



AGENDA MEMO - PLANNING

CITY COUNCIL MEETING DATE: SEPTEMBER 21, 2022

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT: CITY OF LAS VEGAS - OWNER: CITY PARKWAY V, INC.

** STAFF RECOMMENDATION(S) **

| CASE NUMBER | RECOMMENDATION | REQUIRED FOR APPROVAL |
|--------------|---|-----------------------|
| 22-0323-SDR1 | Staff recommends APPROVAL, subject to conditions: | |

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 33

NOTICES MAILED 493 (by City Clerk)

PROTESTS 0

APPROVALS 3

**** CONDITIONS ****

22-0323-SDR1 CONDITIONS

Planning

1. Conformance to the Conditions of Approval for Petition to Vacate (22-0231-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 landscape plan and building elevations, date stamped 06/16/22, and site plan date stamped on 08/04/22 except as amended by conditions herein.
4. A Waiver from the Appendix F Interim Downtown Las Vegas Area 1 Development Standards is hereby approved, to allow a 14.6 percent alignment to the front yard setback where 70 percent is required.
5. A Waiver from the Appendix F Interim Downtown Las Vegas Area 1 Development Standards is hereby approved, to allow a 50 percent alignment to the corner side yard setback (on 1st Street) where 70 percent is required.
6. A Waiver from the Appendix F Interim Downtown Las Vegas Area 1 Development Standards is hereby approved, to allow a service area and loading dock to be located at the front yard setback line where such is not allowed.
7. 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 Department of Building and Safety.
8. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
9. 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.

Conditions Page Two
September 21, 2022 - City Council Meeting

10. All utility or mechanical equipment shall comply with the provisions of the Interim Downtown Las Vegas Development Standards, unless approved by a separate Waiver.
11. 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 the visibility of any traffic control device.
12. A fully operational fire protection system, including fire apparatus roads, fire hydrants, and water supply, shall be installed and shall be functioning prior to the construction of any combustible structures.
13. A Comprehensive Construction Staging Plan shall be submitted to the Department of Planning 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.
14. Prior to the submittal of a building permit application, the applicant shall meet with the Department of Planning 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.
15. The applicant shall coordinate with the Post Entitlement Approval Conference (PEAC) team at (702) 229-6853 to coordinate preliminary building and civil plan reviews for this project.
16. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

17. A Petition of Vacation, such as 22-0231-VAC1, shall record prior to the issuance of permits for this site, unless otherwise allowed by the City Engineer.

Conditions Page Three
September 21, 2022 - City Council Meeting

18. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting Downtown Masterplan Plan Standards (Title 19 Appendix F) concurrent with the development of this site unless otherwise allowed by the City Engineer. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with the development of this site.
19. The existing eight-inch public sewer line located through the proposed development parcel shall be relocated prior to on concurrent with the development of this site unless otherwise allowed by the City Engineer. Coordinate with the Sanitary Sewer Section of the Department of Public Works to ensure adequate clearances and easements are provided for the existing public sewer lines in Clark Avenue
20. Contact the City Engineer's Office at 702-229-2199 to coordinate the development of this project with the "Maryland Bus Rapid Transit" project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
21. 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 the development of this site. Any Public Drainage Easements recommended by the approved drainage study shall be granted prior to the issuance of permits.

Staff Report Page One
September 21, 2022 - City Council Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a proposed six-story, 182,901 square-foot office building and urban plaza on 2.57 acres at the northeast corner of Main Street and Bonneville Avenue.

ISSUES

- The subject site is within the confinements of the Vision 2045 Downtown Las Vegas Master Plan (Civic and Business District) [Area 1].
- A Waiver of the Appendix F Interim Downtown Las Vegas Area 1 Development Standards is requested to allow a 47 percent alignment to the front yard setback where 70 percent is required. Staff supports this request.
- A Waiver of the Appendix F Interim Downtown Las Vegas Area 1 Development Standards is requested to allow a 50 percent alignment to the corner side yard setback along 1st Street where 70 percent is required. Staff supports this request.
- A Waiver of the Appendix F Interim Downtown Las Vegas Area 1 Development Standards is requested to allow a service area and loading dock to be located at the front yard setback line where such is not allowed. Staff supports this request.

ANALYSIS

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 18b Arts District. Operating as one of the primary employment centers of the region, the Civic and Business District features courthouses, legal, and other professional services that cluster in the core creating a significant critical mass of daytime activities. 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.

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, the Civic and Business District is a district that was originally created as part of the Downtown Centennial Plan and is within Area 1, with development standards 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 associate Site Development Plan Review.

Staff Report Page Two
September 21, 2022 - City Council Meeting

The subject site is a 2.57-acre site located directly south of Las Vegas City Hall. The site is currently underutilized, currently operating as a surface parking lot in the interim. The subject site is zoned C-2 (General Commercial). In conjunction with the objectives set forth by the Vision 2045 Downtown Las Vegas Master Plan, this request is for a proposed six-story, 182,901 square-foot office building and urban plaza development at the subject site.

A reoccurring need identified throughout this plan is for a central park, operating as a flexible and programmable multi-purpose outdoor gathering space. The subject site, given its adjacency to City Hall, is specifically identified as a suitable location. In urban downtown environments, parks are designed as multi-functional spaces which provide shade and have the ability to accommodate major community events year-round. One of the challenges in creating these spaces is the creativity needed for development, operations, and maintenance. Additionally, this plaza will be part of a broader vision of establishing a downtown green infrastructure network connecting parks, plazas, tree-lined streets, and passive recreational facilities. Lastly, the plan identifies 10 mixed-use transportation hubs along major bus rapid transit corridors. The subject site is located in the Civic and Business Primary Employment Hub, which specifically focuses on providing Class-A offices, civic spaces, and live/work lofts to accommodate civic and business activities. The proposed development provides density to the urban core around City Hall and the Bonneville Transit Center through office infill development. Ancillary ground-floor retail is provided along Main Street which will help promote a diverse urban lifestyle.

The Office, Other than Listed use is defined as “A building or rooms used for conducting the affairs of a business, profession, service, industry or government other than those which are specifically listed in this Title. This use includes a radio broadcasting facility and a recording studio.” The Office, Other than Listed use is a permitted use in the C-2 (General Commercial) zoning district.

The parking demand for office developments requires one parking space for every 300 square feet of gross floor space. Based on this requirement 610 total parking spaces are required. In the floor plan date stamped on 06/16/22, the proposed development provides a subterranean parking garage equipped with 32 parking spaces. This represents a 94.8 percent reduction or a shortcoming of 578 spaces. Projects located within the Downtown Las Vegas Overlay District (Area 1) are not subject to the automatic application of parking requirements. No onsite parking will be provided. Alternative transportation options are provided through nearby on-street parking and the proximity to the Bonneville Transit Center. While these parking standards are waived through Downtown Las Vegas Area 1, the provided parking is a severe reduction to the required amount. An existing off-site parking agreement is in place for City Hall to utilize the Main Street municipal and Symphony Park “L” parking garages. In conjunction with the proposed development, a 477 space expansion to the Symphony Park “L” garage is forthcoming through 22-0388-SDR; this application is scheduled to be heard for consideration by the Planning Commission in September 2022.

Staff Report Page Three
September 21, 2022 - City Council Meeting

The building elevations date stamped on 06/16/22 demonstrate a 96-foot tall, office building primarily comprised of a concrete panel system, fritted glass curtain wall, and perforated metal panels. The building is accented by an aluminum shading finish, painted steel, and exposed structural concrete. All sides of the proposed building are coherently designed and treated with a consistent level of detailing and finish in compliance with Title 19.08.

The landscape plan date stamped on 06/16/22, depicts a wide variety of landscaping materials. A variety of 60-inch box Mulga Acacia, Sweet Acacia, and Thornless Honey Mesquite trees as well as 120-inch Thornless Hybrid Palo Verde are found throughout the site. Smaller plants such as artichoke agave, century plant, golden barrel cactus, bunny ears, red yucca, San Pedro cactus, brittle bus, desert milkweed, bear grass, and foundation grass are used as accenting materials. All of which are included on the Southern Nevada Regional Planting Coalition list and appropriate for a desert climate. Any existing planting material that is damaged shall be replaced with similar material.

Based on the confinements and orientation of the subject site, Bonneville Avenue is defined as the primary street frontage and subsequent front yard. As a result, three Waivers of the Appendix F of the Interim Downtown Las Vegas Development Standards are required based on the building orientation facing away from Bonneville Avenue. In Downtown Area 1, the first-story façade shall align with 70 percent of the front property line; arcades, shade structures, or civic amenities like plazas and courtyards may satisfy up to 50 percent of this requirement. Along the 296-foot Bonneville Avenue frontage, 44 feet consists of the principal building, 156 feet of a loading and utility area, and 96 feet is a plaza. A Waiver is requested to allow a 47 percent alignment to the front yard setback where 70 percent is required. Similarly, this alignment standard is also applicable for corner side yards. The entire 1st Street facing frontage consists of the urban plaza. Based on the 50 percent alignment maximum, a Waiver is requested to allow a 50 percent alignment to the corner yard setback (along 1st Street) where 70 percent is required. Lastly, service areas and loading docks shall not be located at any frontage lines; all auto-related facilities (such as working bays, storage, or trash enclosures) shall orient away and be screened from public view. A general loading and service utility area is located adjacent to the Bonneville Avenue street frontage. As such, a Waiver is requested to allow a service area and loading dock to be located at the front yard setback line where such is not allowed.

The proposed site is also located within Redevelopment Area 1 and if approved would support the goals of the Redevelopment Agency by striving to create an environment reflecting a high level of concern for architectural, landscape, urban design, and land use principles appropriate for the attainment of the objectives of the Redevelopment Plan. Additionally, the proposed development redevelops an area that is stagnant or improperly used.

Staff Report Page Four
September 21, 2022 - City Council Meeting

The subject site is located within the Master Plan 2050 designated area of Downtown Las Vegas which is the City's civic, commercial, and cultural hub. Located in the center of the Las Vegas Valley, encompassing the original 1905 Clark's townsite, it functions as a primary regional center of Southern Nevada together with the Las Vegas Strip. Centered along Fremont Street, Downtown is the original home to local gaming and tourism. It continues to attract visitors looking for a historic and authentic Las Vegas experience. The Downtown of tomorrow is envisioned as a vibrant and livable urban environment and will continue to "Reinvent the Legend" through the complete implementation of the Vision 2045 Downtown Las Vegas Masterplan. The proposed development meets goals within the 2050 Master Plan as the Downtown Las Vegas area as a whole is well below the city's average accessible park space based on acreage per 1,000 residents within a quarter-mile. Downtown Las Vegas currently consists of just 18 acres of park space. The proposed development will add just under two acres closer to the 183-acre target goal identified in the plan.

As the proposed development supports goals and policies identified in the 2050 Master Plan and 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 (22-0323-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 office development is compatible with the adjacent development within the surrounding area of the subject site.

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

The applicant is requesting Waivers in order to create a development that is compatible with the majority of Title 19.09's development standards. In doing so, the proposed office development and urban plaza help further several goals, objectives, and guiding principles identified in the 2050 Master Plan and Vision 2045 Downtown Master Plan.

Staff Report Page Five
September 21, 2022 - City Council Meeting

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

Site access is provided by Main Street and Bonneville Avenue, 100-foot Primary Arterials and 1st Street, an 80-foot Collector Street. Each of which is adequate in size to serve the scale of the proposed development.

- 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 of the provided landscape materials are included on the Southern Nevada Regional Planting Coalition list 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 elevation plan date stamped on 06/16/22, shows the building façade primarily consisting of a concrete panel system, fritted glass curtain wall, and perforated metal panels. The building is accented by an aluminum shading finish, painted steel, and exposed structural concrete.

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

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

BACKGROUND INFORMATION

| <i>Related Relevant City Actions by Planning, Fire, Bldg., etc.</i> | |
|--|---|
| 12/16/64 | The Board of City Commissioners approved a request for Rezoning (Z-0100-64) to C-2 (General Commercial) on lots adjacent to the west side of 1st Street north of Bonneville Avenue as part of a larger request. The Planning Commission recommended approval. |

Staff Report Page Six
September 21, 2022 - City Council Meeting

BACKGROUND INFORMATION

| <i>Related Relevant City Actions by Planning, Fire, Bldg., etc.</i> | |
|--|---|
| 11/19/08 | The City Council approved a request for a Rezoning (ZON-30369) from C-M (Commercial/Industrial) to C-2 (General Commercial) on 1.75 acres adjacent to the east side of Main Street at the northeast and southeast corners of Bonneville and the southeast corner of Lewis Street. The Planning Commission and staff recommended approval. |
| 01/21/09 | The City Council approved a Site Development Plan Review (SDR-31749) for a 303,085 square-foot office building with Waivers from the Downtown Centennial Plan Streetscape Requirements, Build-To Line Requirements, and Aerial Encroachment Limitation on 4.20 acres at the northwest corner of South 1st Street and Clark Avenue. The Planning Commission and Staff recommended approval |
| 12/04/12 | Department of Planning Staff administratively approved a request for a Site Development Plan Review (SDR-47313) for a temporary parking lot on 2.07 acres at the southwest corner of Clark Avenue and 1st Street. |
| 12/11/18 | The Planning Commission approved a Site Development Plan Review (SDR-74816) for a proposed 138,000 square-foot government facility with Waivers of the Interim Downtown Las Vegas Area 1 Development Standards on 0.98 acres at the southeast corner of Clark Avenue and 1st Street. Staff recommended approval. |
| 04/15/21 | Department of Planning Staff administratively approved a Minor Site Development Plan Review (21-0204-SDR1) for a temporary parking lot on 1.58 acres at the southwest corner of Clark Avenue and 1st Street. |
| 04/20/22 | The City Council approved a Rezoning (22-0060-ZON1) from: C-M (Commercial/Industrial) to: C-2 (General Commercial) on 0.08 acres at 513 South Main Street. The Planning Commission and Staff recommended approval. |
| | The City Council approved a Rezoning (22-0061-ZON1) from: C-M (Commercial/Industrial) to: C-2 (General Commercial) on 0.32 acres at the northeast corner of Bonneville Avenue and Main Street. The Planning Commission and Staff recommended approval. |
| 07/20/22 | The City Council approved a Petition to Vacate (22-0231-VAC1) a portion of public right-of-way at the northeast corner of Bonneville Avenue and Main Street. The Planning Commission and staff recommended approval. |
| 09/13/22 | A request for a Major Amendment (22-0388-SDR1) to a previously approved Site Development Plan Review (SDR-73916) for a proposed 447 space increase to an existing 569-space parking garage on 2.37 acres at 350 South City Parkway is scheduled to be heard for consideration by the Planning Commission. |

Staff Report Page Seven
September 21, 2022 - City Council Meeting

Related Relevant City Actions by Planning, Fire, Bldg., etc.

| | |
|----------|--|
| 08/09/22 | The Planning Commission (6-0 vote) recommends APPROVAL on a Land Use Entitlement project request FOR A PROPOSED 182,901 SQUARE-FOOT OFFICE BUILDING WITH WAIVERS OF APPENDIX F INTERIM DOWNTOWN LAS VEGAS AREA 1 DEVELOPMENT STANDARDS on 2.57 acres at the northeast corner of Main Street and Bonneville Avenue (APNs 139-34-210-014 to 018, 139-34-311-001 to 007, and 139-34-311-017 to 022), C-2 (General Commercial) Zone, Ward 3 (Diaz) |
|----------|--|

Most Recent Change of Ownership

| | |
|----------|--|
| 08/01/19 | A deed was recorded for a change in ownership. |
|----------|--|

Related Building Permits/Business Licenses

| | |
|----------|--|
| 12/16/20 | A Building Permit (C20-04660) was issued for the removal of an existing off-premise sign at 517 South Main Street. |
|----------|--|

Pre-Application Meeting

| | |
|----------|--|
| 06/08/22 | A pre-application meeting was held with the applicant to discuss the submittal requirements for a Site Development Plan Review pertaining to a proposed downtown Civic Center and Plaza. |
|----------|--|

Neighborhood Meeting

| | |
|--|--|
| A neighborhood meeting was not required, nor was one held. | |
|--|--|

Field Check

| | |
|----------|---|
| 07/19/22 | A routine field check was conducted of the subject site; staff found an existing temporary parking lot with nothing noted of concern. |
|----------|---|

Details of Application Request

| | |
|-------------------------|------|
| <i>Site Area</i> | |
| Net Acres | 2.57 |

Staff Report Page Eight
September 21, 2022 - City Council Meeting

| <i>Surrounding Property</i> | <i>Existing Land Use Per Title 19.12</i> | <i>Planned or Special Land Use Designation</i> | <i>Existing Zoning District</i> |
|------------------------------------|---|---|--|
| Subject Property | Parking Facility | C (Commercial) | C-2 (General Commercial) |
| | Undeveloped | | |
| | Vacant | | |
| North | Government Facility | | |
| South | Vacant | | |
| | Parking Facility | | |
| East | Government Facility | | |
| West | Parking Facility | | C-M (Commercial/Industrial) |
| | Government Facility | | M (Industrial) |

| <i>Master and Neighborhood Plan Areas</i> | <i>Compliance</i> |
|---|--------------------------|
| Master Plan 2050 Area: Downtown Las Vegas | Y |
| Vision 2045 Downtown Las Vegas Masterplan | Y |
| Appendix F Interim Downtown Las Vegas Development Standards | Y |
| <i>Special Area and Overlay Districts</i> | <i>Compliance</i> |
| 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 |
| <i>Other Plans or Special Requirements</i> | <i>Compliance</i> |
| Trails (Main Street Downtown Tortoise Trail Approved) | Y |
| Trails (1st Street Downtown Art Trail Approved) | Y |
| Las Vegas Redevelopment Plan Area – Area 1 | Y |
| Interlocal Agreement | N/A |
| Project of Significant Impact (Development Impact Notification Assessment) | N/A |
| Project of Regional Significance | N/A |

Staff Report Page Nine
September 21, 2022 - City Council Meeting

DEVELOPMENT STANDARDS

Pursuant to the Appendix F Interim Downtown Las Vegas Development Standards and Title 19.08, the following standards apply:

| Standard | Required/Allowed | Provided | Compliance |
|--------------------------|---------------------------------------|----------------------------|-------------------|
| Min. Lot Size | N/A | 112,024 SF | Y |
| Min. Lot Width | 100 Feet | 300 Feet | Y |
| Min. Setbacks | | | |
| • Front (Bonneville Ave) | 0 Feet (70% alignment) | 0 Feet (47% alignment)* | N*** |
| • Corner Side (Main St) | 0 Feet (70% alignment) | 0 Feet (100% alignment) | Y |
| • Corner Side (1st St) | 0 Feet (70% alignment) | 145 Feet (50% alignment)** | N*** |
| • Rear (Clark Ave) | N/A | 0 Feet | Y |
| Max. Lot Coverage | As limited by setbacks | 27.5% | Y |
| Max. Building Height | 200 Feet | 96 Feet | Y |
| Trash Enclosure | Screened, Gated, w/ a Roof or Trellis | Internal | Y |
| Mech. Equipment | Screened | Screened | Y |

**Front: 70% of the first story façade shall align along the front property line; arcades, shade structures, or civic amenities such as plazas and courtyards may satisfy up to 50% of this requirement*

***Shade structures or civic amenities such as plazas and courtyards may satisfy up to 50% of this requirement. A plaza consists of 100 percent of the façade alignment.*

****A Waiver is requested to allow deviations from the following development standards.*

| Street Name | Functional Classification of Street(s) | Governing Document | Actual Street Width (Feet) | Compliance with Street Section |
|--------------------|---|---|-----------------------------------|---------------------------------------|
| Main Street | Primary Arterial | Master Plan of Streets and Highways Map | 100 | Y |
| Bonneville Avenue | Primary Arterial | Master Plan of Streets and Highways Map | 100 | Y |
| Clark Avenue | Collector Street | Master Plan of Streets and Highways Map | 80 | Y |
| 1st Street | Collector Street | Master Plan of Streets and Highways Map | 80 | Y |

Staff Report Page Ten
September 21, 2022 - City Council Meeting

| Parking Requirement - Downtown | | | | | | | |
|---|--|---------------------------------|----------------|-----------------|----------------|-------------------|---|
| Use | Gross Floor Area or Number of Units | Base Parking Requirement | | Provided | | Compliance | |
| | | Parking Ratio | Parking | | Parking | | |
| | | | Regular | Handi-capped | Regular | Handi-capped | |
| Office, Other than Listed | 182,901 SF | 1 per 300 SF | 610 | | | | |
| TOTAL SPACES REQUIRED | | | 610 | | 32 | | N |
| Regular and Handicap Spaces Required | | | 597 | 13 | 30 | 2 | N |
| Loading Spaces | | | 1 | | 1 | | 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.

| Waivers | | |
|--|--|-----------------------------|
| Requirement | Request | Staff Recommendation |
| Front: 70% of the first-story façade shall align along the front property line; arcades, shade structures, or civic amenities such as plazas and courtyards may satisfy up to 50% of this requirement. | A Waiver is requested to allow a 14.6% alignment to the front yard setback where 70% is required. | Approval |
| Corner Side: 70% of the first-story façade shall align along the front property line; arcades, shade structures, or civic amenities such as plazas and courtyards may satisfy up to 50% of this requirement. | A Waiver is requested to allow a 50% alignment to the front yard setback where 70% is required. | Approval |
| Service areas and loading docks shall not be located at frontage lines. | A Waiver is requested to allow a service area and loading dock to be located at the front yard setback line where such is not allowed. | Approval |

Staff Report Page Eleven
September 21, 2022 - City Council Meeting

Department of Public Works Traffic Study

| Site Development Plan Review for a Proposed 182,902 Square-Foot Government Office Building - Northeast Corner of Bonneville Avenue and Main Street | | | | |
|---|--------------------------------------|---------|--------|-------|
| Proposed Use | | | | |
| Average Daily Traffic (ADT) | GOVERNMENT OFFICE BUILDING [1000 SF] | 182.901 | 22.59 | 4,132 |
| AM Peak Hour | | | 3.34 | 611 |
| PM Peak Hour | | | 1.71 | 313 |
| Existing Traffic on Nearby Streets | | | | |
| Bonneville Avenue | | | | |
| Average Daily Traffic (ADT) | | | 10,075 | |
| PM Peak Hour (Heaviest 60 Minutes) | | | 806 | |
| Main Street | | | | |
| Average Daily Traffic (ADT) | | | 19,846 | |
| PM Peak Hour (heaviest 60 minutes) | | | 1,588 | |
| 1st Street | | | | |
| Average Daily Traffic (ADT) | | | 4,476 | |
| PM Peak Hour (heaviest 60 minutes) | | | 358 | |
| Traffic Capacity of Adjacent Streets: | | | | |
| Adjacent Street ADT Capacity | | | | |
| Bonneville Avenue | | | 34,645 | |
| Main Street | | | 34,645 | |
| 1st Street | | | 16,380 | |
| Summary | | | | |
| This project will add approximately 4,132 trips per day on Bonneville Avenue, Main Street, and 1st Street. Currently, Bonneville Avenue is at about 29 percent of capacity, Main Street is at about 57 percent of capacity and 1st Street is at about 27 percent of capacity. With this project, Bonneville Avenue is expected to be at about 41 percent of capacity, Main Street to be at about 69 percent of capacity and 1st Street to be at about 53 percent of capacity. | | | | |
| Based on Peak Hour use, this development will add about 611 vehicles in the peak hour, or about 10 every minute. | | | | |