

08/02/22 PC AGENDA SHEET

DRIVE-THRU
(TITLE 30)

LAS VEGAS BLVD S/WARM SPRINGS RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-22-0383-CHIPOTLE MEXICAN GRILL INC:

DESIGN REVIEW for a drive-thru addition in conjunction with an existing restaurant on 0.7 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone.

Generally located on the east side of Las Vegas Boulevard South, approximately 200 feet south of Warm Springs Road within Enterprise. MN/hw/ja (For possible action)

RELATED INFORMATION:

APN:

177-09-111-005

LAND USE PLAN:

ENTERPRISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 7370 Las Vegas Boulevard S.
- Site Acreage: 0.7
- Project Type: Drive-thru
- Number of Stories: 1
- Building Height (feet): 20
- Square Feet: 3,939
- Parking Required/Provided: 142/144

Site Plans

The plans depict an existing restaurant pad site within a shopping center (Las Vegas South Premium Outlets) near the southeast corner of Las Vegas Boulevard South and Warm Springs Road. The existing restaurant building is located near the center of the subject site and currently encompasses 3,155 square feet with a 677 square foot covered patio area on the eastern portion of the building. The plans further depict a 104 square foot building expansion on the north side of the building that will be used to service the new drive-thru. The site has access to Las Vegas Boulevard South through a 40 foot shared driveway that continues east-west through the site as a 24 foot drive aisle that provides cross-access between Las Vegas Boulevard South and the adjacent shopping center to the east of the site. The site also has access to the other parcels to the

south via two, 24 foot drive aisles that run along the east and west sides of the restaurant building.

The proposed drive-thru begins 79 feet from the rear property line and 4 feet from the point of access from the adjacent parcel to the south. The drive-thru then continues north along the east side of the existing building for 72 feet, where 8 existing parking spaces are currently located. The drive-thru then passes along the north side of the building 50 feet before it empties into the existing cross-access drive aisle and into the Las Vegas Boulevard South driveway. The plans depict the drive-thru as a 12 foot driving lane through its entirety, and will contain two 9 foot wide pick-up spots near the exit of the drive-thru lane for vehicles with an extended wait. The drive-thru will be contained using white pavement striping and directional arrows. Along the eastside of the building, the striping will be approximately 9 feet wide and will maintain the existing drive aisle at 24 feet wide and is bidirectional. Along the north side of the building, the single line striping will divide the existing 24 foot cross-access drive aisle into two, 12 foot drive aisles consisting of a one-way west flowing through traffic lane and a 12 foot drive-thru lane. The plans also depict additional pavement striping and directional queues that will act to direct traffic coming off Las Vegas Boulevard South away from the one-way through traffic drive aisle and drive-thru lane. The plans show enough stacking in the drive-thru lane for 7 cars and 2 temporary parking spaces for waiting vehicles.

Landscaping

Landscaping is not a part of this request.

Elevations

The elevations depict the existing restaurant as 20 feet in height to the existing parapet with a brick and stucco façade. The west elevation features storefront doors and windows, while the eastern façade features a patio with a fabric cover and metal access barrier. The addition to the existing building that will service the drive-thru is shown on the north elevation with aluminum plank siding. The addition will include a drive-thru window covered by an aluminum canopy on the north elevation and a glass service door facing west. The existing and proposed facades are all earth tone colors.

Floor Plans

The floor plans depict a 3,155 square foot existing restaurant space that include areas for dining, cooking and kitchen space, restrooms, storage areas, and office spaces. The dining room has a capacity of 71 people. The plans also depict a 677 square foot dining patio with a capacity of 34 people. The addition is depicted as 107 square feet and provides additional cooler, pick-up preparation, and drive-thru service spaces.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant is proposing a drive-thru lane addition to an existing Chipotle restaurant that will also include an addition to the existing building to accommodate the new drive-thru. The drive-thru addition will be located along the eastern and northern portions of the building and will take

up 8 existing parking spots and make use of an existing drive aisle along the northern side of the building. The applicant indicates that the drive-thru will only be for pick-up and no menu boards or voice boxes will be utilized as food will have been pre-ordered and pre-purchased. The applicant additionally states that the use of the existing cross-access drive aisle will not be an issue, as they will provide proper signage and pavement directional stripping to properly direct motorists around the site. The loss of 8 parking spots will also not be an issue as there is sufficient parking both within the site and in the greater shopping center. Finally, the applicant indicates that a back-up of queuing patrons will not be an issue as sufficient stacking has been provided and the nature of the drive-thru will make passing through efficient.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0468-03 (ET-0132-07)	Second extension of time for indoor and outdoor on-premises consumption of alcohol in conjunction with a restaurant	Approved by PC	July 2007
UC-0468-03 (ET-0132-04)	First extension of time for indoor and outdoor on-premises consumption of alcohol in conjunction with a restaurant	Approved by PC	June 2004
UC-0468-03	Indoor and outdoor on-premises consumption of alcohol in conjunction with a restaurant	Approved by PC	May 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Entertainment Mixed-Use	H-1	Gas Station, restaurant, & c-store
South	Entertainment Mixed-Use	H-1	Restaurant & retail
East	Entertainment Mixed-Use	H-1	Commercial shopping center
West	Entertainment Mixed-Use	H-1	Undeveloped

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Current Planning

The location and design of the drive-thru, as proposed, present several issues for the subject site. In particular, the location of the drive-thru within the northern cross-access drive aisle presents a major concern for traffic circulation on the site. This drive aisle, at the moment, is a main point of access to the parcel and the adjacent shopping center from Las Vegas Boulevard South. The constriction of this drive aisle to 12 feet, and to one direction against incoming traffic, would greatly impact traffic flows into the adjacent shopping center and create possible points of conflict for traffic on the parcel. The exit of the drive-thru and its location at the end of the through drive aisle also presents some concerns for conflict between the west flowing traffic coming onto the site from the shopping center, those exiting the drive-thru, and the traffic coming off of Las Vegas Boulevard South through the shared driveway. The loss of the bidirectional drive aisle at the north end of the site may also lead to more traffic flowing through

the parcel, which may also lead to more car/pedestrian conflicts and congestion throughout the outparcel that may impact other businesses than the subject business. In addition, while stacking seems to be sufficient for what is being proposed, the location of the drive-thru entrance so close to the next building may present issues during high volumes where cars may block the drive aisle along the east. For these reasons, staff cannot support the design of the drive-thru.

Public Works - Development Review

Staff concurs with Current Planning and cannot support the addition of the drive-thru lane. The proposed design creates conflict by closing off a main drive aisle within the site. Additionally, the incoming traffic from Las Vegas Boulevard South will be in the direct path of traffic exiting the drive-thru, creating potential collisions. Staff finds that closing the driveway on Las Vegas Boulevard South would alleviate some of the traffic issues.

Staff Recommendation

Denial.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- Directional signage and pavement striping per plans are required to direct traffic flows and reduce potential conflicts on the site.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Traffic study and compliance.

Fire Prevention Bureau

- Applicant is advised that fire/emergency access must comply with the Fire Code.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: FENN MOUN

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