



AGENDA MEMO - COMMUNITY DEVELOPMENT

CITY COUNCIL MEETING DATE: OCTOBER 16, 2024

DEPARTMENT: COMMUNITY DEVELOPMENT

ITEM DESCRIPTION: APPLICANT/OWNER: MCDONALD'S CORPORATION

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
24-0384-SDR1	Staff recommends APPROVAL, subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 24

NOTICES MAILED 73

PROTESTS 0

APPROVALS 0

**** CONDITIONS ****

24-0384-SDR1 CONDITIONS

Planning

1. 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.
2. All development shall be in conformance with the site plan and landscape plan, date stamped 08/14/24, and building elevations, date stamped 07/18/24, except as amended by conditions herein.
3. A Waiver from Title 19.09 is hereby approved, to allow a 30-foot front yard setback where 15 feet is the maximum allowed.
4. A Waiver from Title 19.09 is hereby approved, to allow a 39-foot interior side yard setback where 15 feet is the maximum allowed.
5. A Waiver from Title 19.09 is hereby approved, to allow a zero percent building façade alignment where 75 percent is the minimum required.
6. A Waiver from Title 19.09 is hereby approved, to allow a one-story building height where two stories is the minimum required.
7. A Waiver from Title 19.09 is hereby approved, to allow a 25-foot parking driveway width where 32 feet is the minimum allowed for two-way.
8. A Waiver from Title 19.12 is hereby approved, to allow 29 parking spaces where nine is the maximum allowed.
9. 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.
10. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
11. All utility or mechanical equipment shall comply with the provisions of the Interim Downtown Las Vegas Development Standards, unless approved by a separate Waiver.

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12. A revised site plan shall be submitted to and approved by the Department of Community Development, prior to the time application is made for a building permit, to reflect the changes herein.
13. 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.
14. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

15. Dedicate five feet of right-of-way or grant a five-foot Pedestrian Access Easement for Charleston Boulevard prior to the issuance of permits for this site.
16. 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 development of this site. The frontage improvements (widened sidewalk) on Charleston Boulevard shall match the City's Charleston Boulevard improvements to the west.
17. Coordinate with the Environmental Compliance & Enforcement staff of the Department of Public Works to locate any required grease interceptor and sand/oil interceptors in acceptable locations prior to submittal of sewer-related plans. Comply with the recommendations and requirements of the Environmental Compliance & Enforcement staff prior to issuance of permits. The team may be contacted at 702-229-6594 or emailed at ece@lasvegasnevada.gov.
18. Contact the City Engineer's Office at 702-229-6272 to coordinate the development of this project with the Charleston Boulevard from Rancho Drive to Martin Luther King Boulevard (MWA#156) project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer

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19. 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.
20. Submit a License Agreement for private improvements (sign) in the Charleston Boulevard public right(s)-of-way, if any, prior to the issuance of permits for these improvements. If requested by the City, the applicant shall remove property within the public right-of-way at the applicant's expense pursuant to the terms of the City's License Agreement. The installation and maintenance of all private improvements in the public right-of-way shall be the responsibility of the applicant and any successors in interest to the property and assigns pursuant to the terms of the License Agreement. Coordinate all requirements for the License Agreement with the Land Development Section of the Department of Community Development (702-229-5460).
21. Queues for the overall shopping center shall not extend into the public right-of-way as a result of the drive-thru operations on this site.
22. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainage ways as recommended.

Fire & Rescue

23. 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 3,694 square-foot restaurant with drive-through and outdoor seating area on 1.11 acres at 1601 West Charleston Boulevard.

ISSUES

- The subject site is within the confinements of the Vision 2045 Downtown Las Vegas Master Plan (Medical District) [Area 3].
- The following Waivers of the Title 19.09 Form-Based Code Development standards are requested:
 - A Waiver of Title 19.09 is requested to allow a 30-foot front yard setback where 15 feet is the maximum allowed. Staff supports this request.
 - A Waiver of Title 19.09 is requested to allow a 39-foot interior side yard setback where 15 feet is the maximum allowed. Staff supports this request.
 - A Waiver of Title 19.09 is requested to allow a zero percent building façade alignment where 75 percent is the minimum required. Staff supports this request.
 - A Waiver of Title 19.09 is requested to allow a one-story building height where two stories is the minimum required. Staff supports this request.
 - A Waiver of Title 19.09 is requested to allow a 25-foot parking driveway width where 32 feet is the minimum allowed for two-way. Staff supports this request.
 - A Waiver of Title 19.12 is requested to allow a 25-foot parking driveway width where 32 feet is the minimum allowed for two-way. Staff supports this request.
- The subject site is located in Redevelopment Area 2.

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.

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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 T4-C (T4 Corridor) transect zone. This transect zone intends to enhance the City's existing corridors by allowing a wide variety of building types to accommodate a range of commercial, retail, office, and service uses in small to large footprint buildings along major arterial corridors carrying high volumes of vehicular traffic. With the future development of Bus Rapid Transit or Light Rail transportation options, these corridors, such as the Multi-Functional Spine or Iconic/Ceremonial Corridors, supported by this Zone will likely transition to a more urban and walkable built environment with residential uses behind or above the commercial uses. This transect zone is governed by Title 19.09 which regulates the form-based code development standards.

The 1.11-acre subject site is a restaurant with drive-through located at 1601 West Charleston Boulevard. The applicant is proposing to redevelop the subject site with a slightly larger restaurant with drive through that provides outdoor seating, bicycle parking, an active building façade for pedestrians and an additional drive-through lane. The proposed development is categorized as a flex-low building type with a shopfront street frontage.

The restaurant use is defined as "An establishment providing for the preparation and retail sale of food and beverages, including without limitation cafes, coffee shops, sandwich shops, ice cream parlors, fast food take-out (i.e. pizza) and similar uses." Restaurants are a permitted use in the T4-C (T4 Corridor) transect zoning district. Similarly, the drive-through use is defined as "The use of a dedicated drive lane that, incidental to a principal use, provides access to a station, such as a window, door or mechanical device, from which occupants of a motor vehicle receive or obtain a product or service." Drive-Throughs are a conditional use in the T4-C (T4 Corridor) transect zoning district. The Conditional Use Permit Requirements for this use include:

1. A single-station drive-through shall have a stacking lane that will accommodate a minimum of six vehicles, including the vehicle at the station. A multiple-station drive-through shall have stacking lanes that will accommodate a minimum of three vehicles per station, including the vehicle at that station.

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The proposed multi-station drive through contains a two lanes which merge into one; each accommodating a minimum of three vehicles per stacking lane, including the vehicle at that station.

2. The drive-through shall be screened in accordance with LVMC 19.08.040(F).

The drive through lane is screened from public right-of-way by the proposed development.

3. In the O (Office) and C-D (Designed Commercial) Districts, a drive-through shall be separated from any residentially zoned property by an intervening building and shall not have access to local residential streets.

This condition is not applicable as the subject site is zoned T4-C (T4 Corridor).

The building elevations demonstrate a single-story, 19-foot tall low-rise building primarily comprised of a variety of materials. Under the Title 19.09 Form Based Code Development Standards, the minimum building height is two stories allowing a dense urban core. The proposed development, maintains the existing single-story height thus a Waiver is requested allowing deviation from this standard. The building primarily consists of aluminum canopy system, fiber cement siding, as well as fiber cement trim. All sides of the proposed building are coherently designed and treated with a consistent level of detailing and finish in compliance with Title 19.09.

The landscape plan depicts 24-inch Blue Palo Verde and Willow Pittosporum trees throughout the subject site. All of which are included on the Southern Nevada Regional Planting Coalition list. Additionally, the Willow Pittosporum, located in the amenity zone are included on the Medical District specific tree palette. The landscaping provided near the pedestrian walkway and outdoor patio will create a welcoming façade for pedestrians and potentially encourage customers to stay longer.

In redeveloping the subject site, the applicant has provided the same location as the existing structure. Based on this, Waivers of the Title 19.09 Form-Based Code Development Standards are requested allowing deviations of the front yard setback, interior side setback and façade alignment are 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 (High Load - Zone 3), the reduction brings the parking requirement range from a minimum of five parking spaces to a maximum of nine parking spaces.

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The parking for the proposed development is significantly over the maximum parking threshold as 29 parking spaces are provided. Excess surface parking lots contribute toward the heat island effect where expansive areas of asphalt and concrete radiate unabsorbed sunlight which thereby raises the air temperature. The heat island effect can lead to increasing peak energy demand, air conditioning costs, air pollution and greenhouse gas emissions, heat-related illness and mortality, and water pollution. The excess surface parking should be replaced with landscaping to combat this concern. A Waiver of Title 19.09 is requested to allow 29 parking spaces where nine is the maximum required based on the size and scale of the proposed development.

The subject site is located in the Medical District. A major component of the Vision 2045 Downtown Las Vegas Masterplan is providing a pedestrian scaled, walkable streets to encourage a healthier living environment. In redeveloping the subject site, the applicant has provided an active building façade for pedestrians consisting of direct connectivity to the street and outdoor seating. As Charleston Boulevard is reconfigured into a major transit emphasis thoroughfare, Condition of Approval (Number #18) has been added to comply with the Charleston Boulevard capital improvement project (MWA#156). Through both of these actions will create more foot traffic from employees and visitors from the Medical District campus.

As the proposed development supports goals and policies identified in the Vision 2045 Downtown Master Plan, staff finds that the proposed development can be harmonious and compatible with the surrounding area and therefore recommends approval, subject to conditions.

FINDINGS (24-0384-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 restaurant with drive-through redevelopment 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;**

By redeveloping the subject site in a manner that improves walkability and pedestrian connectivity, the proposed restaurant (with drive-through) development helps support the goals identified in the Vision 2045 Downtown Master Plan.

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

Site access is provided by Charleston Boulevard, a 100-foot Primary Arterial; this roadway is adequate in size to serve the scale of the proposed redevelopment.

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

The proposed building and landscape materials are appropriate for a desert climate and the city. All provided landscaping is included on the Southern Nevada Regional Planting Coalition list as well the Medical District specific amenity zone tree palette and are 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 building primarily consists of an aluminum canopy system, fiber cement siding, as well as fiber cement trim. All sides of the proposed building are coherently designed and treated with a consistent level of detailing and finish in compliance with Title 19.09.

- 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.

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BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
06/17/20	The City Council approved a General Plan Amendment (GPA-78218) to amend portions of the Southeast Sector Land Use Map of the General Plan from: L (Low Density Residential), O (Office) and SC (Service Commercial) to: FBC (Form-Based Code) on approximately 40 acres in the Las Vegas Medical District generally located south of Charleston Boulevard, east of Rancho Drive. The Planning Commission and Staff recommended approval.
06/17/20	The City Council approved a Rezoning (ZON-78219) from: C-1 (Limited Commercial), C-D (Designed Commercial), O (Office), P-R (Professional Office and Parking), R-1 (Single Family Residential) and R-E (Residence Estates) to: T4-C (T4 Corridor), T5-C (T5 Corridor), T5-Ms (T5 Main Street), T3-N (T3 Neighborhood) on approximately 40 acres in the Las Vegas Medical District generally located south of Charleston Boulevard, east of Rancho Drive. The Planning Commission and Staff recommended approval.
09/10/24	The Planning Commission voted (7-0) to recommend APPROVAL on the following Land Use Entitlement project request FOR A PROPOSED 4,310 SQUARE-FOOT RESTAURANT WITH DRIVE-THROUGH WITH WAIVERS OF TITLE 19.09 FORM-BASED CODE DEVELOPMENT STANDARDS on 1.11 acres at 1601 West Charleston Boulevard (APN 162-04-510-003), T4-C (T4 Corridor) Zone, Ward 1 (Knudsen).

<i>Most Recent Change of Ownership</i>	
05/01/79	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
08/31/15	A Building Permit (G63-06089) was issued for a fast food restaurant at 1601 West Charleston Boulevard. The license is currently active and set to expire on 08/01/24.

<i>Pre-Application Meeting</i>	
07/11/24	A pre-application meeting was held with the applicant to discuss the submittal requirements for a Site Development Plan Review pertaining to a proposed restaurant with drive-through replacing the existing one at the subject site.

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

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Field Check	
08/15/24	A routine field check was conducted at the subject site; staff found an existing an operable restaurant with drive through business with nothing noted of concern.

Details of Application Request	
Site Area	
Net Acres	1.11

Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Restaurant with Drive Through	FBC (Form Based Code)	T4-C (T4 Corridor)
North	College, University, or Seminary		T6-UG (T6 Urban General)
South	Church/House of Worship		T4-C (T4 Corridor)
East	Parking Lot		
West	Church/House of Worship		

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
Rancho Charleston Land Use Study	Y
Special Area and Overlay Districts	Compliance
A-O (Airport Overlay) District (200 Feet)	Y
DTLV-O (Downtown Las Vegas Overlay) District - Area 3	Y
Other Plans or Special Requirements	Compliance
Trails	N/A
Las Vegas Redevelopment Plan Area - Area 2	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 Low-Rise Building	Main Body Width: 100% of Lot Max	28.1%	Y
	Main Body Depth: 100 Feet Max	85 Feet	Y
	Secondary Wing Width: 40 Feet	N/A	Y
	Secondary Wing Depth: 40 Feet	N/A	Y
Access Standards (If applicable)	Pedestrian access to the building must be from the thoroughfare or courtyard.		Y
Table E. Building Placement			
Setback Distance (Front)	10 Feet Minimum 15 Feet Maximum	30 Feet	N*
Setback Distance (Interior Side)	0 Minimum 15 Feet Maximum	39 Feet	N*
Setback Distance (Rear)	10 Feet Minimum	173 Feet	Y
Building Façade (Front) [Charleston Boulevard]	75% Minimum	0%	N*
Miscellaneous	Sidewalk must be extended into the setback area to meet the building.		Y
Table F. Building Form Standards			
Building Height	2 Stories Minimum 5 Stories Maximum	1 Story	N*
Floor-to-Ceiling (Ground)	13 Feet Minimum	18 Feet	Y
Floor-to-Ceiling (Upper)	9 Feet Minimum	N/A	Y
Footprint – Lot Coverage	75% Maximum	7.63%	Y
Depth – Gross Floor Space	20 Feet Minimum	27 Feet	Y
Table G. Frontages			
Frontage [Charleston Boulevard]	Arcade Gallery Porch: Engaged Porch: Projecting Shopfront Terrace	Shopfront	Y
Pedestrian Access	The primary building entrance must be located to face a primary thoroughfare or be connected to a primary thoroughfare through an Open Space type consistent with Title 19.09.080		Y

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Pursuant to Title 19.09, the following standards apply:

Standard	Required/Allowed	Provided	Compliance
Table H. Encroachments into the Façade Zone			
Encroachment Type	N/A	N/A	Y
Table I. Use Types			
Restaurant			Permitted
Drive-Through			Conditional
Table J. Parking Standards			
Setback from Lot	Front: 10 Feet	40 Feet	Y
	Side: 0 Feet	7 Feet	Y
	Rear: 0 Feet	18 Feet	Y
Parking Driveway Width	[Two-Way] 32 Feet Minimum 34 Feet Maximum	25 Feet	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	Willow Pittosporum	Y
Table L. Open Space			
Miscellaneous	15 Feet Minimum Width 15 Feet Minimum Depth	45 Feet 30 Feet	Y
	Where no residential units are present, a minimum of 5% of the lot area shall be provided as open space on-site.	7.5%+	Y

**The applicant is requesting Waivers of Title 19.09 for the following developments standard deviations.*

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

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
Parking Requirement - Downtown (Areas 1-3)							
Restaurant	1,280 SF	1 per 50 SF (Public)	25.6				
	3,031 SF	1 per 200 SF (remaining)	15.2				
Drive-Through	One Lane	No Additional	0				
Nonresidential -2,000 SF reduction							
Restaurant	2,311 SF	1 per 200 SF (remaining)	11.5				
TOTAL SPACES REQUIRED (unweighted)			11.5				
TOTAL SPACES REQUIRED (weighted requirement; see below)			9		29	N*	
Regular and Handicap Spaces Required			8	1	27	2	N*
Downtown Form Based Code Parking Standards - Title 19.09.100.G							
Parking Standards			Between 40% and 70%		5		N*
High Load - Zone 3					9		
Bicycle Parking Requirements			N/A		4		Y

*The applicant is requesting Waivers of Title 19.12 for the following developments standard deviations.

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Waivers		
Requirement	Request	Staff Recommendation
The front yard setback shall be between a 10-foot minimum to a 15 feet maximum in the T4-C transect zone.	To allow a 30-foot front yard setback where 15 feet is the maximum allowed.	Approval
The interior side yard setback shall be between a zero-foot minimum to a 15 feet maximum in the T4-C transect zone.	To allow a 39-foot interior side yard setback where 15 feet is the maximum allowed.	Approval
The primary building shall be aligned within a minimum of 75 percent of the façade zone for the frontage street.	To allow a zero percent building façade alignment where 75 percent is the minimum required.	Approval
A development between two to five stories is the standard for the T4-C transect zone.	To allow a one-story building height where two stories is the minimum required.	Approval
A two-way parking driveway width shall be a minimum of 32 feet and a maximum of 34 feet.	To allow a 25-foot parking driveway width where 32 feet is the minimum allowed for two-way.	Approval
Based on the size and scale of the proposed development, a maximum of nine parking spaces are required.	To allow 29 parking spaces where nine is the maximum required.	Approval

Any deviation from Title 19 Development Standards that supports the City's goals as expressed in the Vision 2045 Downtown Las Vegas Masterplan and the districts' goals and descriptions as per Chapter II of this document may only be granted by the City Council when supported through clear and convincing evidence, and shall require the approval of a Waiver per Section A.8.b of this document. Staff finds the requested Waivers support the City's goals as expressed in the Vision 2045 Downtown Las Vegas Masterplan and therefore, staff recommends approval of all Waivers requested.

Las Vegas Valley Water District (LVVWD)
Comments:
<ul style="list-style-type: none"> Civil plans will need to be submitted to the Las Vegas Valley Water District (LVVWD). The existing domestic service and/or fire protection may not be adequate.

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Department of Public Works Traffic Study

Proposed Renovation and 718 Square-Foot Expansion of an Existing 2,976 Square-Foot Restaurant - 1601 West Charleston Boulevard				
Existing Use				
Average Daily Traffic (ADT)	FAST-FOOD W/ DRIVE THRU [1000 SF]	2.976	467.48	1,391
AM Peak Hour			44.61	133
PM Peak Hour			33.03	98
Proposed Use				
Average Daily Traffic (ADT)	FAST-FOOD W/ DRIVE THRU [1000 SF]	3.694	467.48	1,727
AM Peak Hour			44.61	165
PM Peak Hour			33.03	122
Net Change				
Average Daily Traffic (ADT)	NET CHANGE	-	-	336
AM Peak Hour			-	32
PM Peak Hour			-	24
Existing Traffic on Nearby Streets				
Charleston Boulevard				
Average Daily Traffic (ADT)			34,614	
PM Peak Hour (Heaviest 60 Minutes)			2,769	
Shadow Lane				
Average Daily Traffic (ADT)			8,680	
PM Peak Hour (heaviest 60 minutes)			694	
Traffic Capacity of Adjacent Streets:				
Adjacent Street ADT Capacity				
Charleston Boulevard			53,445	
Shadow Lane			16,380	
Summary				
This project is expected to add an additional 336 trips per day on Charleston Boulevard and Shadow Lane. Currently, Charleston Boulevard is at about 65 percent of capacity and Shadow Lane is at about 53 percent of capacity. With this project, Charleston Boulevard is expected to remain at about 65 percent of capacity and Shadow Lane is expected to be about 55 percent of capacity.				
Based on Peak Hour use, this development will add into the area roughly 32 additional peak hour trips, or about two every minute.				