



AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MAY 10, 2011

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT: TIVOLI VILLAGE AT QUEENSRIDGE - OWNER:
GREAT WASH PARK, LLC

** STAFF RECOMMENDATION(S) **

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
SUP-41304	Staff recommends APPROVAL, subject to conditions:	N/A

** CONDITIONS **

SUP-41304 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.04.010 for a Liquor Establishment (Tavern) use.
2. Conformance to the approved conditions for Rezoning (ZON-5653), Special Use Permit (SUP-5853) and Site Development Plan Review (SDR-10770).
3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.18. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. Approval of this Special Use Permit does not constitute approval of a liquor license.
5. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Special Use Permit for a 13,122 square-foot Liquor Establishment (Tavern) use at 430 South Rampart Boulevard, Suites #150 and #230. The proposed use will be located within the Tivoli Village at Queensridge Mixed-Use development that is currently under construction. The Liquor Establishment (Tavern) use complies with all Title 19.04 requirements and can be conducted in a manner that is harmonious and compatible with existing surrounding development and land uses; therefore, staff recommends approval with conditions. If this application is denied, the proposed Liquor Establishment (Tavern) cannot be located within the subject site, nor can a business license be obtained for the use at this location.

ISSUES

- A Liquor Establishment (Tavern) use is permitted in the C-2 (General Commercial) zoning district with the approval of a Special Use Permit.
- Waivers are required to allow no distance separation from another Liquor Establishment (Tavern) where 1,500 feet is required and 141 feet from a City Park where 1,500 feet is required for approval of the Special Use Permit for the Liquor Establishment (Tavern) use. Waivers of these requirements are possible due to the location of the proposed use within a mixed-use development in excess of 15 acres and 250,000 square feet of nonresidential floor space.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
01/26/98	The City Council approved a Rezoning (Z-0127-97) from U (Undeveloped) zone, M (Medium Density Residential) and SC (Service Commercial) General Plan Designation, under Resolution of Intent to R-PD16 (Residential Planned Development – 16 Units per Acre), to C-2 (General Commercial) at the northeast corner of the intersection of Alta Drive and Rampart Boulevard. The Planning Commission and staff recommended approval of the request.
03/02/05	The City Council approved a request for a Site Development Plan Review (SDR-5657) to allow a Mixed-Use development to include 700,000 square feet of commercial space and 375 residential condominium units in on 10-story and two five-story residential condominium buildings on 30.21 acres adjacent to the northeast corner of Alta Drive and Rampart Boulevard. The Planning Commission and staff recommended approval of the request.

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03/02/05	The City Council approved a request for a Special Use Permit (SUP-5853) to allow a proposed Mixed-Use commercial and residential development adjacent to the northeast corner of Alta Drive and Rampart Boulevard. The Planning Commission and staff recommended approval of the request.
04/19/06	The City Council approved a request for a Variance (VAR-10773) to allow 3,955 parking spaces where 4,961 parking spaces is the minimum number of parking spaces required for a proposed Mixed-Use development on 28.69 acres at 8750 Alta Drive. The Planning Commission recommended approval, but staff recommended denial of the request.
	The City Council approved a request for a Site Development Plan Review (SDR-10770) for a 10-story Mixed-Use development consisting of 699,000 square feet of commercial space and 340 residential units on 28.69 acres 8750 Alta Drive. The Planning Commission recommended approval, but staff recommended denial of the request.
06/06/07	The City Council approved a Review of Condition (ROC-21668) to modify Condition Number 9 of an approved Site Development Plan Review (SDR-10770) which stated that all perimeter landscape buffers shall comply with the minimum requirements listed in Title 19.12. Tree spacing within the buffers shall conform to the minimum requirements listed in Title 19.12. To allow a four-foot landscape buffer along the south property line where eight feet is the minimum required for an approved Mixed-Use development on 28.69 acres at 420 South Rampart Boulevard. Staff recommended approval of the request.
07/12/07	The Planning Commission approved a Tentative Parcel Map (TMP-20197) for a 324 unit Mixed-Use development on 28.62 acres at 302 South Rampart Boulevard. Staff recommended approval of the request.
10/01/08	The City Council approved a request for a Special Use Permit (SUP-28998) for a Supper Club and a Waiver to allow a 141-foot separation from a City Park where 400 feet is the minimum required at the northeast corner of Rampart Boulevard and Alta Drive. The Planning Commission and staff recommended approval of the request.
12/17/08	The City Council approved a request for a Special Use Permit (SUP-30583) for a proposed 12,195 square-foot Supper Club and a Waiver to allow a distance separation from a City Park where 400 feet is the minimum required at 440 South Rampart Boulevard, Suite #8120. The Planning Commission and staff recommended approval of the request.
07/01/09	The City Council approved a request for a Special Use Permit (SUP-34175) for a proposed Liquor Establishment (Tavern) with a Waiver to allow no distance separation from a similar use and a 141-foot distance separation from a City Park where 1,500 feet is the allowed at 330 South Rampart Boulevard, Suite #215. The Planning Commission and staff recommended approval of the request.

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09/23/10	The Planning Commission approved a request for a Special Use Permit (SUP-39146) for a Liquor Establishment (Tavern) within a 28.69-acre Mixed-Use development with waivers to allow a distance separation of 141 feet from a City Park and to allow no distance separation from a similar use where 1,500 feet is required at 440 South Rampart Boulevard, Suite #180. The Planning and Development Department staff recommended approval of the request.
10/21/10	The Planning Commission approved a request for a Special Use Permit (SUP-39440) for a Supper Club with a waiver to allow a 141-foot distance separation from a City Park where 400 feet is the minimum required at 420 South Boulevard, Suite #180. The Planning and Development Department staff recommended approval of the request.
12/16/10	The Planning Commission approved a request for a Special Use Permit (SUP-40087) for a Supper Club with a waiver to allow a 141-foot distance separation from a City Park where 400 feet is the minimum required at 400 South Boulevard, Suite #190. The Planning and Development Department staff recommended approval of the request.
	The Planning Commission approved a request for a Master Sign Plan (MSP-40230) for an approved Mixed-Use development on 28.44 acres at the northeast corner of Alta Drive and Rampart Boulevard. The Planning and Development Department staff recommended approval of the request.
04/12/11	The Planning Commission will hear a Special Use Permit (SUP-41030) for a Beer/Wine/Cooler On-Sale Establishment, located at 410 South Rampart Boulevard, Suite #120.
05/10/11	The Planning Commission will hear a Special Use Permit (SUP-40748) for a Liquor Establishment (Tavern), located at 430 South Rampart Boulevard, Suite #B160.
05/10/11	The Planning Commission will hear a Special Use Permit (SUP-40749) for a Liquor Establishment (Tavern), located at 430 South Rampart Boulevard, Suite #B130.

<i>Most Recent Change of Ownership</i>	
01/16/04	A deed was recorded for a change in ownership.

01/16/04	A deed was recorded for a change in ownership.
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<i>Related Building Permits/Business Licenses</i>	
There is no business license history at 430 South Rampart Boulevard, Suites #150 and 230, since the building has not received its final certificate of completion.	
02/23/09	A building permit (#07002847) was issued for a renewal of a permit for a certificate of completion for Building #9 at 430 South Rampart Boulevard.

There is no business license history at 430 South Rampart Boulevard, Suites #150 and 230, since the building has not received its final certificate of completion.	
02/23/09	A building permit (#07002847) was issued for a renewal of a permit for a certificate of completion for Building #9 at 430 South Rampart Boulevard.

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<i>Pre-Application Meeting</i>	
03/15/11	A pre-application meeting was held with the applicant where elements of submitting a Special Use Permit for a Liquor Establishment (Tavern) use were discussed. The topics included: • A waiver is required due to the proximity of the proposed use within 1,500 feet from a City Park and no distance separation from another Liquor Establishment (Tavern), pursuant to Minimum Special Use Permit requirement Number 5d. • The proposed use is located within a Mixed-Use development.

<i>Neighborhood Meeting</i>
A Neighborhood Meeting is not required for this application, nor was one held.

Field Check	
03/31/11	A site visit noted that the subject site for this application is currently under construction.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	28.44

<i>Surrounding Property</i>	<i>Existing Land Use Per Title 19.04</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property	Mixed-Use Development (under construction)	GC (General Commercial)	C-2 (General Commercial)
North	Angel Park	PR-OS (Parks/Recreation/Open Space)	C-V (Civic)
South	Shopping Center	SC (Service Commercial)	PD (Planned Development)
East	Single-Family Dwellings	L (Low Density Residential)	R-1 (Single Family Residential)
West	Casino	SC (Service Commercial)	C-1 (Limited Commercial)

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<i>Master Plan Areas</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Master Plan Area		X	N/A
<i>Special Purpose and Overlay Districts</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts		X	N/A
Trails	X		Y
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

<i>Street Name</i>	<i>Functional Classification of Street(s)</i>	<i>Governing Document</i>	<i>Street Width (Feet)</i>	<i>Compliance with Street Section</i>
Rampart Boulevard	Primary Arterial	Master Plan of Streets and Highways	100	Y
Alta Drive	Secondary Collector	Master Plan of Streets and Highways	80	Y

Pursuant to Title 19.04 and 19.10, the following parking standards apply:

Pursuant to Title 17A-01 and 17A-02, the following parking standards apply:

Parking Requirement - Per approved Variance (VAR-10773).							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Mixed-Use	794,482 SF & 340 Residential Units	Case-by case basis (when originally approved)					
TOTAL SPACES REQUIRED			4,961		3,955		
Regular and Handicap Spaces Required			4,891	70	3,895	60	Y

<i>Waivers</i>		
<i>Requirement</i>	<i>Request</i>	<i>Staff Recommendation</i>
1,500-foot distance separation from another Liquor Establishment (Tavern).	To allow no distance separation.	Approval
1500-foot distance separation from City Park.	To allow a 141-foot distance separation.	Approval

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ANALYSIS

The Liquor Establishment (Tavern) use is defined by Title 19.20 as “a facility which sells alcoholic beverages for consumption on the premises where the same are sold and authorizes the sale, to consumers only and not for resale, of alcoholic beverages in original sealed or corked containers, for consumption off the premises where the same are sold.” The applicant is proposing a 13,122 square-foot, two-story Liquor Establishment (Tavern). The first story will offer standard table seating as well as a lounge area. The second story will offer outdoor seating, 15 gaming machines and additional seating.

Tivoli Village at Queensridge Mixed-Use development is located adjacent to a Pedestrian Path Trail along Rampart Boulevard as designated within the Transportation Trails Element of the Las Vegas 2020 Master Plan. The pedestrian sidewalk is currently under construction.

The applicant is requesting Waivers to allow no distance separation from a Liquor Establishment (Tavern) use where 1,500 feet is required and a 141-foot distance separation from a City Park where 1,500 feet is required, pursuant to Minimum Special Use Permit requirement Number 5d. The first waiver results from taverns located at the adjacent Angel Park Golf Club. The second waiver is for a City Park located to the north of the mixed-use development.

As the proposed Liquor Establishment (Tavern) will be located within a mixed-use development in excess of 15 acres and 250,000 square feet of nonresidential floor space, the distance separation requirement can be waived per Title 19.04. as the development has a net site area of 28.44 acres. The proposed Liquor Establishment (Tavern) is a compatible use with neighboring commercial and residential uses within the approved Mixed-Use development. The proposed use will be compatible and harmonious with the existing uses and future surrounding land uses; therefore, staff recommends approval with conditions.

FINDINGS (SUP-41304)

In order to approve a Special Use Permit application, per Title 19.18.060 the Planning Commission and City Council must affirm the following:

- 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 Liquor Establishment (Tavern) use is a compatible use with neighboring commercial and residential uses within the approved Mixed-Use development.

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

The site is physically suitable for this type of use and the intensity is appropriate in this area of the City. Ample site access is provided and adequate parking is being provided in accordance with the approved Variance (VAR-10773) for the Mixed-Use development. The proposed Liquor Establishment (Tavern) is appropriate in these types of Mixed-Use developments.

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.

The subject site is accessed by Rampart Boulevard and Alta Drive. Both streets are sufficient to accommodate the number of vehicular trips associated with the proposed use.

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.

Approval of the Special Use Permit is consistent with the General Plan, and will not compromise the public health, safety, or welfare.

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

The proposed use does not meet all Minimum Special Use Permit requirements pursuant to Title 19.04 due to the proximity to a City Park and another Liquor Establishment (Tavern). The requested Waivers of the minimum distance separation requirement are appropriate for the proposed use within a Mixed-Use development.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

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NOTICES MAILED

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APPROVALS

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PROTESTS

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