

JUSTIFICATION LETTER

May 17, 2021

City of Las Vegas
495 S Main Street
Las Vegas, NV 89101

RE: New Drive-Thru Coffee
1755 E. Charleston Boulevard
Las Vegas, Nevada 89104
APN: 139-35-413-168

To Whom It May Concern:

The following Justification Letter and attached drawings are provided for your consideration and review;

Request

On behalf of our client, Atlantic Capital Holdings, LLC, please accept the attached as an application for Site Development Plan Review for a drive-thru coffee establishment, Variance (Trash Enclosure) and Special Use Permit (Drive-thru and Parking Reduction). The current zoning is General Commercial District (C-2). The proposed project is located adjacent to several other restaurants and related businesses.

Project Description

The subject property is bounded by Charleston Boulevard to the south and Bruce Street to the east. The land to the west is developed as General Commercial (C-2). The property to the north is zoned P-R and R-1.

The proposed use will remove the existing, vacant A-frame building currently on the property and construct a new 723 square foot, 2-lane drive-thru coffee shop, entering from both Charleston Boulevard and the Alley to the north. Five (5) cars can stack from both directions. There is no walk-up service at this building.

The exterior materials will consist of red brick veneer, corrugated metal with a metal standing seam roof and trim.

A new trash enclosure off the Alley and zeroscape landscaping in front and rear of the new building are proposed to beautify the current asphalted property.

The proposed project will enter into a reciprocal parking agreement with the restaurant property to the east (both properties are the same owner) to share the parking lot between them. Only Four (4) parking spaces are required for the new building.

Intent

The proposed business plan calls for five (5) employees per shift with hours of operation suggested at 6:00am to 6:00pm depending on customer availability. This will be the first use owned and operated by the tenant in the Greater Las Vegas area. No state level license are required to operate this business type as it is geared toward coffee and energy related type drinks.

21-0265
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Design Review Approval Criteria Title 19.18

1. Will this project participate in the City of Las Vegas Green Building Program?
No. This is a new project type for the developer and the size does not lend itself to the return on investment a larger project would.
2. Will this project be constructed to LEED or other equivalent standards?
No. This is a new project type for the developer and the size does not lend itself to the return on investment a larger project would.
3. Will this project utilize alternative energy sources or water savings measures?
No. This is a new project type for the developer and the size does not lend itself to the return on investment a larger project would.
4. Is there connectivity to adjacent parcels?
Yes. There are shared street entrances and drive aisles as well as cross access agreements for parking.
5. Will the proposed project qualify as a walkable community (for Residential and Mixed Use projects only)?
Not applicable.
6. Is the project using any means of sustainable construction?
No. This is a new project type for the developer and the size does not lend itself to the return on investment a larger project would.
7. Will this project meet the intent of the Urban Forestry Initiative?
There is currently no vegetation on this property. The new development calls for new landscaping at the front and rear of the new building.
8. Will the project provide any bicycle parking?
No. The proposed business plan is drive-thru only with no walk-up access available.
9. Will the project provide any electric vehicle recharging stations?
No. This is a new project type for the developer and the size does not lend itself to the return on investment a larger project would.

Site Development Plan Criteria:

1. The proposed development is compatible with adjacent development and business in the area.
2. The proposed development is seeking a Variance for trash enclosure placement at 20' from Residential where 50' is required and Special Use for a Drive-thru and parking reduction at 51 where 103 is required. We are in compliance with all other criteria.
3. Site access and circulation will be an ongoing management process. We will continue to work with the authorities to maintain compliance. On-site pavement markings have been noted on the Site Plan to keep vehicles from blocking the Alley as they move through the drive-thru lanes.
4. Building and landscape materials are appropriate for the area and for the City.
5. The building elevations, design characteristics and other features create an orderly and aesthetically pleasing environment for the development in the area.
6. Appropriate measures will be taken to ensure the public health, safety and general welfare.

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Special Use Criteria:

- 1a. The proposed use can be conducted in a manner that is harmonious and compatible with the existing land uses. The development is located as part of a larger development that is owned by one entity seeking to upgrade the availability of services for the area.
- 1b. The subject site has undergone several revisions and submittals to City Planning officials and has been deemed acceptable.
- 1c. Street and highway facilities are adequate in size to service this project.
- 1d. Approval of the Special Use for Drive-thru and Reduced Parking at 51 where 103 is required will not compromise the public health, safety or welfare. The project is drive-thru only so customers will not be traversing the parking lot to order. Also, since the project is drive-thru only there is no need to provide parking based on Title 19 requirements.

Variance Criteria:

The requested variance of placing the Trash Enclosure at 20' from Residential where 50' separation distance is required has been deemed a non-issue by Planning Staff due to prevailing conditions and standard operating procedure of trash removal from a business. The Trash Enclosure has been placed as far as possible from the residents adjacent to the Alley on North side of the project as well as made accessible to the trash removal company.

Due to the architectural design and materials selected the HVAC cannot be placed on the roof. They have been moved above the rear door and has been deemed a non-issue by Planning Staff.

Summary Justification:

The proposed coffee shop drive-thru on this site is appropriate given the proximity to other similarly zoned and licensed businesses. The increased traffic will raise visibility for other businesses in the area helping to feed into the City of Las Vegas redevelopment plans for the area as a whole.

We would appreciate your favorable consideration of this project. Should you have any questions or concerns regarding this request, please contact this office.

Very truly yours,

Victor Knight 20 May 2021

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Victor W Knight
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