PARKING LOT (TITLE 30)

PUBLIC HEARING

DR-0639-17 – SN INVESTMENT PROPERTIES, LLC:

DESIGN REVIEWS for the following: 1) a proposed parking lot; and 2) redesign and reconfiguration of the parking lot in conjunction with an existing adult use (Crazy Horse III) on 4.4 acres in M-1 (Light Manufacturing) (AE-60) Zone in the MUD-2 Overlay District.

Generally located on the south side of Russell Road, 330 feet west of Polaris Avenue within Paradise. SS/mk/ja (For possible action)

RELATED INFORMATION:

APN:
162-32-101-005 & 038

LAND USE PLAN:
WINCHESTER/PARADISE – COMMERCIAL TOURIST

BACKGROUND:

Project Description
General Summary
  • Site Address: 3525 W. Russell Road
  • Site Acreage: 4.4
  • Project Type: Parking lot redesign and reconfiguration
  • Parking Required/Provided: 240/282

Site Plans
The plans show a proposed parking lot on parcel 162-32-101-005 and reconfiguration of the existing parking lot on parcel 162-32-101-038 in conjunction with an existing adult use (Crazy Horse III). The overall site will consist of 282 spaces which will be utilized by the adult use (Crazy Horse III) located on the south side of the site. The redesign of the parking lot will consolidate the parking on the 2 lots. The plans also show that the existing driveway on the northeast corner of the site along Russell Road will be closed and replaced by the proposed access driveway at the center of the 2 parcels. The proposed driveway extends to a roundabout (traffic center) near the building entrance. Some of the existing 27 foot high parking lot lamp posts will be relocated; and additional lamp posts consistent with the existing ones will be placed in different areas of the redesigned parking lot.

Landscaping
The plans show a proposed 15 foot wide landscape area behind the existing 5 foot wide attached sidewalk along Russell Road. Three to 5.5 feet landscape areas are depicted on the east and west
property lines with additional parking lot islands. Proposed landscaping includes but is not limited to the following: trees such as Shoestring Acacia, Bottle tree, Mexican Palm, Mediterranean Fan Palm, Texas Mountain Laurel and Date Palm; and 1 gallon to 5 gallon shrubs such as Desert Marigold, Hybrid Red Fairy Duster, Purple Leafed Hopseed Bush, Red Yucca, New Gold Lantana and Trailing Lantana.

**Signage**

Signage is not a part of this request.

**Applicant’s Justification**

The applicant states that the approval of this application will allow for the improvement of the northwest parcel which is undeveloped at this time, and will also provide additional parking to the existing business. The applicant states that the property operates as an adult use and is not within 1,000 feet of another adult use establishment. The additional parking area will include new paving, landscaping and lighting on a previously unpaved parcel, which will reduce dust and provide an upgraded environment to a stable and desirable character for the areas, and be consistent with the Code.

The applicant indicates that there are no outstanding issues regarding the subject site, and the nature of the adult use business remains unchanged. Additionally, the applicant states that there is no major impact to any public utility or increase in public services.

**Prior Land Use Requests**

<table>
<thead>
<tr>
<th>Application Number</th>
<th>Request</th>
<th>Action</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>VS-0069-11</td>
<td>Vacate and abandon patent easements along the east, south, and west of parcel 162-32-101-005</td>
<td>Approved by PC</td>
<td>April 2011</td>
</tr>
<tr>
<td>ZC-0160-05</td>
<td>Reclassified parcel 162-32-101-005 from R-E to M-1 zoning for a parking lot</td>
<td>Approved by BCC</td>
<td>March 2005</td>
</tr>
<tr>
<td>ADR-0597-03</td>
<td>Adult use cabaret (Penthouse Club)</td>
<td>Approved administratively</td>
<td>June 2003</td>
</tr>
<tr>
<td>UC-0312-03</td>
<td>Expand a previously approved on-premises consumption of alcohol establishment (tavern) and restaurant in conjunction with an approved adult cabaret</td>
<td>Approved by PC</td>
<td>April 2003</td>
</tr>
<tr>
<td>UC-0664-02</td>
<td>A 9,900 square foot tavern within a portion of an existing 40,000 square foot building</td>
<td>Approved by PC</td>
<td>June 2002</td>
</tr>
</tbody>
</table>

**Surrounding Land Use**

<table>
<thead>
<tr>
<th></th>
<th>Planned Land Use Category</th>
<th>Zoning District</th>
<th>Existing Land Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>Commercial Tourist</td>
<td>M-1</td>
<td>Convenience store, NV Energy substation</td>
</tr>
<tr>
<td>South</td>
<td>Commercial Tourist</td>
<td>M-1</td>
<td>Commercial business</td>
</tr>
<tr>
<td>East</td>
<td>Commercial Tourist</td>
<td>M-1</td>
<td>Commercial business</td>
</tr>
<tr>
<td>West</td>
<td>Commercial Tourist</td>
<td>M-D</td>
<td>Bank</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
STANDARDS FOR APPROVAL:
The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis
Current Planning
Staff finds that the proposed parking lot reconfiguration is appropriate since it improves the area and provides additional parking for the existing adult use. The proposed plans provide cross access between the parcels for better on-site circulation and a seamless transition from the existing parking and the proposed parking lot. As the result of parking lot reconfiguration, additional landscaping is provided along Russell Road on the west and east property lines and in landscape islands within the parking lot in compliance with the Code and Urban Specific Policy 73 of the Comprehensive Master Plan which encourages providing and maintaining perimeter and interior parking lot trees for shade and visual relief, while maintaining a view corridor to the existing use. Therefore, staff can support this request. Since that lot is being added to an existing adult use a subsequent land use application is required to expand the adult use onto this parcel.

Staff Recommendation
Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning
• Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
• An administrative design review is required to expand the adult use to parcel 162-32-101-005 once the construction on the parking lot has commenced.
• Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works – Development Review
• No comment.

TAB/CAC: Paradise – approval.
APPROVALS:
PROTESTS:

APPLICANT: John Ramous
CONTACT: Doug Walton, DWA P., LLC, 4810 W. University Avenue, Las Vegas, NV 89103