13, 2024

Item No: 8

**TO:** Planning Commission

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

**SUBJECT: SUP-02-2024 LONDON EVENTS BANQUET HALL (Public Hearing).**  
Applicant: Javier Garcia. Request: A Special Use Permit in a C-2 (General Commercial District) to allow a Full "On-Sale" Liquor License in Conjunction with a Community Center or Meeting Hall (Banquet Hall). Location: 2155 East Cheyenne Avenue. (APN 139-14-515-004) 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 Full "On-Sale" liquor license in conjunction with a community center or meeting hall (banquet hall). The site is a 9,978 square foot single suite located at 2155 East Cheyenne Avenue. The zoning classification of C-2, General Commercial District. The Comprehensive Master Plan Land Use designation for the subject site is Downtown Area of Influence.

### **BACKGROUND INFORMATION:**

| Previous Action  |
|--|
| On March 8, 2023, Planning Commission approved a special use permit (SUP-01-2023) to allow a full "on-sale" liquor license in conjunction with a restaurant.                                       |
| On April 8, 2020, Planning Commission approved a special use permit (SUP-04-2020) to allow a financial institution (loan or mortgage company).   |
| November 21, 2006, with the adoption of the Comprehensive Master Plan (AMP-40-06) the designated land use was changed to Downtown Area of Influence.   |
| On August 17, 2005, the City Council approved a property reclassification (ZN-51-05) from R-1, Single-Family Residential District and C-P, Planned Commercial to C-2, General Commercial District. |
| On August 10, 2005, Planning Commission approved a Site Plan Review (SPR-35-05) to allow 87,814 square-foot commercial retail center.  |

**RELATED APPLICATIONS:**

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

**GENERAL INFORMATION:**

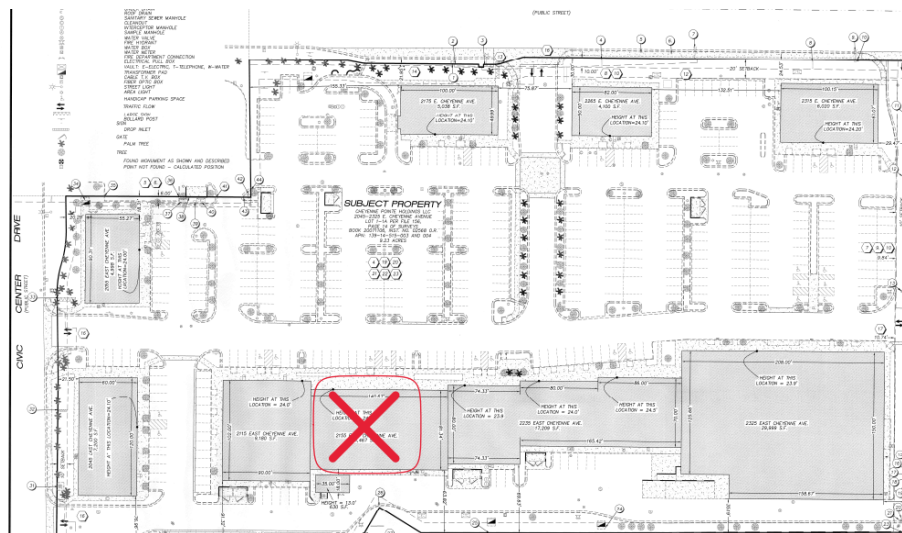
|                         | Land Use                   | Zoning   | Existing Use  |
|-------------------------|----------------------------|--|---|
| <b>Subject Property</b> | Downtown Area of Influence | C-2, General Commercial District   | Existing Commercial Development (Cheyenne Pointe)                             |
| <b>North</b>            | Downtown Area of Influence | C-2, General Commercial District   | Existing Commercial Development   |
| <b>South</b>            | Downtown Area of Influence | R-3, Multi-Family Residential District and R-1, Single-Family Low Density District | Existing Residential  |
| <b>East</b>             | Downtown Area of Influence | C-2, General Commercial District   | Existing Commercial Development (Cheyenne Pointe) and Public Storage Facility |
| <b>West</b>             | Downtown Area of Influence | R-1, Single-Family Low Density District  | 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 applicant is requesting Planning Commission consideration of a special use permit allow a Full "On-Sale" liquor license in conjunction with a community center or meeting hall (banquet hall). The proposed site is located in the Cheyenne Pointe shopping center at 2155 East Cheyenne Avenue (southeast corner of Cheyenne Avenue and Civic Center Drive). The proposed banquet/meeting hall will occupy one (1) suite and is approximately 9,975 square feet. The proposed location is in the C-2, General Commercial District. The plaza includes; retail stores (Family Dollar), personal services (nails salon) and restaurants, grocery store (Marianna's) and professional and medical offices.



According to the letter of intent, events at the banquet/meeting hall will be held seven days a week between the hours of 9:00 am to 1:00 am. However, all banquet/meeting halls adjacent to residential areas, staff has recommended all events conclude at 11:00 pm with an extension on weekends to 12:00 am.

Access for the existing commercial site is from four (4) entrances: (2) from Cheyenne Avenue, and two (2) from Civic Center Drive Avenue both are 100-foot rights-of-way. The overall site has 473 parking spaces where 395 parking spaces were required for the entire site. The parking was approved with Site Plan Review (SPR-35-05). The existing commercial center parking spaces will support the proposed use, which requires one (1) space per 250 square feet of floor area. Therefore, the required parking spaces are in compliance.

Architecturally, the building was constructed in 2007 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 and will require building permits. The existing onsite landscaping areas shown in the submitted photos consist of decorative rock, trees, artificial turf and shrubs.

The required parking lot and foundation landscaping appears to be well maintained, however, the above ground planter is lacking and should be enhanced with two (2) more shrubs and the parking lot landscaping directly in front of the proposed location should have additional shrubs added to bring the site into compliance with the required landscaping. 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 and the existing uses within the commercial center. The proposed Full "On-Sale" liquor license in conjunction with a community center or meeting hall (banquet hall) in the C-2, General Commercial District is compatible with the surrounding neighborhood and the community and should not pose a negative impact on the surrounding uses or properties with the proper soundproofing and hours of operation. Staff has no objections to the proposed use and recommends approval with the listed conditions.

### **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:

1. The proposed use is consistent with the Comprehensive Master Plan and all applicable provisions of this Code and applicable State and Federal regulations;
2. 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;
3. 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);
  4. Any significant adverse impacts anticipated to result from the use will be mitigated or offset to the maximum extent practicable; and
  5. 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.

## **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.

## **ATTACHMENTS:**

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