

11/15/22 PC AGENDA SHEET

RESTAURANT WITH DRIVE-THRU
(TITLE 30)

LAS VEGAS BLVD S/FOUR SEASONS DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-22-0535-CHETAK DEVELOPMENT, INC:

DESIGN REVIEW for the addition of a second drive-thru lane in conjunction with an existing restaurant on 4.4 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone.

Generally located on the east side of Las Vegas Boulevard South and the north side of Four Seasons Drive within Paradise. JG/md/syp (For possible action)

RELATED INFORMATION:

APN:

162-28-301-020; 162-28-301-022; 162-28-301-024; 162-28-301-035

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3999 Las Vegas Boulevard South
- Site Acreage: 4.4
- Project Type: Drive-thru lane addition
- Square Feet: 5,956 (existing restaurant)/22,088 (overall commercial development)
- Parking Required/Provided: 160/174

History & Request

The existing restaurant with a drive-thru lane was approved via UC-0469-97 by the Planning Commission (PC) in April 1997. A subsequent land use application, WS-0290-11, was approved by the PC in August 2011 for alternative street landscaping (shrubs and groundcover), a roof sign, building addition and façade changes, and a modified drive-thru lane in conjunction with an existing restaurant (McDonald's). The applicant is now requesting the addition of a second drive-thru lane to better serve the restaurant's owners.

Site Plans

The plans depict an existing restaurant with a drive-thru lane located on a 4.4 acre site. Vehicles will enter the existing and proposed drive-thru lanes at the southwest corner of the site via an existing commercial driveway located adjacent to Las Vegas Boulevard South. The queue begins in front of the restaurant, parallel to Las Vegas Boulevard South, and the vehicles travel

south and east. The dual drive-thru lanes circulate around the southwest side of the restaurant to the menu boards and speaker, transitioning to an existing single drive-thru lane located on the south side of the building, adjacent to Four Seasons Drive. Each lane of the dual drive-thru lanes measure between 12 feet to 13 feet in width while the existing drive-thru lane, located along the south side of the restaurant, measures 11 feet in width. The existing commercial development requires 160 parking spaces where 174 spaces are provided. No improvements and/or further additions are proposed to the existing building and parking lot.

Landscaping

The plans depict a landscape area, featuring shrubs and groundcover, located between the existing restaurant and the inner-most drive-thru lane. The proposed landscape area will replace the outside dining area located at the front of the restaurant. All street landscaping exists, and no additional street landscaping is proposed or required with this application.

Signage

Signage is not a part of this request.

Applicant's Justification

The additional drive-thru lane will allow an increase in the number of vehicles that can queue, reducing the chance of a conflict with the parking lot and the Las Vegas Boulevard South right-of-way. The additional drive-thru lane also provides a second order location which will reduce the time vehicles spend in the drive-thru, further reducing potential conflicts with the parking lot and Las Vegas Boulevard South right-of-way. The applicant states that the increased on-site queuing capabilities and reduced queuing time provided by the second drive-thru will provide a safer environment for all visitors to the commercial development entering from Las Vegas Boulevard South. The proposed improvements do not hinder ingress or egress to the site from the major roadways, nor to adjacent properties. All existing traffic circulation throughout the site and to adjacent properties is to remain.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-18-0665	On-premises consumption of alcohol in conjunction with an existing restaurant	Approved by PC	October 2018
DR-0513-13	Redesigned the site for a shopping center, recreational facility, and nightclub - expired	Approved by BCC	October 2013
WS-0290-11	Redesign of drive thru (McDonald's) and alternative landscaping and sign package	Approved by PC	August 2011
UC-0085-11	Night club and recreational facility (tightrope walking) - expunged	Approved by BCC	April 2011
RS-0018-11	Record of Survey for Las Vegas Boulevard South right-of-way	Accepted by Staff	February 2011
UC-0472-10	A museum, freestanding sign, and design review for a revolving sign	Approved by BCC	November 2010
UC-0341-10	On-premises consumption of alcohol establishment (tavern) - expired	Approved by PC	September 2010

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0601-08	Automobile rental facility	Approved by PC	July 2008
UC-0115-05	Outside dining area and alternative building materials for a restaurant (Panda Express)	Approved by PC	March 2005
UC-0443-01	Recording studio (radio station)	Approved by PC	May 2001
UC-0469-97	Shopping center with animated sign and outside dining	Approved by the PC	April 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Entertainment Mixed-Use	H-1	Vacant commercial building
South	Entertainment Mixed-Use	H-1	Convenience store & gasoline station
East	Entertainment Mixed-Use	H-1	Drainage channel
West	Entertainment Mixed-Use	H-1	Mandalay Bay resort hotel

STANDARDS FOR APPROVAL:

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

Analysis**Current Planning**

Staff cannot support the addition of a second drive-thru lane due to the potential queuing conflict that it may cause internally to the site, and within the right-of-way along Las Vegas Boulevard South. Vehicles traveling northbound on Las Vegas Boulevard South make a right-turn via an existing commercial driveway into the retail development, immediately encountering the dual drive-thru lanes servicing the restaurant. The throat depth for the existing driveway (ingress) adjacent to Las Vegas Boulevard South is 23.5 feet in length, 1.5 feet short of the minimum required depth of 25 feet. Staff is concerned that during peak hours of the restaurant operation, vehicles may potentially queue onto Las Vegas Boulevard South interfering with the flow of northbound traffic. Furthermore, staff is concerned vehicles may potentially queue in a north/south direction within the interior of the site, blocking the mobility impaired spaces located directly in front of the restaurant. Therefore, staff recommends denial.

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:

- 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; the installation and use of cooling systems that consumptively use water will be prohibited; 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

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

TAB/CAC: Paradise - approval.

APPROVALS:

PROTESTS:

APPLICANT: KIMLEY HORN

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