



AGENDA MEMO - COMMUNITY DEVELOPMENT

CITY COUNCIL MEETING DATE: FEBRUARY 21, 2024
DEPARTMENT: COMMUNITY DEVELOPMENT
ITEM DESCRIPTION: APPLICANT/OWNER: LE FAMILY TRVST, LLC

**** STAFF RECOMMENDATION(S) ****

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
23-0589-VAR1	Staff recommends DENIAL, if approved subject to conditions:	
23-0589-VAR2	Staff recommends DENIAL, if approved subject to conditions:	23-0589-VAR1
23-0589-SDR1	Staff recommends DENIAL, if approved subject to conditions:	23-0589-VAR1 23-0589-VAR2

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 22

NOTICES MAILED 501 (by City Clerk)

PROTESTS 0

APPROVALS 0

**** CONDITIONS ****

23-0589-VAR1 CONDITIONS

Planning

1. A Variance (23-0589-VAR1) is hereby approved, to allow zero additional parking spaces where nine additional spaces are required for a parking impaired development.
2. Approval of and conformance to the Conditions of Approval for Variance (23-0598-VAR2) and Site Development Plan Review (23-0598-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.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

23-0589-VAR2 CONDITIONS

Planning

1. A Variance (23-0589-VAR2) is hereby approved, to allow a zero-foot rear yard setback where 14 feet is required and to allow a zero-foot side yard setback where six feet is required.

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2. Approval of and conformance to the Conditions of Approval for Variance (23-0598-VAR1) and Site Development Plan Review (23-0598-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.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

23-0589-SDR1 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (23-0589-VAR1) and Variance (23-0589-VAR2) shall be required, if approved.
2. Conformance to the approved conditions for Plot Plan and Building Elevation Review [Z-0007-90(2)], except where amended herein.
3. A Waiver is hereby approved, to allow a zero-foot landscape buffer on a portion of the southern perimeter where six feet is required and to allow a zero-foot buffer on a portion of the eastern perimeter where 14 feet is required.
4. 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.
5. All development shall be in conformance with the site plan and building elevations date stamped 12/14/23, except as amended by conditions herein.

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6. 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.
7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
8. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

9. In accordance with Section 2.2 of the City's Vision Zero Action Plan, the sidewalk and driveway adjacent to this site shall meet Public Right-of-Way Accessibility Guidelines (PROWAG) in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site. Grant any Pedestrian Access Easement needed to complete this requirement.
10. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans, the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainage ways as recommended. New expansion floor elevation needs to match existing finish floor elevation.

Fire & Rescue

11. 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.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Major Amendment to a previously approved Plot Plan and Building Elevation Review [Z-0007-90(2)] for a proposed 1,550 square-foot addition to the rear yard and side yard of an existing single-story, 6,104 square-foot office building on 0.46 acres located at 3270 North Buffalo Drive.

ISSUES

- An office, medical or dental use is permitted within the existing C-1 (Limited Commercial) zoning district.
- A Variance (23-0589-VAR1) has been requested to allow zero additional parking spaces where nine additional parking spaces are required for an existing parking impaired development. Staff recommends denial of this request.
- A Variance (23-0589-VAR2) has been requested to allow a zero-foot rear yard and side yard setback where previously approved Plot Plan and Building Elevation Review [Z-0007-90(2)] required a 14-foot rear yard and six-foot side yard setback. Staff recommends denial of this request.
- The existing perimeter landscape buffer adjacent to Buffalo Drive will remain as approved by Plot Plan and Building Elevation Review [Z-0007-90(2)].
- The applicant has request a Waiver to allow a zero-foot landscape buffer on a portion of the southern perimeter where six feet is required and to allow a zero-foot buffer on a portion of the eastern perimeter where 14 feet is required.

ANALYSIS

The subject 0.46-acre site is comprised of one parcel, that is zoned C-1 (Limited Commercial) with a General Plan designation of NMX-U (Neighborhood Mixed-Use Center). Currently, the site contains one commercial structure, which is utilized as an office, medical or dental office land use. The C-1 (Limited Commercial) zoning district is intended to provide most retail shopping and personal services located on the periphery of residential neighborhoods and allows the existing office, medical or dental office land use as a permitted land use.

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On 02/09/95 the Planning Commission approved Plot Plan and Building Elevation Review [Z-0007-90(2)], which approved the subject single-story commercial building consisting of a 4,393 square-foot karate studio and 1,396 square feet of office space, totaling 5,789 square feet. In addition, the subject was required to provide 31 parking spaces. On 05/02/19 a building permit (#C19-00470) was approved for a tenant improvements for "Buffalo Medical Office" that increased the overall building square-footage by 315 square feet to a total of 6,104 square feet of floor area and further reduced onsite parking to 22 existing parking spaces. Pursuant to Title 19.18.030(D)(1) the subject commercial development is a parking impaired development based on current Title 19.12 parking requirements, which would require 34 parking spaces.

The submitted floor plan date stamped 11/14/23 indicates there was an unpermitted 234 square-foot addition (storage shed) added to the rear of the building, which is currently existing. Historic aerial images from the Clark County Assessor show the building addition was added to the site between Spring of 2020 and Spring of 2022 without building permits. The submitted floor plan indicates that this structure will be demolished and removed from the site. The existing storage shed is not in conformance with Title 19 development standards and will need to be removed or another Variance application would be required.

In addition, the submitted floor plan shows the applicant has proposed to make an additional 1,550 square-foot addition to the rear yard and southern side yard of the structure, which will result in a net floor area addition of 1,338 square feet of internal space. The floor plans also illustrate the two additions will add four offices and one storage room that will be connected by two doorways and will have access to the main building through two proposed hallways. The submitted building elevation drawings indicate the building addition will be one-story tall and approximately 12 feet in height. The building façade will be structured with CMU block which will be painted light brown to match the existing light brown stucco on the existing building.

The two building additions will add an additional 1,550 square feet of gross floor area to the existing 6,104 square-foot building, which will bring the overall building square-footage to 7,654 square feet. The applicant has requested a Variance (22-0571-VAR2) to allow a zero-foot rear yard setback where 14 feet is required and a zero-foot side yard setback where six feet is required, which will allow the new building addition to align with the non-conforming setbacks of the adjacent mini-storage development to the east (APN 138-10-403-028) which was developed with a zero-lot line setback.

Pursuant to Title 19.12 the proposed 1,550 square feet of additional floor area associated with the rear yard and side yard building addition will require nine additional onsite parking spaces. The submitted site plan date stamped 10/20/22 indicates the applicant has proposed to maintain the existing parking area that provides a total to 22 parking spaces. The applicant has requested a Variance (23-0589-VAR1) to allow zero additional parking spaces where nine additional spaces are required for a parking impaired development.

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Also, the previously approved Plot Plan and Building Elevation Review [Z-0007-90(2)] indicated that six-foot wide landscape buffer with shrubs was required on a portion of the southern side yard of the subject site and a 14-foot wide landscape buffer on a portion of the the eastern perimeter of the site. Due to the proposed building additions encroaching into these areas, the applicant has requested a Waiver to allow a zero-foot landscape buffer on a portion of the southern perimeter where six feet is required and to allow a zero-foot buffer on a portion of the eastern perimeter where 14 feet is required. The existing perimeter landscape buffer adjacent to Buffalo Drive will remain as approved by Plot Plan and Building Elevation Review [Z-0007-90(2)].

The proposed location of this use fails to comply with the minimum parking and building setback standards outlined by approved Plot Plan and Building Elevation Review [Z-0007-90(2)] and Title 19 for the proposed building addition to the subject site. As such, the required Variances for insufficient onsite parking and building setbacks further reinforce the unsuitability of this site for the proposed building addition, with the surrounding commercial developments. Therefore, staff recommends denial of the project and all associated land use entitlement applications.

FINDINGS (23-0589-VAR1)

In accordance with the provisions of Title 19.16.140(B), the Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.16.140(L) states:

"Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

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No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing a land use which does not comply with Title 19.12 parking requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

FINDINGS (23-0589-VAR2)

In accordance with the provisions of Title 19.16.140(B), the Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.16.140(L) states:

"Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by requesting to orient the proposed structure zero feet away from the rear property line where 14 feet is required and zero feet from the side yard setback where six feet is required. Alternative building placement would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

FINDINGS (23-0589-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 development is not compatible with surrounding development in the area as evidenced by the requested Variances to address insufficient parking; and rear and side yard building setbacks; and will have a negative impact to the adjacent commercial developments.

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

The applicant has requested a Variance to address insufficient parking; and rear and side yard building setbacks, which are inconsistent with the development standards outlined in Title 19 and approved Plot Plan and Building Elevation Review [Z-0007-90(2)]. Staff has determined the proposed project is not compatible with surrounding development in the area, and will not have a negative impact to the adjacent commercial developments.

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

Access to the site will remain unchanged; site access is provided from Buffalo Drive a 100-foot Primary Arterial, as designated by the Master Plan of Streets & Highways. This street remains sufficient in size to accommodate the needs of the proposed use.

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

The subject site has an existing structure with a building design and style which are appropriate for the subject location and is harmonious with buildings in the surrounding area.

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 proposed building elevations are not unsightly or undesirable. The building façade will be structured with CMU block which will be painted light brown to match the existing light brown stucco on the existing building. Staff has determined the proposed building elevations are compatible with surrounding development in the area, and will not have a negative impact to the adjacent commercial developments.

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

The proposed development is subject to permit review and inspection; therefore, appropriate measures will be taken to protect the health, safety and general welfare.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
03/21/90	The City Council approved a request for a Rezoning (Z-0007-90) from N-U (Non-Urban) to C-1 (Limited Commercial) on 5.00 acres at the southeast corner of Atwood Avenue and Buffalo Drive. The Planning Commission and staff recommended approval.
12/28/93	The City Council approved a request for a Special Use Permit (U-0274-93) for a Mini-Storage Facility use at the southeast corner of Atwood Avenue and Buffalo Drive.
03/02/94	The City Council approved a request for a Plot Plan and Building Elevation Review [Z-0007-90(1)] for a proposed 41,552 square-foot commercial development and a single-story, 70,256 square-foot Mini-Storage Facility, and a Review of Conditions to amend the street paving requirement on Buffalo Drive and to reduce building setback requirements along Atwood Drive on 1.86 acres at the southeast corner of Atwood Avenue and Buffalo Drive. The Planning Commission and staff recommended approval.
02/09/95	The Planning Commission approved a request for a Plot Plan and Building Elevation Review [Z-0007-90(2)] for a proposed single-story, 4,393 square-foot karate studio and 1,396 square feet of office space on 0.46 acres on the east side of Buffalo Drive, approximately 135 feet south of Atwood Avenue. Staff recommended approval.
10/03/95	A Parcel Map (PM-0005-95) for three commercial lots on 4.39 acres at the southeast corner of Atwood Avenue and Buffalo Drive was recorded.
12/13/22	The Planning Commission denied a request for a Variance (22-0571-VAR1) to allow three additional parking spaces where six additional spaces are required for a parking impaired development at 3270 North Buffalo Drive. Staff recommended denial of the request.
	The Planning Commission denied a request for a Variance (22-0571-VAR2) to allow a zero-foot rear yard setback where 14 feet is required at 3270 North Buffalo Drive. Staff recommended denial of the request.

<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
	The Planning Commission denied a request for a Major Amendment (22-0571-SDR1) to an approved Plot Plan and Building Elevation Review [Z-0007-90(2)] for a proposed 813 square-foot addition and 234 square-foot existing addition to an existing single-story, 5,870 square-foot office building on 0.46 acres at 3270 North Buffalo Drive. Staff recommended denial of the request.
01/09/24	<p>The Planning Commission voted (7-0) to recommend APPROVAL For possible action on the following Land Use Entitlement project requests on 0.46 acres at 3270 North Buffalo Drive (APN 138-10-403-027), C-1 (Limited Commercial) Zone, Ward 4 (Allen-Palenske).</p> <p>23-0589-VAR1 - VARIANCE - TO ALLOW ZERO ADDITIONAL PARKING SPACES WHERE NINE ADDITIONAL SPACES ARE REQUIRED FOR A PARKING IMPAIRED DEVELOPMENT</p> <p>23-0589-VAR2 - VARIANCE - TO ALLOW A ZERO-FOOT REAR YARD SETBACK WHERE 14 FEET IS REQUIRED AND TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE SIX FEET IS REQUIRED</p> <p>23-0589-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A MAJOR AMENDMENT TO AN APPROVED PLOT PLAN AND BUILDING ELEVATION REVIEW [Z-0007-90(2)] FOR A PROPOSED 1,550 SQUARE-FOOT ADDITION TO AN EXISTING 6,104 SQUARE-FOOT SINGLE-STORY MEDICAL OFFICE BUILDING WITH A WAIVER OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS</p>

<i>Most Recent Change of Ownership</i>	
11/02/18	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
12/04/95	A building permit (#95883584) was issued for a 6,422 square-foot commercial building at 3270 North Buffalo Drive. A final inspection was not approved.
08/02/96	A building permit (#96015625) was issued for a 967 square-foot addition to a commercial building at 3270 North Buffalo Drive. A final inspection was approved 01/23/97.

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Related Building Permits/Business Licenses	
12/07/11	A building permit (C-197238) was issued for a tenant improvement for a 4,156 square-foot law office at 3270 North Buffalo Drive. A final inspection was approved 04/16/13.
05/02/19	A building permit (C19-00470) was issued for a tenant improvement for a 1,250 square-foot medical office at 3270 North Buffalo Drive. A final inspection was approved 09/03/19.
07/01/19	A building permit (C19-02960) was issued for a wall sign at 3270 North Buffalo Drive. A final inspection was approved 07/23/19.
09/04/19	A business license (G67-06268) was issued for a Clinic or Laboratory (Las Vegas Spine and Pain CE) at 3270 North Buffalo Drive. The license is still active.
	A business license (G67-06269) was issued for a Professional Services - Medical (Las Vegas Spine and Pain CE) at 3270 North Buffalo Drive. The license is still active.
05/03/21	A business license (G69-02945) was issued for an Automated Teller Operator (Cardtronics USA, INC.) at 3270 North Buffalo Drive. The license is still active.
02/15/22	A Plan Check Review (PRC22-00075) for permits for a proposed 826 square-foot expansion of an existing office building was processed. The Department of Community Development denied its review on 06/16/22, as a Variance and Site Development Plan Review must first be approved. The permit expired on 12/24/22.
06/09/22	A building permit (C22-02368) was processed for onsite improvements at 3270 North Buffalo Drive. The permit expired on 12/06/22.
	A building permit (C22-02369) was processed to add 800 square feet of office space to an existing building at 3270 North Buffalo Drive. The permit expired on 12/06/22.

Pre-Application Meeting	
11/06/23	Staff met with the applicant and discussed the submittal requirements for a two Variances and Site Development Plan Review for a proposed building addition to an existing medical office development.

Neighborhood Meeting	
A neighborhood meeting was not required, nor was one held.	

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Field Check	
11/30/23	During a routine site visit staff observed a well maintained commercial development. The area of the proposed building addition is located on the eastern and southern perimeter of the building and is currently surrounded by a wrought iron fence, except for a portion of area at the southeastern corner of the subject site. Staff noted there is an existing unpermitted 234 square-foot addition (storage shed) located to the rear of the building, this issue has been forwarded to the Department of Community Development - Code Enforcement Division for review.

Details of Application Request	
Site Area	
Gross Acres	0.46

Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Office, Medical or Dental	NMXU (Neighborhood Mixed-Use Center)	C-1 (Limited Commercial)
North	Pet Boarding	NMXU (Neighborhood Mixed-Use Center)	C-1 (Limited Commercial)
South	Car Wash, Full Service or Auto Detailing	NMXU (Neighborhood Mixed-Use Center)	C-1 (Limited Commercial)
East	Mini-Storage Facility	NMXU (Neighborhood Mixed-Use Center)	C-1 (Limited Commercial)
West	Office, Medical or Dental	NMXU (Neighborhood Mixed-Use Center)	C-1 (Limited Commercial)

Master and Neighborhood Plan Areas	Compliance
Las Vegas 2050 Master Plan Area: Lone Mountain	Y
Northwest Open Space Plan	Y
Special Area and Overlay Districts	Compliance
A-O (Airport Overlay) District - (175 Feet)	Y
Other Plans or Special Requirements	Compliance
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

JB

DEVELOPMENT STANDARDS

Pursuant to approved Plot Plan and Building Elevation Review [Z-0007-90(2)] and Title 19.08.070, the following standards apply:

Standard	Required/Allowed	Provided	Compliance
Min. Lot Width	100 Feet	134 Feet	Y
Min. Setbacks			
• Front	10 Feet	65 Feet	Y
• Side (north)	10 Feet	31 Feet	Y
• Side (south)	6 Feet	0 Feet	N*
• Rear	14 Feet	0 Feet	N*
Max. Lot Coverage	50 %	37 %	Y
Max. Building Height	N/A	One Story, 12 Feet	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated, w/ a Roof or Trellis	Y
Mech. Equipment	Screened	Screened	Y

Pursuant to approved Plot Plan and Building Elevation Review [Z-0007-90(2)] and Title 19.08.070, the following standards apply:

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	0 Feet		0 Feet	Y
• South	6 Feet		0 Feet	N*
• East	14 Feet		0 Feet	N*
• West	6 Feet		6 Feet	Y
Wall Height	6 to 8 Feet Adjacent to Residential		Not Indicated	Y

*The applicant has requested a Waiver to allow a zero-foot landscape buffer on a portion of the southern perimeter where six feet is required and to allow a zero-foot buffer on a portion of the eastern perimeter where 14 feet is required.

Street Name	Functional Classification of Street(s)	Governing Document	Actual Street Width (Feet)	Compliance with Street Section
Buffalo Drive	Primary Arterial	Master Plan of Streets and Highways Map	100	Y

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Pursuant to Title 19.08 and 19.12, the following parking standards apply:

<i>Parking Requirement</i>							
<i>Use</i>	<i>Gross Floor Area or Number of Units</i>	<i>Required</i>		<i>Provided</i>		<i>Compliance</i>	
		<i>Parking Ratio</i>	<i>Parking</i>		<i>Parking</i>		
			Regular	Handi-capped	Regular	Handi-capped	
Office, Medical or Dental	6,104 SF	N/A	22				
Net Floor Area of the Proposed Addition	1,550 SF	1:175	9				
TOTAL SPACES REQUIRED			31		22		N*
Regular and Handicap Spaces Required			29	2	21	1	N*
Percent Deviation			26%				

*The applicant has requested a Variance (23-0589-VAR1) to allow zero additional parking spaces where eight additional parking spaces are required for an existing parking impaired development.

<i>Waivers</i>		
<i>Requirement</i>	<i>Request</i>	<i>Staff Recommendation</i>
A six-foot landscape buffer is required on a portion of the southern property line.	To allow a zero-foot wide landscape buffer on a portion of the southern property line.	Denial
A 14-foot landscape buffer is required on a portion of the eastern property line.	To allow a zero-foot wide landscape buffer on a portion of the eastern property line.	Denial