



AGENDA MEMO - COMMUNITY DEVELOPMENT

PLANNING COMMISSION MEETING DATE: JANUARY 14, 2025

DEPARTMENT: COMMUNITY DEVELOPMENT

ITEM DESCRIPTION: APPLICANT/OWNER: CLARK COUNTY DEPARTMENT OF HEALTH

**** STAFF RECOMMENDATION(S) ****

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
24-0587-SDR1	Staff recommends APPROVAL, subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 25

NOTICES MAILED 180

PROTESTS 0

APPROVALS 0

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**** CONDITIONS ****

24-0587-SDR1 CONDITIONS

Planning

1. Conformance to the Conditions of Approval for Petition to Vacate (24-0330-VAC1) shall be required, if approved.
2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan, and building elevations, date stamped 11/21/24, except as amended by conditions herein.
4. A Waiver from Title 19.09 is hereby approved, to allow no pedestrian building access from a thoroughfare or courtyard where such is required
5. A Waiver from Title 19.09 is hereby approved, to allow a 162-foot front yard setback where 10 feet is the maximum allowed
6. A Waiver from Title 19.09 is hereby approved, to allow a zero percent building façade alignment where 80 percent is the minimum required.
7. A Waiver from Title 19.09 is hereby approved, to allow an 11-foot floor-to-ceiling height where 13 feet is the minimum required.
8. A Waiver from Title 19.09 is hereby approved, to allow a Common Yard frontage type where such is not allowed in the T6-UGL transect zone.
9. A Waiver from Title 19.09 is hereby approved, to allow a 25-foot two-way parking driveway width where 32 feet is the minimum required
10. A Waiver from Title 19.09 is hereby approved, to allow parking to be accessed from the primary street where such is not allowed.
11. A Waiver from Title 19.09 is hereby approved, to allow a seven-foot open space depth where 20 feet is the minimum required.

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12. A Waiver from Title 19.09 is hereby approved, to allow 1,172 square feet of open space where 3,201 square feet is the minimum required.
13. A Waiver from Title 19.09 is hereby approved, to allow 46 parking spaces where 50 are the minimum allowed. Staff supports this request.
14. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Division.
15. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
16. All utility or mechanical equipment shall comply with the provisions of the Interim Downtown Las Vegas Development Standards, unless approved by a separate Waiver.
17. Trash enclosures shall be provided in conformance with the provisions of Title 19.08.040.E.
18. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, which shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.
 - All landscaping shall conform to the existing landscaping.
 - A minimum of two parking lot island trees shall be provided.
19. Prior to the submittal of a building permit application, the applicant shall meet with Department of Community Development staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
20. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

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Public Works

21. A Petition of Vacation, such as 24-0330-VAC1, shall record prior to the issuance of permits for this site.
22. Dedicate or grant a Pedestrian Access Easement radius for the at the Wellness Way cul-de-sac where the driveway is to be removed to provide a minimum 5-foot sidewalk path.
23. In accordance with code requirements of Title 13.56 and Section 2.2 of the City's Vision Zero Action Plan, remove all substandard offsite improvements and unused driveway cuts, if any, and replace with new improvements meeting Public Right-of-Way Accessibility Guidelines (PROWAG) to the satisfaction of the City Engineer concurrent with development of this site. Grant Pedestrian Access Easement(s) if necessary to comply with this requirement. All existing paving damaged or removed by this development shall be restored at its original location, width and depth concurrent with the development of this site.
24. Coordinate sewer connection at a size, depth, and location acceptable to the Sanitary Sewer Engineering Section of the Department of Public Works.
25. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
26. Queues for this site shall not extend into the public right-of-way as a result of the gating operations. Any vehicle that needs to turn around shall be allowed to enter the parking lot in order to exit in a forward manner. Install "No U-turn" signs (R3-4) on the mast arm and median facing southbound Martin Luther King Boulevard at Wellness Way.

Fire & Rescue

27. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is proposing to develop a two-story 13,380-square-foot laboratory development on 1.47 acres at 700 South Martin L King Boulevard.

ISSUES

- The subject site is within the confinements of the Vision 2045 Downtown Las Vegas Master Plan (Las Vegas Medical District) [Area 3].
- The following Waivers of the Title 19.09 Form-Based Code Development Standards are requested:
 - To allow no pedestrian building access from a thoroughfare or courtyard where such is required. Staff supports this request.
 - To allow a 162-foot front yard setback where 10 feet is the maximum allowed. Staff supports this request.
 - To allow a zero percent building façade alignment where 80 percent is the minimum required. Staff supports this request.
 - To allow an 11-foot floor-to-ceiling height where 13 feet is the minimum required. Staff supports this request.
 - To allow a Common Yard frontage type where such is not allowed in the T6-UGL transect zone. Staff supports this request.
 - To allow a 25-foot two-way parking driveway width where 32 feet is the minimum required. Staff supports this request.
 - To allow parking to be accessed from the primary street where such is not allowed. Staff supports this request.
 - To allow a seven-foot open space depth where 20 feet is the minimum required. Staff supports this request.
 - To allow 1,172 square feet of open space where 3,201 square feet is the minimum required. Staff supports this request.
 - To allow 46 parking spaces where 50 are the minimum allowed. Staff supports this request. Staff supports this request.

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ANALYSIS

Adopted by the City Council in June 2016, the *Vision 2045 Downtown Las Vegas Master Plan* (Downtown Master Plan) is the policy document that provides an overall vision, policy direction, and implementation strategy in support of the ongoing recovery and revitalization in Downtown Las Vegas. The Downtown Master Plan envisions and encourages downtown Las Vegas to achieve a compact, vibrant urban environment, with a focus on higher-density mixed-use development around transit hubs and activity nodes. The Master Plan is intended to enable an energetic, urban way of life and a high-quality physical environment for locals and visitors alike.

Adopted under the requirements of the Las Vegas Municipal Code and other applicable laws, the Title 19.09 Form-Based Code establishes the new form-based standards for the area of the City included within the Downtown Las Vegas Overlay (DTLV-O). Eventually, the Form-Based Code will be applied to each of the twelve Downtown Districts within the Downtown Las Vegas Overlay District.

The subject site is located within the Medical District of Downtown Las Vegas. With proximity to the core as a significant employment node, the Las Vegas Medical District (LVMD) shows great potential for driving the medical-oriented economy while complementing other districts of Downtown. The subject site is located in a T6-UGL (T6 Urban General - Limited) transect zone. The T6-UG transect zone intends to provide a vibrant, compact, high-intensity walkable urban environment that can accommodate a variety of building types with active pedestrian street facades and a diverse range of uses supported by active ground floor frontages on multiple streets. The T6-UGL sub-zone provides the same building form with a building height range varying from one to 14 stories. This transect zone is governed by Title 19.09 which regulates the form-based code development standards. For the subject site, the primary street frontage is considered to be Martin L. King Boulevard based on the hierarchy of roadways and building orientation.

The 1.47-acre subject site is a partially developed site adjacent to Martin L. King Boulevard. On the north end, the subject site currently features a medical storage building. The southern portion of the site currently consists of part of the parking lot which is the area of proposed development. The applicant is proposing to develop a proposed two-story 13,380-square-foot laboratory development. The subject site is categorized as a flex-mid-rise building type and a Common Yard street frontage.

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The Laboratory, Medical or Dental use is defined as “A facility, other than a hospital, that:

1. Conducts general medical or scientific research, investigation, testing, or experimentation; or
2. Upon referral by or request of a medical professional, provides radiological or medical testing, or creates prosthesis or artificial dental work.

This use does not include a facility for the manufacture or sale of other products, except as incidental to the main purpose of the laboratory. This use also does not include a “facility to provide testing, treatment, or counseling for drug or alcohol abuse,” as that term is defined in this Title.” Laboratory, Medical, or Dental is a permitted use in the T6-UGL (T6 Urban General - Limited) transect zoning district.

Under the Vision 2045 Downtown Las Vegas Master Plan and the Title 19.09 Form Based Code Development Standards, new developments are to be developed at or near the streetscape allowing enhanced pedestrian connectivity. However, based on the security demands of the proposed medical lab, the proposed development is setback away from the street and pedestrian realm. Doing so has led to Waivers of the front setback requirement, façade alignment, and building frontage type.

Based on the size and scale of the proposed development, typically 141 parking spaces would be required. Development projects within the form-based code-designated areas of Downtown Las Vegas are subjected to an alternative parking reduction based upon a variety of factors such as neighborhood context and current or future infrastructure. Pursuant to Title 19.09.100 Table G-1 (Medium Load - Zone 2), the reduction brings the parking requirement range from a minimum of 50 parking spaces to a maximum of 92 parking spaces. Despite this reduction, the parking for the proposed development is under this threshold as 46 parking spaces are provided and therefore a Waiver is requested.

The building elevations demonstrate a 40-foot tall mid-rise building primarily comprised of a variety of materials. The building primarily consists of split-face CMU and metal panels. All sides of the proposed building are coherently designed and treated with a consistent level of detailing and finish in compliance with Title 19.08. The elevation plans indicate a ground floor height of 11 feet; while a ground floor height of 13 feet is required in the T6-UGL transect zone. This Waiver deviation allows the development to connect with the existing development on-site on the second floor through an access corridor.

The subject site is located within the Master Plan 2050 designated area of Downtown Las Vegas which is the City’s civic, commercial, and cultural hub. The Downtown of Tomorrow is envisioned as a vibrant and livable urban environment and will continue to “Reinvent the Legend” through the complete implementation of the Vision 2045 Downtown Las Vegas Masterplan.

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The Vision 2045 Downtown Las Vegas Master Plan envisions the Medical District focusing on medical-related uses. The project contributes to increasing the Medical District's reputation as a regional healthcare center. The proposed medical laboratory will continue to drive economic growth within the district for medical and healthcare industries.

The proposed site is also located within the Redevelopment Expansion Area and if approved would support the goals of the Redevelopment Agency by striving to develop a site that is stagnant or improperly used.

While the proposed development does not conform to the Tittle 19.09 Form Based Code Development Standards as reflected in the requested Waivers, the proposed development furthers the goals in the Vision 2045 Downtown Las Vegas Master Plan for the Medical District. As such, staff finds that the proposed development can be harmonious and compatible with the surrounding area and therefore recommends approval, subject to conditions.

FINDINGS (24-0587-SDR1)

In order to approve a Site Development Plan Review application, per Title 19.16.100(E) the Planning Commission and/or City Council must affirm the following:

1. **The proposed development is compatible with adjacent development and development in the area;**

The proposed medical laboratory development is compatible with adjacent development within the surrounding area of the subject site.

2. **The proposed development is consistent with the General Plan, this Title, and other duly-adopted city plans, policies, and standards;**

The proposed medical laboratory development helps further several local economic-related goals, objectives, and guiding principles identified in the Vision 2045 Downtown Master Plan for the Las Vegas Medical District.

3. **Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

Site access is provided by Martin L. King Boulevard, a 100-foot Primary Arterial as identified by the Master Plan of Streets and Highways. This roadway is adequate in size to serve the scale of the proposed development.

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4. Building and landscape materials are appropriate for the area and for the City;

The proposed building materials are appropriate for a desert climate and the city. A Condition of Approval has been added requiring that the site maintain its existing landscaping conditions thus being appropriate for a desert climate.

5. Building elevations, design characteristics, and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;

Building elevations and design characteristics are not unsightly or obnoxious in appearance and create an orderly and aesthetically pleasing environment. The elevation plan shows the façade comprised of a variety of materials. The building primarily consists of split-face CMU and metal panels. All sides of the proposed building are coherently designed and treated with a consistent level of detailing and finish in compliance with Title 19.08.

6. Appropriate measures are taken to secure and protect the public health, safety, and general welfare.

The development of the site will be subject to building permit review and inspection, thereby protecting the health, safety, and general welfare of the public.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
05/27/97	The City Council approved a Rezoning (Z-0020-97) from R-1 (Single Family Residential), R-3 (Medium Density Residential), R-4 (High Density Residential), R-5 (Apartment), R-E, (Residence Estates), P-R (Professional Office and Parking), C-1 (Limited Commercial), C-2 (General Commercial), and C-V (Civic) too PD (Planned Development) on 171 acres on properties located between Alta Drive and Charleston Boulevard and Martin L King Boulevard and Ranch Drive. The Planning Commission recommended approval.

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<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
06/19/02	The City Council approved a Major Modification (Z-0020-97(33)) to the Las Vegas Medical District Neighborhood Plan to update and revise the Plan document, as part of the City's General Plan for the area bounded by Alta Drive to the north, Charleston Boulevard to the south, Martin L. King Boulevard to the east and Rancho Drive to the west. The Planning Commission recommended approval.
08/09/01	The Planning Commission approved a Site Development Plan Review (Z-0020-97(34)) for a proposed 14,797 square-foot warehouse on 1.46 acres at 700-720 Desert Lane.
08/13/24	The Planning Commission approved a Petition to Vacate (24-0330-VAC1) public sewer and drainage easements at 700 South Martin L King Jr. Boulevard. Staff recommended approval.

<i>Most Recent Change of Ownership</i>	
08/31/98	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
08/20/24	A Building Permit (C24-02563) was issued for a disaster permit at 700 South Martin L. King Boulevard.
10/09/24	A Civil Improvement Plan (L24-01556) is currently under review for a proposed laboratory development at the subject site. The permit is open pending the outcome of this Site Development Plan Review request.

<i>Pre-Application Meeting</i>	
11/05/24	A pre-application meeting was held with the applicant to discuss the submittal requirements for a Site Development Plan Review pertaining to a proposed

<i>Neighborhood Meeting</i>	
A neighborhood meeting was not required, nor was one held.	

<i>Field Check</i>	
12/03/24	A routine field check was conducted by staff; nothing was noted of concern.

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Details of Application Request	
Site Area	
Net Acres	1.47

Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Storage	FBC (Form Based Code)	T6-UGL (T6 Urban General - Limited)
North	Hospital		T6-UG (T6 Urban General)
South	Public Park or Playground		
East	Martin L. King Jr Boulevard and Interstate 15 Right-Of-Ways		
West	Parking Lot	FBC (Form Based Code)	T6-UG (T6 Urban General)
	Undeveloped		

Master and Neighborhood Plan Areas	Compliance
Las Vegas 2050 Master Plan Area: Downtown Las Vegas	Y
Vision 2045 Downtown Las Vegas Master Plan: Las Vegas Medical District	Y
Special Area and Overlay Districts	Compliance
A-O (Airport Overlay) District (175 to 200 Feet)	Y
DTLV-O (Downtown Las Vegas Overlay) District - Area 3	Y
LW-O (Live/Work Overlay) District	Y
Other Plans or Special Requirements	Compliance
Trails	N/A
Las Vegas Redevelopment Plan Area - Expansion Area	Y
Interlocal Agreement	N/A
Project of Significant Impact	N/A
Project of Regional Significance	N/A

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DEVELOPMENT STANDARDS

Pursuant to Title 19.09, the following standards apply:

Standard	Required/Allowed	Provided	Compliance
Table D. Building Types			
Building Type: Flex Mid Rise	Main Body Width: 100% of lot	54.7%	Y
	Main Body Depth: 175 Feet	101 Feet	Y
	Secondary Wing Width: 75 Feet	N/A	N/A
	Secondary Wing Depth: 100 Feet	N/A	N/A
Access Standards	Pedestrian access to the building must be from the thoroughfare or courtyard.		N*
Table E. Building Placement			
Setback Distance (Front)	5 Feet Minimum 10 Feet Maximum	162 Feet	N*
Setback Distance (Interior Side)	0 Feet Minimum 10 Feet Maximum	7 Feet	Y
Setback Distance (Rear)	0 Feet Minimum	16 Feet	Y
Building Façade (Front) [Martin L King Jr Boulevard]	80% Minimum	0%	N*
Table F. Building Form Standards			
Building Height	1 Stories Minimum 14 Stories Maximum	2 Stories	Y
Floor-to-Ceiling (Ground)	13 Feet Minimum	11 Feet	N*
Floor-to-Ceiling (Upper)	9 Feet Minimum	16 Feet	Y
Footprint – Lot Coverage	90% Maximum	24.7%	Y
Depth – Gross Floor Space	20 Feet Minimum	101 Feet	Y
Table G. Frontages			
Frontage 1 [Martin L King Jr Boulevard]	Arcade Forecourt Gallery Shopfront Terrace	Common Yard	N*
Table H. Encroachments into the Façade Zone			
Encroachment Type	N/A	N/A	Y
Table I. Use Types			
Laboratory, Medical or Dental			Permitted

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Standard	Required/Allowed	Provided	Compliance
Table J. Parking Standards			
Setback from Lot	Front: 10 Feet	20 Feet	Y
	Side: 0 Feet	7 Feet	Y
	Rear: 0 Feet	130 Feet	Y
Parking Driveway Width [Two-Way]	32 Feet Minimum 34 Feet Maximum	25 Feet	N*
Miscellaneous	When a lot has an adjoining side street, parking must be accessed only from the side street.		N*
Table K. Required Street Trees			
Amenity Zone Tree Planting	Carob Palo Brea Willow Pittosporum Thornless Hybrid Mesquite Thornless Honey Mesquite Canby Oak Escarpment Oak Monterrey Oak Shumard Oak Cedar Elm Fruitless Olive	Landscaping not changed	By Condition
Table L. Open Space			
Miscellaneous	20 Feet Minimum Width	7 Feet	N*
	20 Feet Minimum Depth	75 Feet	Y
	3,201 SF Minimum	1,172 SF	N*

**The applicant has requested Waivers of the following Title 19.09 Form-Based Code Development Standards.*

Street Name	Functional Classification of Street(s)	Governing Document	Actual Street Width (Feet)	Compliance with Street Section
Martin L. King Boulevard	Primary Arterial	Master Plan of Streets and Highways Map	100	Y
	Primary Thoroughfare	Title 19.09		Y
	Boulevard	Title 19.09		Y

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Parking Requirement - Downtown (Areas 1-3)							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
[Proposed] Laboratory, Medical or Dental	13,380 SF	1 per 200 SF up to 2,000 square feet	10				
			65				
[Existing] Laboratory, Medical or Dental	13,700 SF	10					
		66.9					
Non Residential -2,000 SF							
TOTAL SPACES REQUIRED (unweighted)			140.5				
TOTAL SPACES REQUIRED (weighted requirement; see below)			50 to 92		46		N*
Regular and Handicap Spaces Required			50	3	42	4	N*
Downtown Form Based Code Parking Standards - Title 19.09.100.G							
Parking Standards Medium Load - Zone 2			Between 35% and 65%		Minimum: 50 Maximum: 92		N*
Bicycle Parking Requirements			Other		N/A		Y

*The applicant has requested Waivers of the following Title 19.09 Form-Based Code Development Standards.

Waivers		
Requirement	Request	Staff Recommendation
Pedestrian access to the building must be from the thoroughfare or courtyard.	To allow no pedestrian building access from a thoroughfare or courtyard where such is required.	Approval
The front yard setback shall be between a five-foot minimum to a 10-foot maximum in the TG-UGL transect zone.	To allow a 162-foot front yard setback where 10 feet is the maximum allowed.	Approval

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Waivers		
Requirement	Request	Staff Recommendation
The primary building shall be aligned with a minimum of 80 percent of the façade zone for the frontage street.	To allow a zero percent building façade alignment where 80 percent is the minimum required.	Approval
A 13-foot ground floor-to-ceiling height shall be provided.	To allow an 11-foot floor-to-ceiling height where 13 feet is the minimum required.	Approval
A private frontage type shall be provided in compliance with Title 19.09.070.	To allow a Common Yard frontage type where such is not allowed in the T6-UGL transect zone.	Approval
A two-way parking driveway width shall be a minimum of 32 feet to a maximum of 34 feet.	To allow a 25-foot two-way parking driveway width where 32 feet is the minimum required.	Approval
When a lot has an adjoining side street, parking must be accessed only from the side street.	To allow parking to be accessed from the primary street where such is not allowed.	Approval
The minimum width of open space is 20 feet.	To allow a seven-foot open space depth where 20 feet is the minimum required.	Approval
Based on the size and scale of the proposed development, 3,201 square feet of open space is the minimum required.	To allow 1,172 square feet of open space where 3,201 square feet is the minimum required.	Approval
Based on the size and scale of the proposed development and the Form-Based Code parking reduction, a minimum of 50 parking spaces to a maximum of 92 parking spaces shall be provided.	To allow 46 parking spaces where 50 are the minimum allowed.	Approval

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Department of Public Works Traffic Study

Site Development Plan Review for a Proposed 12,600 Square-Foot Medical Laboratory Building - 700 South Martin Luther King Boulevard				
Proposed Use				
Average Daily Traffic (ADT)	MEDICAL DENTAL OFFICE BUILDING [1000 SF]	12.6	36	454
AM Peak Hour			3.10	39
PM Peak Hour			3.93	50
Existing Traffic on Nearby Streets				
Thom Boulevard				
Average Daily Traffic (ADT)			22,491	
PM Peak Hour (Heaviest 60 Minutes)			1,799	
Rome Boulevard				
Average Daily Traffic (ADT)			2,729	
PM Peak Hour (heaviest 60 minutes)			218	
Traffic Capacity of Adjacent Streets:				
Adjacent Street ADT Capacity				
Martin Luther King Boulevard			35,490	
Wellness Way			11,700	
Summary				
This project is expected to add an additional 454 trips per day on Martin Luther King Boulevard, Wellness Way, and Shadow Lane. Currently, Martin Luther King Boulevard is at about 63 percent of capacity and Wellness Way is at about 23 percent of capacity. With this project, Martin Luther King Boulevard is expected to be at about 65 percent of capacity and Wellness Way is expected to be at about 27 percent of capacity. Counts are not available for Shadow Lane but it is believed to remain under capacity.				
Based on Peak Hour use, this development will add into the area roughly 50 additional peak hour trips, or about ten every twelve minutes.				