

**ITEM DESCRIPTION: APPLICANT: SCHULMAN DEVELOPMENT - OWNER: UNION PACIFIC RAILROAD COMPANY**

**\*\* CONDITIONS \*\***

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**23-0661-SUP1 CONDITIONS**

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**Planning**

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for an Alcohol On-Premise Full use.
2. Approval of and conformance to the Conditions of Approval for Special Use Permit (23-0661-SUP2), Vacation (23-0661-VAC1), and Site Development Plan Review (23-0661-SDR1) shall be required, if approved.
3. 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.
4. 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.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.
6. Approval of this Special Use Permit does not constitute approval of a liquor license.
7. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
8. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

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### 23-0661-VAC1 CONDITIONS

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1. The limits of this Petition of Vacation shall be defined as the unused (for roadway purposes) east half of Grand Central Parkway between Charleston Boulevard and Iron Horse Court, unused right-of-way located on the southwest corner of Iron Horse Court and the cul-de-sac, and unused City of Las Vegas easements granted along Grand central Parkway (Book 53, Page 61 of Plats) on Assessor Parcel Number 139-33-810-003.
2. The Order of Vacation shall record prior to or concurrently with the first mapping action for this site, and prior to the issuance of any permits for building construction anywhere on the area to be Vacated. Coordinate with the Nevada Department of Transportation (NDOT) for relinquishment of their easement if necessary.
3. Provide a plan showing how the right-of-way proposed to be vacated will be incorporated into the abutting properties so that an un-maintained “no-man’s land” area is not produced by this action. The required plan shall identify exactly who is responsible to reclaim each portion of right-of-way and exactly how the right-of-way will be reclaimed, and shall provide a schedule of when such reclamation will occur. Such plan shall be approved by the City Engineer prior to the recordation of the Order of Vacation or the submittal of any construction drawings adjacent to or overlying the area requested for vacation, whichever may occur first. A mapping action may be used to satisfy this condition.
4. Contact the City Engineer’s Office at 702-229-6272 to coordinate the development of this project with the Charleston Underpass Project - Grand Central Parkway to Commerce Street project (MWA936) and any other public improvement projects adjacent to this site. The Developer shall construct a retaining wall along the Charleston Boulevard right-of-way to eliminate the slope paving along Charleston Boulevard, including a dedicated right-turn lane if required in the approved Traffic Impact Analysis, to meet the approval of the City Engineer and City Traffic Engineer respectively, and the Nevada Department of Transportation (NDOT). In addition, the Owner shall coordinate the provision of a Temporary Construction Easement overlying a portion of the eastern parking lot and landscape area (excluding the fire lane pathway) as part of the future construction of the Charleston Underpass Project. In addition, there are three (3) gas lines operated by Kinder Morgan currently attached to the Union Pacific Railroad bridge that will need to be relocated. The Owner shall coordinate and grant the provision of an appropriate easement so to allow these gas lines to be placed underground to connect into the existing gas facilities as part of the future construction of the Charleston Underpass Project, unless an alternative arrangement is approved by the Department of Public Works. Comply with the recommendations of the City Engineer.

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5. The Order of Vacation shall not record until a permit has been issued the civil engineering plans reflecting the retaining wall along the Charleston Boulevard property line as required above have been approved and bonds posted for all required construction and utility relocation.
6. Reserve a minimum 20' Public Sewer Easement over the existing sewer line. Alternatively, provide a relocation plan acceptable to the City of Las Vegas Public Works Sanitary Sewer Engineering.
7. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The drainage study required by 23-0661-SDR1 may be used to satisfy this requirement provided that it addresses the area to be vacated.
8. The Order of Vacation shall reserve easements for the facilities of all City of Las Vegas Franchise Holders unless written verifiable letters of consent without reservation are received prior to recordation. If relocation of facilities are required, such relocation(s) shall be constructed and approved prior to recordation of the Order of Vacation.
9. All public improvements, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.
10. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Title 19. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.
11. If the Order of Vacation is not recorded within one (1) year after approval by the City of Las Vegas or an Extension of Time is not granted by the Director of Community Development, then approval will terminate and a new petition must be submitted.

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## 23-0661-SDR1 CONDITIONS

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### Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (23-0661-SUP1) and Vacation (23-0661-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 date, the landscape plan date, and the building elevations date stamped 09/10/24, except as amended by conditions herein.
4. A Waiver from Title 19 Appendix F Interim Downtown Las Vegas Development Standards is hereby approved, to allow no amenity zone on Iron Horse Court.
5. A Waiver from Title 19 Appendix F Interim Downtown Las Vegas Development Standards is hereby approved, to allow a six-foot wrought iron fence in the front and corner side yard where a maximum of five feet with two-foot solid base is allowed.
6. A Waiver from Title 19 Appendix F Interim Downtown Las Vegas Development Standards is hereby approved, to allow a 50 percent building façade alignment on Charleston Boulevard where 70 percent is the minimum required, with the private courtyard contributing the maximum 50 percent allowed to count towards this building façade alignment.
7. A Waiver from Title 19 Appendix F Interim Downtown Las Vegas Development Standards is hereby approved, to allow a 15-foot front yard setback where the maximum allowed is five feet [Grand Central Parkway].
8. A Waiver from Title 19 Appendix F Interim Downtown Las Vegas Development Standards is hereby approved, to allow a 20-foot corner side yard setback where the maximum allowed is five feet [Iron Horse Court].
9. A Waiver from Title 19 Appendix F Interim Downtown Las Vegas Development Standards is hereby approved, to allow a 72-foot corner side yard setback where the maximum allowed is five feet in the Area 1 Downtown Las Vegas Overlay [Charleston Boulevard].

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**Planning (continued)**

10. 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.
11. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
12. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to the issuance of any building permits.
13. All utility or mechanical equipment shall comply with the provisions of the Interim Downtown Las Vegas Development Standards, unless approved by a separate Waiver.
14. 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. The technical landscape plan shall include the following changes from the conceptual landscape plan:
  - Replace the *Lingustrum Lucidum* with an equal or greater number of 24-inch box trees of a species included on the Southern Nevada Regional Planning Coalition list.
15. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
16. Revised elevations 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:
  - Extensions of more than 10 feet of blank, expressionless walls at the street level shall be prohibited. The use of expression lines and expression zones utilizing materials, colors, and/or relief shall be required in the pedestrian zone to create visually interesting facades, and architectural details shall be carried on all sides of a building. The building elevations shall be brought into compliance with that standard.

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**Planning (continued)**

17. A Comprehensive Construction Staging Plan shall be submitted to the Department of Community Development for review and approval prior to the issuance of any building permits. The Construction Staging Plan shall include the following information: Design and location of construction trailer(s); design and location of construction fencing; all proposed temporary construction signage; location of materials staging area; and the location and design of parking for all construction workers.
18. 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.
19. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

**Public Works**

20. Prior to and concurrent with the recordation of a Map for this site, a Petition of Vacation, such as 23-0661-VAC1, shall be recorded to eliminate right-of-way in conflict with this proposed site. If 23-0661-VAC1 is not approved, then this Site Plan shall be null and void and a new Site Plan shall be submitted for review.
21. 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.
22. Coordinate sewer connection at a size, depth, and location acceptable to the Sanitary Sewer Engineering Section of the Department of Public Works.
23. 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](mailto:ece@lasvegasnevada.gov).

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**Public Works (continued)**

24. Contact the City Engineer's Office at 702-229-6272 to coordinate the development of this project with the Charleston Underpass Project - Grand Central Parkway to Commerce Street project (MWA936) and any other public improvement projects adjacent to this site. The Developer shall construct a retaining wall along the Charleston Boulevard right-of-way to eliminate the slope paving along Charleston Boulevard, including a dedicated right-turn lane if required in the approved Traffic Impact Analysis, to meet the approval of the City Engineer and City Traffic Engineer respectively, and the Nevada Department of Transportation (NDOT). In addition, the Owner shall coordinate the provision of a Temporary Construction Easement overlying a portion of the eastern parking lot and landscape area (excluding the fire lane pathway) as part of the future construction of the Charleston Underpass Project. In addition, there are three (3) gas lines operated by Kinder Morgan currently attached to the Union Pacific Railroad bridge that will need to be relocated. The Owner shall coordinate and grant the provision of an appropriate easement so to allow these gas lines to be placed underground to connect into the existing gas facilities as part of the future construction of the Charleston Underpass Project, unless an alternative arrangement is approved by the Department of Public Works. Comply with the recommendations of the City Engineer.
25. Obtain an Occupancy Permit from the Nevada Department of Transportation (NDOT) for all improvements in the Charleston Boulevard public right-of-way adjacent to this site prior to constructing any improvements within NDOT jurisdiction.
26. Landscape and maintain all unimproved right-of-way adjacent to this site. 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.



**Public Works (continued)**

27. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3, in accordance with Section 2.2 of the City's Vision Zero Action Plan, to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights of way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. The Traffic Impact Analysis shall also include a pedestrian circulation/access plan, in accordance with Section 2.2 of the City's Vision Zero Action Plan, to identify nearby pedestrian attractors and recommend measures to accommodate pedestrians, such as but not limited to pedestrian access, crosswalk, pedestrian activated flashers and temporary sidewalks. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
28. Queues for the overall operation of this site shall not extend into the public right-of-way. The gate off of Iron Horse Court shall remain open during the business hours of the restaurant, unless otherwise allowed in the required Traffic Impact Analysis.
29. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.

**Fire & Rescue**

30. Applicant shall submit an alternate means and methods report (AMMR) due to lack of fire access to the interior courtyard – pool area and lack of a complete aerial apparatus access road to building #1. This AMMR shall be approved prior to issuance of building permits.
31. 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 requesting to develop a proposed six-story, 85-foot tall, 254-room hotel and six-story, 95-foot tall, 78,000 square-foot medical office with Waivers of the Appendix F Interim Downtown Las Vegas Development Standards on 8.90 acres at the northwest corner of Charleston Boulevard and Grand Central Parkway.

**REVISION**

- The requested land use entitlement projects have been revised from the May 4<sup>th</sup>, 2024 Planning Commission approval and subsequent tabling at the June 26<sup>th</sup>, 2024 City Council meeting, requiring the re-notification and re-hearing, from a Mixed-Use development with 275 residential units with 43,810 square feet of commercial area and a 4,070 square-foot restaurant with full alcohol, with a 65-foot maximum height, to a Hotel, Motel or Hotel Suites with 254 rooms with 78,000 square feet of medical office space, a 57,400 square-foot health club and a 4,452 square-foot restaurant with full alcohol, with a 95-foot maximum height.

**ISSUES**

- The subject site is within the Downtown Las Vegas Area of the 2050 Master Plan, the Civic and Business District (Area 1) of the Vision 2045 Downtown Las Vegas Master Plan, and the PD (Planned Development) zoning district.
- An Alcohol, On-Premise Full use is permitted in the PD (Planned Development) zoning district with the approval of a Special Use Permit (23-0661-SUP1).
- Based on the design of the proposed development, the following Waivers and Exceptions are requested:
  - A Waiver from Title 19 Appendix F Interim Downtown Las Vegas Development Standards is requested, to allow no amenity zone on Iron Horse Court. Staff supports this request.
  - A Waiver from Title 19 Appendix F Interim Downtown Las Vegas Development Standards is requested, to allow a six-foot wrought iron fence in the front and corner side yard where a maximum of five feet with two-foot solid base is allowed. Staff supports this request.
  - A Waiver from Title 19 Appendix F Interim Downtown Las Vegas Development Standards is requested, to allow a 50 percent building façade alignment on Charleston Boulevard where 70 percent is the minimum required, with the private courtyard contributing the maximum 50 percent allowed to count towards this building façade alignment. Staff supports this request.

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**ISSUES (continued)**

- A Waiver from Title 19 Appendix F Interim Downtown Las Vegas Development Standards is requested, to allow a 15-foot front yard setback where the maximum allowed is five feet [Grand Central Parkway]. Staff supports this request.
- A Waiver from Title 19 Appendix F Interim Downtown Las Vegas Development Standards is requested, to allow a 20-foot corner side yard setback where the maximum allowed is five feet [Iron Horse Court]. Staff supports this request.
- A Waiver from Title 19 Appendix F Interim Downtown Las Vegas Development Standards is requested, to allow a 72-foot corner side yard setback where the maximum allowed is five feet in the Area 1 Downtown Las Vegas Overlay [Charleston Boulevard]. Staff supports this request.

**ANALYSIS**

The subject site is in the Downtown Las Vegas area of the 2050 City of Las Vegas Master Plan and is subject to Title 19 and Appendix F Interim Downtown Las Vegas Development Standards for Area 1 of the Downtown Las Vegas Overlay. On December 6, 2017, the City Council adopted the City's Vision 2045 Downtown Las Vegas Master Plan, which established the vision and goals for 12 Downtown Districts. This includes the subject site, which is located within the Civic and Business District. The Civic and Business District maintains a relatively strong civic center as it is home to various government facilities, businesses and professional offices. New opportunities to add density to the area and promote compact transit-oriented development are encouraged. The proposed hotel, health club, and medical office uses are consistent with the long-range goals for the Civic and Business District.

Phased over time, each of these twelve Districts will be administered by a distinct set of standards to be adopted as either of Form-Based Zoning Districts or Special Area Plans following the completion of a context-based plan for land use and development. In the interim, development standards are currently governed by Appendix F, Interim Downtown Las Vegas Development Standards and Title 19. Any deviation from the development standards found in Appendix F requires a Waiver with the associated Site Development Plan Review.

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The proposed hotel and medical office development includes 78,000 square feet of office space, 254 hotel rooms including two and three-bedroom units, a 4,452 square-foot Restaurant with Alcohol, On-Premise Full sales requested, and a 57,400 square-foot health club including rooftop sporting courts, a gym, and a co-working lounge. This hotel development is consistent with the objectives for the Civic and Business District as set forth in the Vision 2045 Downtown Las Vegas Master Plan and with the Transit-Oriented Development objectives in the 2050 City of Las Vegas Master Plan by adding amenities and commercial buildout along major transit corridors, Charleston Boulevard and Grand Central Parkway.

The subject site is within the PD (Planned Development) zoning district. In accordance with Appendix F Interim Downtown Las Vegas Development Standards, in the PD zoning district the Health Club, Restaurant, flexible office/work space, and hotel uses are each permitted by-right. Alcohol uses are allowed through the approval of Special Use Permits.

***Alcohol, On-Premise Full Special Use Permit***

The Alcohol, On-Premise Full use is defined as “An establishment licensed to sell alcoholic beverages, not limited to the sale of beer, wine and coolers, for consumption on the premises where the same are sold.” The proposed restaurant use meets this definition with the sale of alcohol beverages on-premises. The Alcohol, On-Premise Full use is permitted in the PD (Planned Development) zoning district with the approval of a Special Use Permit. The Minimum Special Use Permit Regulations for this use include:

1. Pursuant to its general authority to regulate the sale of alcoholic beverages, the City Council declares that the public health, safety and general welfare of the City are best promoted and protected by generally requiring a minimum distance separation between an Alcohol, On-Premise Beer/Wine establishment and certain other uses that should be protected from the impacts associated with that establishment. Therefore, except as otherwise provided in these Regulations, no Alcohol, On-Premise Beer/Wine establishment may be located within 400 feet of any of the following uses: (a) Church/house of worship; (b.) School; (c.) Individual care center licensed for more than 12 children; or (d.) City park.

*The proposed use meets this distance separation requirement.*

2. The distance separation requirement set forth in Regulation 1 does not apply to the following: (a.) An establishment which has a non-restricted gaming license in connection with a hotel having 200 or more guest rooms on or before July 1, 1992, or in connection with a resort hotel having in excess of 200 guest rooms after July 1, 1992. (b.) Any Alcohol, On-Premise Beer/Wine use located on property within the Pedestrian Mall, as defined in LVMC Chapter 11.68; the Downtown Entertainment Overlay District, as described in LVMC 19.10.120; or the 18b Arts District, as described in Appendix F to this Title. The Special Use Permit approval may include conditions designed to mitigate any impacts related to distance separation.

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*The proposed use meets the distance separation requirement in Regulation 1.*

The proposed Alcohol, On-Premise Full use is greater than 400 feet from any protected use as stipulated above. The surrounding properties are zoned for more intense commercial and industrial land uses and the proposed use is compatible with the surrounding land uses and allowable future land uses.

Medical offices and hotels are encouraged land uses in the Civic and Business District by the Vision 2045 Downtown Master Plan. The subject site is separated from adjacent industrial land uses by rights-of-way exceeding 100 feet, Charleston Boulevard and the Union Pacific Rail Road tracks. The proposed development can be conducted in a harmonious manner with the surrounding land uses as depicted due to the separation from adjacent properties zoned for industrial use and the railroad tracks.

***Design Elements***

The proposed development contains two buildings. The west-most building is proposed as a “Texas Donut”, a hotel building which is wrapped around a parking garage in the center. Above the parking garage is an active rooftop with sport courts and other amenities. The north-most wing of that building is a vertically integrated mix of commercial on the first floor and hotel on the upper three floors. The building on the east side of the property is a medical office building, with two stories of parking on the ground and second floor.

The building elevations depict the two buildings as six-stories, with the hotel being 85-foot tall and the medical office reaching a 95-foot height. The building elevations depict an exterior that is predominantly stucco. The western building has concrete fake wood accents, and the eastern building uses bronze Kaynemaile accents. Kaynemaile is a chainmail fabric consisting of interlinked rings to form a flexible mesh sheet. The building elevations are not unsightly or undesirable in the proposed location. In Downtown, building exteriors with more than 10 feet of blank, expressionless walls at the street level are prohibited. As such, a condition has been added to revise the building elevation to require that no more than 10 feet of blank, expressionless walls are used at the street level in compliance with Title 19 Appendix F Interim Downtown Las Vegas Development Architectural Standards.

A combination of wrought-iron fencing and block wall are proposed surrounding the site. The wrought-iron fence proposed along Grand Central Parkway does not meet the City standards for a front yard wall. A Waiver from Title 19 Appendix F Interim Downtown Las Vegas Development Standards is requested to allow a six-foot wrought iron fence in front and corner side yard where a maximum of five feet with two-foot solid base is allowed. For the perimeter wall, a footnote is included in the architectural plans for the block wall elevation to have at least 20% contrasting materials.

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***Site Development Plan Review***

Along Grand Central Parkway, a Waiver from Title 19 Appendix F Interim Downtown Las Vegas Development Standards is requested to allow a 15-foot front yard setback where the maximum allowed is five feet in the Area 1 Downtown Las Vegas Overlay. Along Charleston Boulevard and Iron Horse Court, a Waiver from Title 19 Appendix F Interim Downtown Las Vegas Development Standards is requested to allow a 72-foot corner side yard setback and a 20-foot corner side yard setback, respectively, where the maximum allowed is five feet in the Area 1 Downtown Las Vegas Overlay. The proposed Waivers will create a more suburban front yard condition along Grand Central Parkway and Charleston Boulevard than strict adherence to Interim Downtown Las Vegas Development Standards. Grand Central Parkway is a large right-of-way and a deeper setback is appropriate to buffer the building from the negative effects of traffic. The significant grade change along Charleston Boulevard at this site justifies the proposed deeper setback from the south property line. Also, due to the Charleston Underpass Project, the required amenity zone standards may not be feasible. Condition of Approval #24 for the Site Development Plan Review has been added to require coordination with the Department of Public Works for the final streetscape design at this location.

A Waiver from Title 19 Appendix F Interim Downtown Las Vegas Development Standards is requested to allow no amenity zone and a six-foot wide sidewalk on Iron Horse Court. Iron Horse Court is a minor street and a dead-end, so the reduced streetscape will not compromise the walkability around the subject site. Landscaping which would have gone into the amenity zone is provided elsewhere throughout the site and within the yard setback areas for passive enjoyment. Further, the building and landscaping proposed south of the sidewalk along Iron Horse Court will provide better shading than an amenity zone would have due to the solar orientation.

A Waiver is requested to allow a 50 percent building façade alignment on Charleston Boulevard where 70 percent is the minimum required. For the required building façade alignment, arcades, shade structures, or civic amenities such as plazas and courtyards may satisfy up to 50% of the requirement. The private courtyard along Charleston Boulevard is contributing the maximum 50 percent allowed to count towards this building façade alignment. Finally, a Waiver from Title 19 Appendix F Interim Downtown Las Vegas Development Standards is requested to allow a six-foot wrought iron fence in front and corner side yard where a maximum of five feet with two-foot solid base is allowed.

The site plan complies with Title 19 requirements for parking lot landscaping. There are landscaped areas provided throughout the site and around the parking lot with ample landscape materials. The landscaping is abundant and meets the 2050 City of Las Vegas Master Plan objectives for increased drought-tolerant landscaping downtown. A condition has been added to revise the landscape plan replace the *Lingustrum Lucidum* with a tree species included on the Southern Nevada Regional Planning Coalition list, due to low drought tolerance, low environmental tolerance, and reduced longevity.

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Surrounding development has largely been built in an auto-oriented character, with larger setbacks and single-use development, with predominately commercial and civic uses. As the proposed Waivers are largely the result of proposing a less urban site design, staff is able to support the Waivers to the Appendix F Interim Downtown Las Vegas Development Standards due to the surrounding context and site limitations.

Under Title 19.12, in another part of the city the proposed mix of uses would require 1,057 parking stalls. Mixed-Use developments are subjected to an alternative parking standard based on each of the provided uses' demands during peak operating times. Based on this calculation, the peak parking demand requires 947 total parking spaces. The proposed development provides 549 parking spaces. This represents a 42-percent reduction or a shortcoming of 398 spaces. Projects located within the Downtown Las Vegas Overlay District (Area 1) are not subject to the automatic application of parking requirements, due to the availability of other transportation modes, and staff is able to support the proposed parking count.

The proposed Site Development Plan Review and accompanying Waivers can be conducted in a harmonious and compatible way with surrounding land uses. Therefore, staff recommends approval of all the land use entitlement project requests. The proposed development will be additive to the surrounding district and is in support of the City's Master Plan objectives.

**FINDINGS (23-0661-SUP1)**

In order to approve a Special Use Permit application, per Title 19.16.110(L) 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 Alcohol, On-Premise Full use can be conducted in a harmonious and compatible manner with the surrounding land uses.

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

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

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.**



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Vehicular access to the site is provided from Grand Central Parkway or Iron Horse Court. Grand Central Parkway is a 140-foot wide Primary Arterial and Charleston Boulevard is a 165-foot wide Major Collector. Grand Central Parkway and Charleston Boulevard are subject to the Master Plan of Streets and Highways. Iron Horse Court is a 60-foot wide Local Street. All three streets are subject to Title 13 regulations. These streets are adequate to provide for the traffic of the proposed Mixed-Use development.

- 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 requested use can be conducted in a manner consistent with the public health and welfare objectives of the 2050 Master Plan. The proposed use will be subject to business licensing requirements to ensure protection of public health and welfare.

- 5. The use meets all of the applicable conditions per Title 19.12.**

The proposed Alcohol, On-Premise Full use meets all applicable conditions as set forth in Title 19.12.

## **FINDINGS (23-0661-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 hotel development can be conducted in a harmonious and compatible manner with the surrounding land uses. The hotel use is consistent with the Vision 2045 Downtown Las Vegas Master Plan objectives for the Civic and Business District.

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

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The proposed development is consistent with the 2050 Master Plan objectives for Downtown Las Vegas and the Vision 2045 Downtown Las Vegas Master Plan objectives for the civic and business district. Several Waivers and an Exception are requested to relieve the proposed development from some of the more downtown design standards as required by Title 19 Appendix F Interim Downtown Las Vegas Development Standards. These requested deviations are generally consistent with the character of surrounding buildings.

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

This site is adjacent to Grand Central Parkway, Iron Horse Court, and Charleston Boulevard. Vehicular access to the site is provided Iron Horse Court. Grand Central Parkway is a 140-foot wide Primary Arterial and Charleston Boulevard is a 165-foot wide Major Collector. Iron Horse Court is a 60-foot wide Local Street. Grand Central Parkway and Charleston Boulevard are subject to the Master Plan of Streets and Highways. All three streets are subject to Title 13 regulations. These streets are adequate to provide for the traffic of the proposed Mixed-Use development.

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

The proposed building and landscape materials are appropriate for the area and for the city, as amended herein. A Condition of Approval has been added to revise the Landscape Plan replace the *Lingustrum Lucidum* with a tree included on the Southern Nevada Regional Planning Coalition list, due to low drought tolerance, low environmental tolerance, and reduced longevity.

**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;**

The building elevations depict an exterior that is predominantly stucco. The western building has concrete fake wood accents, and the eastern building uses bronze Kaynemaile accents. Kaynemaile is a chainmail fabric consisting of interlinked rings to form a flexible mesh sheet. The building elevations are not unsightly or undesirable in the proposed location.

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

The proposed mixed-use development will be subject to building permit issuance, protecting the public health, safety, and welfare.

## BACKGROUND INFORMATION

<b><i>Related Relevant City Actions by Planning, Fire, Code Enforcement, etc.</i></b>	
11/23/98	The City Council approved a Rezoning (Z-0100-97) for 178 acres between Interstate 15, Charleston Boulevard, and Interstate I-95 from M (Industrial) to PD (Planned Development).
10/05/04	The Parkway Center Architecture Review Committee (PC-ARC) recommended approval of a proposed mixed-use development in Parkway Center to include 413 residential units and 35,435 square feet of commercial space and requested waivers on 3.23 acres on the north side of Iron Horse Court, approximately 300 feet east of Grand Central Parkway.
12/15/04	The City Council approved a Site Development Plan Review (SDR-5179) for a proposed 35-story mixed-use development in Parkway Center to include 413 residential units and 35,435 square feet of commercial space on 3.23 acres on the north side of Iron Horse Court, approximately 300 feet east of Grand Central Parkway. The Planning Commission and staff recommended approval.
01/27/05	The Planning Commission approved a Tentative Map (TMP-5806) for a proposed 414-unit mixed-use subdivision on 3.23 acres adjacent to the north side of Iron Horse Court, approximately 300 feet east of Grand Central Parkway. Staff recommended approval.
05/21/08	The City Council approved a Site Development Plan Review (SDR-27290) for a 61-story hotel including a 2,500 room hotel, 260,000 square-foot convention facility, and 11,100 square feet of commercial uses on 12.54 acres at the northeast corner of Grand Central Parkway and Charleston Boulevard.
	The City Council approved a Special Use Permit (SUP-27291) for a hotel lounge bar within a hotel on 12.54 acres at the northeast corner of Grand Central Parkway and Charleston Boulevard.
	The City Council approved a Special Use Permit (SUP-27292) for a 700-foot tall building where the A-O (Airport Overlay) limits buildings to 200 feet on 12.54 acres at the northeast corner of Grand Central Parkway and Charleston Boulevard.
	The City Council approved a Vacation (27293-VAC) for a 60-foot right-of-way section of public right-of-way located 648 feet north of Charleston Boulevard adjacent to the west side of Grand Central Parkway.

<b><i>Related Relevant City Actions by Planning, Fire, Code Enforcement, etc.</i></b>	
03/12/24	<p>The Planning Commission voted (7-0) to HOLD IN ABEYANCE the following Land Use Entitlement project requests:</p> <p>23-0661-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 4,070 SQUARE-FOOT ALCOHOL, ON-PREMISE FULL USE</p> <p>23-0661-SUP2 - SPECIAL USE PERMIT - FOR A PROPOSED MIXED-USE DEVELOPMENT</p> <p>23-0661-VAC1 - VACATION - PETITION TO VACATE PUBLIC RIGHT-OF-WAY GENERALLY LOCATED AT THE NORTHEAST CORNER OF CHARLESTON BOULEVARD AND GRAND CENTRAL PARKWAY</p> <p>23-0661-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED FIVE-STORY, 275-UNIT MIXED-USE DEVELOPMENT WITH 43,810 SQUARE FEET OF COMMERCIAL SPACE WITH WAIVERS OF APPENDIX F INTERIM DOWNTOWN LAS VEGAS DEVELOPMENT STANDARDS</p>
04/09/24	<p>The Planning Commission voted (6-0) to HOLD IN ABEYANCE the following Land Use Entitlement project requests:</p> <p>23-0661-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 4,070 SQUARE-FOOT ALCOHOL, ON-PREMISE FULL USE</p> <p>23-0661-SUP2 - SPECIAL USE PERMIT - FOR A PROPOSED MIXED-USE DEVELOPMENT</p> <p>23-0661-VAC1 - VACATION - PETITION TO VACATE PUBLIC RIGHT-OF-WAY GENERALLY LOCATED AT THE NORTHEAST CORNER OF CHARLESTON BOULEVARD AND GRAND CENTRAL PARKWAY</p> <p>23-0661-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED FIVE-STORY, 275-UNIT MIXED-USE DEVELOPMENT WITH 43,810 SQUARE FEET OF COMMERCIAL SPACE WITH WAIVERS OF APPENDIX F INTERIM DOWNTOWN LAS VEGAS DEVELOPMENT STANDARDS</p>

<b><i>Related Relevant City Actions by Planning, Fire, Code Enforcement, etc.</i></b>	
05/14/24	<p>The Planning Commission voted (7-0) to recommend APPROVAL on the following Land Use Entitlement project requests on 5.90 acres at the northeast corner of Charleston Boulevard and Grand Central Parkway (APNs 139-33-810-003 and 004), PD (Planned Development) Zone, Ward 1 (Knudsen).</p> <p>23-0661-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 4,070 SQUARE-FOOT ALCOHOL, ON-PREMISE FULL USE</p> <p>23-0661-SUP2 - SPECIAL USE PERMIT - FOR A PROPOSED MIXED-USE DEVELOPMENT</p> <p>23-0661-VAC1 - VACATION - PETITION TO VACATE PUBLIC RIGHT-OF-WAY GENERALLY LOCATED AT THE NORTHEAST CORNER OF CHARLESTON BOULEVARD AND GRAND CENTRAL PARKWAY</p> <p>23-0661-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED FIVE-STORY, 275-UNIT MIXED-USE DEVELOPMENT WITH 43,810 SQUARE FEET OF COMMERCIAL SPACE WITH WAIVERS OF APPENDIX F INTERIM DOWNTOWN LAS VEGAS DEVELOPMENT STANDARDS</p>
06/26/24	<p>At the City Council hearing, the applicant requested to TABLE the following Land Use Entitlement project requests on 5.90 acres at the northeast corner of Charleston Boulevard and Grand Central Parkway (APNs 139-33-810-003 and 004), PD (Planned Development) Zone, Ward 1 (Knudsen).</p> <p>23-0661-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 4,070 SQUARE-FOOT ALCOHOL, ON-PREMISE FULL USE</p> <p>23-0661-SUP2 - SPECIAL USE PERMIT - FOR A PROPOSED MIXED-USE DEVELOPMENT</p> <p>23-0661-VAC1 - VACATION - PETITION TO VACATE PUBLIC RIGHT-OF-WAY GENERALLY LOCATED AT THE NORTHEAST CORNER OF CHARLESTON BOULEVARD AND GRAND CENTRAL PARKWAY</p> <p>23-0661-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED FIVE-STORY, 275-UNIT MIXED-USE DEVELOPMENT WITH 43,810 SQUARE FEET OF COMMERCIAL SPACE WITH WAIVERS OF APPENDIX F INTERIM DOWNTOWN LAS VEGAS DEVELOPMENT STANDARDS</p>

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<b><i>Related Relevant City Actions by Planning, Fire, Code Enforcement, etc.</i></b>	
10/08/24	<p>The Planning Commission (7-0 vote) to recommend APPROVAL on the following Land Use Entitlement project requests on 5.90 acres at the northeast corner of Charleston Boulevard and Grand Central Parkway (APNs 139-33-810-003 and 004), PD (Planned Development) Zone, Ward 1 (Knudsen).</p> <p>23-0661-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 4,452 SQUARE-FOOT ALCOHOL, ON-PREMISE FULL USE</p> <p>23-0661-VAC1 - VACATION - A PETITION TO VACATE PUBLIC RIGHT-OF-WAY GENERALLY LOCATED AT THE NORTHEAST CORNER OF CHARLESTON BOULEVARD AND GRAND CENTRAL PARKWAY; AND A PUBLIC UTILITY EASEMENT GENERALLY LOCATED AT THE SOUTHWEST CORNER OF IRON HORSE COURT AND GRAND CENTRAL PARKWAY ON THE WEST SIDE OF GRAND CENTRAL PARKWAY.</p> <p>23-0661-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED SIX-STORY 254-ROOM HOTEL AND SIX-STORY MEDICAL OFFICE WITH WAIVERS OF APPENDIX F INTERIM DOWNTOWN LAS VEGAS DEVELOPMENT STANDARDS</p>

<b><i>Most Recent Change of Ownership</i></b>	
12/29/95	A deed was recorded for a change in ownership.

<b><i>Related Building Permits/Business Licenses</i></b>	
No related building permits or business licenses.	

<b><i>Pre-Application Meeting</i></b>	
12/13/23	A pre-application meeting was held to discuss the submittal requirements for a Site Development Plan Review, Special Use Permits, and a Vacation.

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

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<b>Field Check</b>	
01/30/24	During a routine site visit, staff observed that the site is a large undeveloped property with a minor amount of litter around the perimeter of the site.

<b>Details of Application Request</b>	
<b>Site Area</b>	
Existing Acres	5.90
Requested Vacation Acres	0.4537

<b>Surrounding Property</b>	<b>Existing Land Use Per Title 19.12</b>	<b>Planned or Special Land Use Designation</b>	<b>Existing Zoning District</b>
Subject Property	Undeveloped	MXU (Mixed-Use)	PD (Planned Development)
North	Undeveloped	MXU (Mixed-Use)	PD (Planned Development)
South	Restaurant & Office Development	MXU (Mixed-Use)	M (Industrial)
East	Union Pacific Railroad and Undeveloped	LI/R (Light Industrial and Research)	M (Industrial)
West	Undeveloped	MXU (Mixed-Use)	PD (Planned Development)

<b>Master and Neighborhood Plan Areas</b>	<b>Compliance</b>
Master Plan 2050 Area: Downtown Las Vegas	Y
Appendix F Interim Downtown Las Vegas Development Standards	Y
<b>Special Area and Overlay Districts</b>	<b>Compliance</b>
A-O (Airport Overlay) District - 200 Feet	Y
DTLV-O (Downtown Las Vegas Overlay) District – Area 1 Civic & Business District	Y
LW-O (Live/Work Overlay) District	Y
PD (Planned Development) District	Y
<b>Other Plans or Special Requirements</b>	<b>Compliance</b>
Trails (name and location)	N/A
Las Vegas Redevelopment Plan (Area 1)	Y
Interlocal Agreement	N/A
Project of Significant Impact	N/A
Project of Regional Significance	N/A

## DEVELOPMENT STANDARDS

***Pursuant to Appendix F Interim Downtown Las Vegas Development Standards the following standards apply:***

<b>Standard</b>	<b>Required/Allowed</b>	<b>Provided</b>	<b>Compliance</b>
Min. Setbacks [West Building]			
• Front (Grand Central)*	< 5' (70% Aligned)	15 Feet (84%)	N***
• Corner (Iron Horse)	< 5' (70% Aligned)	20 Feet (100%)	N***
• Corner (Charleston)	< 5' (70% Aligned)	72 (63%)**	N***
• Side	N/A	92 Feet	Y
Min. Setbacks [East Building]			
• Corner (Charleston)	< 5' (70% Aligned)	103 Feet (50%)**	N***
• Side	N/A	80 Feet	Y
• Rear (UPRR)	N/A	64 Feet	Y
Min. Distance Between Buildings	N/A	22 Feet	Y
Max. Lot Coverage	N/A	37.6%	Y
Max. Building Height	N/A	98 Feet	Y
Trash Enclosure	Screened, Enclosed	Provided	Y
Mech. Equipment	Screened	Screened	Y

*\*In the provided Site Plans the requested primary "frontage" is Grand Central Parkway, as the shorter property line of the two primary street frontages.*

*\*\* Civic amenities such as plazas and courtyards may satisfy up to 50% of this requirement.*

*\*\*\*A Waiver is requested to allow a 50 percent building façade alignment on Charleston Boulevard where 70 percent is the minimum required, with the civic amenities [courtyard] providing the maximum 50 percent allowed to count towards this building façade alignment.*



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<b>Parking Requirement - Downtown</b>							
<b>Use</b>	<b>Gross Floor Area or Number of Units</b>	<b>Base Parking Requirement</b>		<b>Provided</b>		<b>Compliance</b>	
		<b>Parking Ratio</b>	<b>Parking</b>		<b>Parking</b>		
			Regular	Handi-capped	Regular	Handi-capped	
Hotel, motel or Hotel Suites	254 Units	1:1	254				
Medical Office	78,000 SF	1:200 up to 2,000 square feet, 1:175 additional	445				
Restaurant	1,280 BOH 3,172 FOH =4,452 Total	1:200 B.O.H. 1:50 Seating	71				
Health Club	57,400 SF	1:200	287				
<b>SUBTOTAL SPACES REQUIRED</b>			1057				Y*
<b>ADJUSTED SPACES REQUIRED (see Mixed-Use Alternative Parking Requirement below)</b>			947		549		Y*
<b>Regular and Handicap Spaces Required</b>			928	19	532	17	Y*
Loading Spaces	50 – 100,000 SF = 4 Loading Spaces		4		1		Y*
Bicycle Parking			0		16		Y

*\*Projects located within the Downtown Las Vegas Overlay - Area 1 are not subject to the automatic application of parking requirements. However, the above table should be used to illustrate the requirements of an analogous project in another location in the City. Projects within the Downtown Las Vegas Overlay District are further exempt from the required number of on-site loading spaces.*

*\*\* A Condition has been added to require the provision of a Temporary Construction Easement overlying the eastern parking lot, which will temporarily lead to a reduction of parking spaces provided on-site.*

<b>Mixed-Use Alternative Parking Requirement</b>							
<b>Use</b>	<b>Parking Count</b>	<b>Weekdays</b>			<b>Weekends</b>		
		Mid – 7AM	7A M – 6 PM	6PM – Mid	Mid – 7AM	7A M – 6P M	6PM - Mid
Office & Parking	445	5	100	5	0	60	10
Retail & Professional Services	287	0	100	80	0	100	60
Hotel	254	100	65	90	100	65	80
Restaurant	71	50	70	100	45	70	100
<b>Total Spaces Required</b>		290	<b>947</b>	552	286	215	275
<b>Total Spaces Provided</b>		<b>549</b>					

***Pursuant to Appendix F Interim Downtown Las Vegas Development Standards the following standards apply***

<b>Landscaping and Open Space Standards</b>				
<b>Standards</b>	<b>Required</b>		<b>Provided</b>	<b>Compliance</b>
	<b>Ratio</b>	<b>Trees</b>		
Parking Area Trees	One, 15-gallon sized shade tree for every six parking spaces with four, 1-gallon sized shrubs per tree in landscaped islands and/or on the perimeter of the lot.	12 Trees	17 Trees	Y
	A minimum of 10 square feet of landscaped surface area must be provided for each parking space.	7,300 square feet	>7,300 square feet	Y
Wall Height	5 feet with two-foot solid base for the Front Yard Wall/Fence		6 feet	N*
	6 to 8 Feet Adjacent to Residential; 20% Contrasting Materials		6 feet	Y

***\* A Waiver from Title 19 Appendix F Interim Downtown Las Vegas Development Standards is requested to allow a six-foot wrought iron fence in front and corner side yard where a maximum of five feet with two-foot solid base is allowed.***

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<b>Street Name</b>	<b>Functional Classification of Street(s)</b>	<b>Governing Document</b>	<b>Actual Street Width (Feet)</b>	<b>Compliance with Street Section</b>
Iron Horse Court	Local Street	Title 13	60 Feet	Y
Grand Central Parkway	Primary Arterial	Master Plan of Streets and Highways	140 Feet	Y
Charleston Boulevard	Major Collector Street	Master Plan of Streets and Highways	165 Feet	Y
		Title 19.04 Complete Streets		

***Pursuant to Appendix F Interim Downtown Las Vegas Development Standards the following standards apply***

<b>Streetscape Standards</b>	<b>Required</b>	<b>Provided</b>	<b>Compliance</b>
Charleston Boulevard	All streets shall have a five foot amenity zone and a 10-foot wide, unobstructed sidewalk	A five-foot amenity zone and a 10-foot wide, unobstructed sidewalk	Y**
Grand Central Parkway		A five-foot amenity zone and a 10-foot wide, unobstructed sidewalk	Y
Iron Horse Court		No amenity zone and a ten-foot wide sidewalk	N*

*\* A Waiver is requested to allow no amenity zone on Iron Horse Court.*

*\*\* Based on the significant grade change along Charleston Boulevard, and the Charleston Underpass Project - Grand Central Parkway to Commerce Street project, the required amenity zone standards may not be feasible. Condition of Approval #24 for the Site Development Plan Review has been added to require coordination with the Department of Public Works for the final streetscape design at this location. As such, although currently depicted on the Site Plan and Landscape Plan, an amenity zone may not be provided in the final design.*

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<b><i>Requirement</i></b>	<b><i>Request</i></b>
All streets shall have a five foot amenity zone and a 10-foot wide, unobstructed sidewalk	A Waiver from Title 19 Appendix F Interim Downtown Las Vegas Development Standards to allow no amenity zone on Iron Horse Court.
Front yard fencing has a maximum height of five feet with a two-foot solid base.	A Waiver from Title 19 Appendix F Interim Downtown Las Vegas Development Standards to allow a six-foot wrought iron fence in front and corner side yard where a maximum of five feet with two-foot solid base is allowed.
70% of the first story façade shall align along the front and corner property line... Minor deviations from this requirement, not to exceed a distance of five feet from the property line, are allowed	A Waiver from Title 19 Appendix F Interim Downtown Las Vegas Development Standards is requested, to allow a 50 percent building façade alignment on Charleston Boulevard where 70 percent is the minimum required, with the private courtyard contributing the maximum 50 percent allowed to count towards this building façade alignment.
	A Waiver from Title 19 Appendix F Interim Downtown Las Vegas Development Standards is requested to allow a 15-foot front yard setback where the maximum allowed is five feet in the Area 1 Downtown Las Vegas Overlay [Grand Central Parkway].
	A Waiver from Title 19 Appendix F Interim Downtown Las Vegas Development Standards is requested to allow 70% of the first story façade shall aligned along the property line and a 72-foot corner side yard setback where the maximum allowed is five feet in the Area 1 Downtown Las Vegas Overlay [Charleston Boulevard]
	A Waiver from Title 19 Appendix F Interim Downtown Las Vegas Development Standards is requested to allow a 20-foot corner side yard setback where the maximum allowed is five feet in the Area 1 Downtown Las Vegas Overlay [Iron Horse Court].

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**Public Works Traffic Division:****NEC Charleston Boulevard & Grand Central Parkway**

Proposed 254 unit hotel project with 78.000 thousand square feet of medical office space, 31.900 thousand square foot gym, and a 3.128 thousand square foot restaurant.

**Traffic produced by proposed development:**

First Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	HOTEL [ROOM]	254	7.99	2,029
AM Peak Hour			0.46	117
PM Peak Hour			0.59	150
(heaviest 60 minutes)				
Second Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	MEDICAL-DENTAL OFFICE BUILDING [1000 SF]	78.000	36	2,808
AM Peak Hour			3.10	242
PM Peak Hour			3.93	307
(heaviest 60 minutes)				
Third Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	FAST CASUAL RESTAURANT [1000 SF]	3.128	97.14	304
AM Peak Hour			1.43	4
PM Peak Hour			12.55	39
(heaviest 60 minutes)				
Fourth Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	HEALTH/FITNESS CLUB [1000 SF]	31.900	43.125	1,376
AM Peak Hour			1.31	42
PM Peak Hour			3.45	110
(heaviest 60 minutes)				
Total Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL

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**Public Works Traffic Division (continued):**

**NEC Charleston Boulevard & Grand Central Parkway**

Proposed 254 unit hotel project with 78.000 thousand square feet of medical office space, 31.900 thousand square foot gym, and a 3.128 thousand square foot restaurant.

**Traffic produced by proposed development:**

<b>First Use</b>	<b>DESCRIPTION</b>	<b>#UNIT</b>	<b>RATE/# UNIT</b>	<b>TOTAL</b>
Average Daily Traffic (ADT)	TOTAL		-	<b>6,517</b>
AM Peak Hour			-	<b>405</b>
PM Peak Hour			-	<b>606</b>

*(heaviest 60 minutes)*

**Existing traffic on all nearby streets:**

**Grand Central Parkway**

Average Daily Traffic (ADT) 36,050  
 PM Peak Hour 2,884

*(heaviest 60 minutes)*

**Charleston Boulevard**

Average Daily Traffic (ADT) 49,731  
 PM Peak Hour 3,978

*(heaviest 60 minutes)*

**Traffic Capacity of  
adjacent streets:**

	<b>Adjacent street ADT Capacity</b>
Grand Central Parkway	35,490
Charleston Boulevard	53,445

This project is expected to add an additional 6,517 trips per day on Grand Central Parkway and Charleston Boulevard. Currently, Grand Central Parkway is over capacity and Charleston Boulevard is at about 93 percent of capacity. With this project, Grand Central Parkway is expected to remain over capacity and Charleston Boulevard to go over capacity.

***Public Works Traffic Division (continued):***

**NEC Charleston Boulevard & Grand Central Parkway**

Based on Peak Hour use, this development will add into the area roughly 606 additional peak hour trips, or about ten every minute.

Note that this report assumes all traffic from this development uses all named streets.