



AGENDA MEMO

CITY COUNCIL MEETING DATE: JULY 11, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: SUP-21419 - APPLICANT: YOONHEE LEE - OWNER:
CENTENNIAL CENTRE, L.L.C.**

**** CONDITIONS ****

The Planning Commission (6-0 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. This approval shall be void one year from the date of final approval, unless a business license has been issued to conduct the activity, if required, or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. Approval of this Special Use Permit does not constitute approval of a liquor license.
3. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
4. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.
5. Hours of operation shall be limited to 11 a.m. to 11 p.m. for all business days.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The project is a request for a Special Use Permit for a Restaurant with Beer/Wine/Cooler - On-sale located at 6181 Centennial Center Boulevard. The proposed alcohol use will be operated within an existing commercial center in conjunction with a sushi restaurant. The project conforms with the minimum conditions of Title 19.04 Special Use Permit requirements. Staff recommends approval.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
12/07/98	The City Council approved a request to Rezone this site to T-C (Town Center) as part of a larger request (Z-0076-98). The Planning Commission and staff recommended approval.
02/08/99	The City Council approved a request for a Site Development Plan Review [Z0076-98(1)] for a proposed retail development (Centennial Centre) totaling approximately 827,000 square feet and seven proposed automobile dealerships. The Planning Commission and staff recommended approval.
09/05/01	The City Council approved Special Use Permits for five Supper Clubs (U-007501, U-0076-01, U-0077-01, U-0078-01, U-0079-01) on the subject parcel, including the subject restaurant. The Planning Commission and staff recommended approval.
11/19/03	The City Council approved Extensions of Time (EOT-3010, EOT-3011, EOT3012, EOT-3013) of four approved Supper Clubs on the subject parcel, including the subject restaurant. The Planning Commission and staff recommended approval.
10/17/05	A business license (L21-00005) was issued for a Supper Club (Vallartas Mexican Restaurant) at 7870 West Tropical Parkway.
10/19/05	A Certificate of Occupancy was issued for Vallartas Mexican Restaurant at 7870 West Tropical Parkway.
06/21/06	The City Council approved a Special Use Permit (SUP-12743) for a proposed gaming (restricted) use in conjunction with an existing restaurant at 7870 West Tropical Parkway. Planning Commission and Staff recommended approval.
06/14/07	The Planning Commission voted 6-0 to recommend APPROVAL (PC Agenda Item #7/ja).

<i>Related Building Permits/Business Licenses</i>	
NA	
<i>Pre-Application Meeting</i>	
03/19/07	A Pre-Application Meeting was held where Planning staff advised the applicant of the Special Use Permit requirements.
<i>Neighborhood Meeting</i>	
NA	
<i>Field Check</i>	
05/10/07	A site visit was conducted and the project site is a developed commercial shopping center. The project location is a free-standing structure with associated shopping center parking.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	NA

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Town Center Commercial/Retail	GC-TC (Town Center General Commercial)	T-C (Town Center General Commercial)
North	Undeveloped	GC-TC (Town Center General Commercial)	T-C (Town Center General Commercial)
South	Commercial/Retail	GC-TC (Town Center General Commercial)	T-C (Town Center General Commercial)
East	Commercial/Retail/Undeveloped	GC-TC (Town Center General Commercial)	T-C (Town Center General Commercial)
West	Commercial/Retail	GC-TC (Town Center General Commercial)	T-C (Town Center General Commercial)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
T-C Town Center District	X		Y
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
T-C Town Center District	X		Y
Trails		X	NA
Rural Preservation Overlay District		X	NA
Development Impact Notification Assessment		X	NA
Project of Regional Significance		X	NA

Pursuant to Title 19.10, the following Commercial Parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required		Provided		Compliance	
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Commercial Center	93,920 square feet	1 space/250 square feet	375	8	826	32	Y
TOTAL			375		826		

ANALYSIS

The proposed project is subject to the distance separation requirements of Town Center Development Standards requiring the use to be located 400 feet from any church, synagogue, child care center, or city park. The project parcel is not located within this separation distance from any of the aforementioned uses. Business hours of operation shall be limited to 11:00 a.m. to 11:00 p.m. on all operating days. The proposed use will have access to adequate parking within the existing commercial center which contains 826 parking spaces. For the proposed beer/wine/cooler on-sale establishment no additional parking is required beyond that of the primary use.

FINDINGS

The following findings must be made for a Special Use Permit:

- 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 use is compatible with existing surrounding commercial uses and future land use projected by the Town Center Plan.

- 2. The subject site is physically suitable for the type and intensity of land use proposed.**

The site is capable of accommodating the proposed use as the project location is an existing developed commercial center with existing surface parking.

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.

Automobile access to the project location is adequate along existing surface collector streets.

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.

The proposed use will be subject to inspections by local and state regulatory agencies and will therefore not result in detrimental effects to human health and public safety.

5. The use meets all of the applicable conditions per Title 19.04.

The proposed use conforms with all applicable Title 19.04 - Special Use Conditions as required by the Town Center Development Standards Manual.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

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ASSEMBLY DISTRICT

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SENATE DISTRICT

9

NOTICES MAILED

309 by City Clerk

APPROVALS

1

PROTESTS

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