



AGENDA MEMO - COMMUNITY DEVELOPMENT

PLANNING COMMISSION MEETING DATE: JUNE 10, 2025

DEPARTMENT: COMMUNITY DEVELOPMENT

ITEM DESCRIPTION: APPLICANT: ARDURRA GROUP, INC. - OWNER: DATURA PROPERTIES, LLC AND WEST 20TH PROPERTIES, LLC

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
25-0153-VAR1	Staff recommends DENIAL, if approved subject to conditions:	25-0153-SDR1
25-0153-SDR1	Staff recommends DENIAL, if approved subject to conditions:	25-0153-VAR1
25-0153-TMP1	Staff recommends DENIAL, if approved subject to conditions:	25-0153-VAR1 25-0153-SDR1

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 29

NOTICES MAILED 1153

PROTESTS 0

APPROVALS 0

**** CONDITIONS ****

25-0153-VAR1 CONDITIONS

Planning

1. A Variance is hereby approved, to allow a six-foot side yard setback where 10 feet is required.
2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (25-0153-SDR1) and Tentative Map (25-0153-TMP1) shall be required, if approved.
3. Conformance to the approved conditions for Site Development Plan Review (SDR-8833) shall be required, except as amended herein.
4. This approval shall be void four 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 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.
6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

25-0153-SDR1 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (25-0153-VAR1) and Tentative Map (25-0153-TMP1) shall be required, if approved.

Conditions Page Two
June 10, 2025 - Planning Commission Meeting

2. Conformance to the Conditions of Approval for Site Development Plan Review (SDR-8833) shall be required, except as amended herein.
3. This approval shall be void four 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 development shall be in conformance with the site plan date stamped 05/07/25, landscape plan date stamped 05/13/25, and building elevations date stamped 04/17/25 except as amended by conditions herein.
5. A Waiver from of Title 19.08 is hereby approved, to allow a zero-foot landscape butter along the east property line where 15 feet is required.
6. A Waiver of the Lone Mountain West Master Development Plan and Design Standards is hereby approved, to allow a six-foot tall retaining wall and an overall perimeter wall height of 12 feet where a three-foot, six-inch retaining wall and overall wall height of nine feet, six inches is allowed.
7. An Exception from Title 19.08.040 is hereby approved, to allow zero trees along the east property line where nine trees are required.
8. 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.
9. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
10. 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, or concurrent with, the issuance of any building permits.
11. Pursuant to LVMC Title 19.08.040.G for commercial and industrial properties, a perimeter wall shall be constructed adjacent to any residential zoning district or property used solely for residential purposes. The wall or fence is intended to screen the commercial or industrial activity from the residential property, and shall be of a solid decorative material that is a minimum of six feet in height measured from the side of the commercial or industrial property. In no case shall the wall or fence exceed the overall height limitation applicable to the adjacent zoning district or property unless approved through a Variance or other applicable means. The overall height of a wall or fence shall be measured from the side with the greatest vertical exposure above finished grade.

Conditions Page Three

June 10, 2025 - Planning Commission Meeting

12. Trash enclosures shall be provided in conformance with the provisions of Title 19.08.040.E.
13. 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 visibility of any traffic control device.
14. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

15. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
16. An update to the previously approved Traffic Impact Analysis (TIA#15474) must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or the submittal of any construction drawings, whichever may occur first. Comply with the recommendations of the approved update to the Traffic Impact Analysis prior to occupancy of the site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
17. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to submittal of any construction drawings or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage study update.

Fire & Rescue

18. 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.

25-0153-TMP1 CONDITIONS

Planning

1. Approval of the Tentative Map shall be for no more than four (4) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within four (4) years of the approval of the Tentative Map, this action is void.
2. Approval of Variance (25-0153-VAR1) and Site Development Plan Review (25-0153-SDR1) shall be required, if approved.
3. Street names must be provided in accordance with the City's Street Naming Regulations.
4. All landscaping shall be in conformance with the landscape plan date stamped 05/13/25, except as amended by conditions herein.
5. The Final Map shall contain a note granting perpetual common access and parking across the entire subdivision.
6. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

7. Per Title 19.16.060.W.1, provide a note on the Final Map that states "All parcels created through this map shall have perpetual unobstructed access to all driveways servicing the overall subdivision unless incompatible uses can be demonstrated to the satisfaction of the City Engineer."
8. Per Title 19.16.060.W.2, sewer service for this commercial subdivision shall be shown in accordance with one of the following three alternatives, and the appropriate note shall appear on the face of the Tentative Map and recorded Final Map.
 - a) A public sewer, with a minimum pipe diameter of eight inches, located within dedicated public sewer easement which are a minimum of twenty feet wide.
 - b) On-site sewers area a common element privately owned and maintained per the Conditions, Covenants, and Restrictions (CC&Rs) of this commercial subdivision.
 - c) On-site sewers are common element privately owned and maintained per the joint Use Agreement of this commercial subdivision.

Conditions Page Five
June 10, 2025 - Planning Commission Meeting

9. Per Title 19.16.060.W.3, provide a note on the Final Map that states "all subdivided parcels comprising this Subdivision shall provide perpetual inter-site common drainage rights across all existing and future parcel limits."
10. As per Unified Development Code (UDC) 19.16.060.G, all requirements must be complied with or such future compliance must be guaranteed by an approved performance security method in accordance with UDC sections 19.02.130.
11. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.

Fire & Rescue

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 construction of any combustible structures.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a proposed addition of a two-story, 14,503 square-foot childcare development and a one-story, 400 square-foot storage building to an existing commercial office development located adjacent to the southwest corner of Clark County 215 and Gowan Road.

ISSUES

- Pursuant to the Lone Mountain West Master Development Plan and Design Standards, the Child Care Institutions use is permitted in the VC (Village Commercial) land use designation.
- A Major Amendment to Site Development Plan Review (SDR-8833) is requested for a proposed addition of a child care development and parking lot reconfiguration on an undeveloped portion of an office development. The existing office development at the subject site will remain. Staff does not support the request.
- A Variance is requested to allow a six-foot side yard setback where 10 feet is required for the proposed child care building. Staff does not support the request.
- A Waiver of Title 19.08 is requested to allow a zero-foot landscape buffer along the east property line where 15 feet is required. Staff does not support the request.
- A Waiver of the Lone Mountain West Master Development Plan and Design Standards is requested to allow a six-foot tall retaining wall and an overall perimeter wall height of 12 feet where a three-foot, six-inch retaining wall and overall wall height of nine feet, six inches is allowed. Staff does not support the request.
- An Exception of Title 19.08.040 is requested to allow zero trees along the east property line where nine trees are required. Staff does not support the request.
- A Tentative Map is requested for a one-lot commercial subdivision for the subject site. Staff does not support the request.
- The Las Vegas Valley Water District (LVVWD) has commented, "Civil plans will need to be submitted to LVVWD. Existing domestic service/fire protection may not be adequate."

Staff Report Page Two
June 10, 2025 - Planning Commission Meeting

ANALYSIS

The subject site is zoned PD (Planned Development) and is located within the Lone Mountain West Master Plan area with a VC (Village Commercial) land use designation. The site is bounded by Clark County 215 to the east, and single-family residential developments to the north, west, and south. In September 2005, the City Council approved a Site Development Plan Review (SDR-8833) for a proposed two-story, 61,732 square-foot office development. Currently, only half of the site is developed with an office building and onsite improvements while the remaining site area is undeveloped. Now the applicant is proposing to construct a two-story, 14,503 square-foot child care building and a one-story, 400 square-foot ancillary storage building on the undeveloped portion of the site. The primary access to the subject site will remain from Gowan Road on the north perimeter of the site.

The Lone Mountain West Master Development Plan and Design Standards does not provide a definition for the proposed Child Care Institution use. Per Title 19.12, the Individual Care Center use is defined as, "A commercial facility which provides personal care and related services to more than 12 children or dependent adults in a supervised, protective, congregate setting during some portion of a twenty-four hour day. Such a use is subject to the care-related regulations and standards of the State of Nevada. Services typically offered in conjunction with dependent adult care include social and recreational activities, training, meals, and services such as rehabilitation and medication assistance." The proposed development meets this definition, as the proposed child care establishment will provide services to more than 12 children in a supervised, protective, congregate setting.

The submitted building elevations indicate the proposed two-story child care building will be 35 feet tall. The building façade includes stone and painted stucco in neutral colors. Similarly, the one-story storage building will have a matching building design. With the proposed addition of a child care development to the site, the existing parking lot will expand to provide 199 parking spaces and seven ADA parking spaces, which provides sufficient parking spaces for the overall site.

A Variance is requested for the proposed child care building, depicted on the submitted site plan as Building A, to maintain a six-foot side yard setback to the east where 10 feet is required. The Residential Adjacency Standards of Title 19 do not apply to this site, as the adjacent properties are zoned PD (Planned Development). Per the submitted justification letter, the building encroaches into the required setback area in order to provide the required parking and fire access within the site. No evidence of a unique or extraordinary circumstance has been presented to warrant the requested Variance, therefore staff finds this to be a self-imposed hardship and does not support the request.

Staff Report Page Three
June 10, 2025 - Planning Commission Meeting

With the reduced side yard setback requested, no perimeter landscape buffer is proposed along the east property line. Therefore, a Waiver of Title 19.08 is requested to provide no landscape buffer where a 15-foot wide landscape buffer is required. Subsequently, an Exception is requested to provide zero perimeter trees along the east property line where nine trees would be required. Adequate perimeter landscape buffer widths and perimeter trees are provided along the south and west property lines. The City of Las Vegas 2050 Master Plan has prioritized increasing tree canopy across all areas of the city as one of the strategies to mitigate the urban heat island effect. Although the east perimeter of the site is adjacent to the Clark County 215 and the West Beltway Trail, staff does not support the requested Waiver and Exception as an adequate landscape buffer was provided on the northern portion of the developed site.

The submitted site cross sections for this site depicts maximum natural grades greater than 2% across this site. Section 3.6.1 of the Lone Mountain West Master Development Plan and Design Standards states that the minimum standards for perimeter walls are the City of Las Vegas Landscape, Wall and Buffer Guidelines, which are provided in Title 19. Title 19 commercial wall standards allow a maximum perimeter retaining wall of six feet when the natural slope exceeds two percent. The maximum combined retaining and screen wall height shall not exceed 12 feet. The Lone Mountain West Master Development Plan and Design Standards further restricts retaining walls to a maximum height of three feet, six inches if visible from any street or open space area. Existing walls are already in place along the the west, south, and partially on the east property lines.

The applicant is proposing a maximum retaining wall height of six feet with a six-foot screen wall along the remaining portion of the east property line. This portion of the site is adjacent to the West Beltway Trail, which staff considers to be open space, and the Clark County 215. While this proposed combined wall adheres to Title 19 development standards, a Waiver from the Lone Mountain West Master Development Plan and Design Standards is required, which staff does not support.

This project is expected to add an additional 160 trips per day on Cliff Shadows Parkway, Gowan Road and Novat Street. Currently, Cliff Shadows Parkway is at about 48 percent of capacity and Novat Street is at about eight percent of capacity. With this project, Cliff Shadows Parkway is expected to be at about 50 percent of capacity and Novat Street to be at about 13 percent of capacity. Counts are not available in this area for Gowan Road, but it is believed to be under capacity. Based on peak hour use, this development will add into the area roughly 161 additional peak hour trips, or about three every eight minutes.

**Staff Report Page Four
June 10, 2025 - Planning Commission Meeting**

Lastly, the applicant is requesting a Tentative Map for a proposed one-lot commercial subdivision which grants the property owner flexibility for future mapping actions. The proposed development fails to comply with Title 19 and the Lone Mountain West Master Development Plan and Design Standards. Staff finds the requested Variance, Waivers and Exceptions to be self-imposed hardships because of the proposed development and therefore recommends denial of all requested entitlements. If approved, they will be subject to conditions.

FINDINGS (25-0153-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."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing to develop a building that will not meet setback requirements. Reducing the building size and changing the 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 (25-0153-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 compatible with the existing development at the site, however the proposed development does not meet setback, landscaping, and perimeter wall requirements. As such, a Variance for setbacks and Waivers for landscaping and perimeter wall requirements is requested.

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

The proposed development is not consistent with the General Plan, this Title, and the Lone Mountain West Master Development Plan and Design Standards, as setback, landscaping, and wall standards are not met. No evidence of a unique circumstance is presented to warrant the requested Variance for building setbacks. Additionally, the requested Waivers and Exceptions of landscaping requirements do not further the goal of increasing tree canopy across all areas of the City identified in the General Plan.

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

The subject site is accessible from Gowan Road. Traffic flow will not be negatively affected by the existing access.

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

The proposed commercial building materials are appropriate for the area and for the City. Landscape materials must comply with the Lone Mountain West Plant Palette and are therefore appropriate for the area and for the City.

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 façade will feature painted stucco with neutral colors and stone. The building elevations and design characteristics will not be unsightly or obnoxious and will be harmonious and compatible.

Staff Report Page Six
June 10, 2025 - Planning Commission Meeting

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

Site development is subject to building permit review and inspection, thereby securing the public health, safety and general welfare.

FINDINGS (25-0153-TMP1)

While the proposed Tentative Map conforms to Nevada Revised Statutes, the proposed development fails to adhere to Title 19 and the Lone Mountain West Master Development Plan and Design Standards for perimeter walls. Therefore, staff recommends denial.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
11/01/00	The City Council approved a request for a Rezoning (Z-0058-00) from: U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] to: PD (Planned Development) on 4.1 acres on the south side of the Gowan Road alignment and the west side of the Beltway alignment.
12/06/00	The City Council approved a Site Development Plan Review [Z-0058-00(1)] for a proposed 60,840 square-foot office development on 4.1 acres on the south side of the Gowan Road alignment and the west side of the Beltway alignment.
	The City Council approved a Major Modification [Z-0024-99(5)] to the Lone Mountain West Master Development Plan to change the land use map designation from: Low Density Residential (up to 6 dwelling units per acre) to: Village Commercial on 4.1 acres on the south side of the Gowan Road alignment and the west side of the Beltway alignment.
06/05/02	The City Council approved a Site Development Plan Review [Z-0058-00(2)] for the redesign of a previously approved office development on 4.1 acres located adjacent to the south side of the Gowan Road alignment and the west side of the Beltway alignment.
09/04/02	The City Council approved an Extension of Time [Z-0058-00(3)] for an approved Rezoning of 4.1 acres adjacent to the southwest corner of Gowan Road and the Western Beltway from: U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] to: PD (Planned Development). This entitlement expired on 11/01/04.
09/02/05	The City Council approved a Site Development Plan Review (SDR-8833) for a proposed two-story, 61,732 square-foot office development adjacent to the southwest corner of Interstate 215 and Gowan Road.

Staff Report Page Seven

June 10, 2025 - Planning Commission Meeting

Most Recent Change of Ownership

01/18/18	A deed was recorded for a change in ownership.
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Related Building Permits/Business Licenses

09/08/06	Civil improvement plan permits (L-11691) were issued for office development at the subject site.
03/06/07	A building permit (C-80532) was issued for a retaining wall at 10501 West Gowan Road. The permit was finalized on 04/29/08.
10/17/07	A building permit (C-94761) was issued for 24 carports at 10501 West Gowan Road.
06/02/08	A building permit (C-116564) was issued for tenant improvements for an office at 10501 West Gowan Road, Suite #210. The permit was finalized on 11/18/08.

Pre-Application Meeting

03/25/25	A pre-application meeting was held with the applicant.
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Neighborhood Meeting

A neighborhood meeting was not required, nor was one held.
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Field Check

04/21/25	Staff conducted a routine field check and observed an existing office development on half of the subject site. The remaining site area is undeveloped.
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Details of Application Request**Site Area**

Net Acres	3.83
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<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	Office, Other than Listed	PCD (Planned Community Development)	PD (Planned Development)
North	Residential, Single Family, Detached		
South			
East			
West			

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Staff Report Page Eight
June 10, 2025 - Planning Commission Meeting

<i>Master and Neighborhood Plan Areas</i>	<i>Compliance</i>
Las Vegas 2050 Master Plan Area: Lone Mountain	N*
Lone Mountain West Master Plan	N*
<i>Special Area and Overlay Districts</i>	<i>Compliance</i>
PD (Planned Development) District	N*
<i>Other Plans or Special Requirements</i>	<i>Compliance</i>
Trails - 215 Beltway Regional Trail (West)	Y
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

*A Variance of Title 19 development standards and Waiver of Lone Mountain West Master Development Plan and Design Standards are requested, which staff does not support.

DEVELOPMENT STANDARDS

Pursuant to Title 19.08 and the Lone Mountain West Master Development Plan and Design Standards, the following standards apply:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Setbacks [Building A]			
• Side (East)	10 Feet	6 Feet	N*
• Side (West)	10 Feet	142 Feet	Y
• Rear	20 Feet	34 Feet	Y
Min. Setbacks [Building B]			
• Side (East)	10 Feet	126 Feet	Y
• Side (West)	10 Feet	82 Feet	Y
• Rear	20 Feet	20 Feet	Y
Max. Lot Coverage	30 %	19 %	Y
Max. Building Height	35 Feet	35 Feet	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated, w/ a Roof or Trellis	Y
Mech. Equipment	Screened	Screened	Y

*A Variance is requested.

Staff Report Page Nine
June 10, 2025 - Planning Commission Meeting

Pursuant to Title 19.08 and the Lone Mountain West Master Development Plan and Design Standards, the following standards apply:

<i>Landscaping and Open Space Standards</i>				
<i>Standards</i>	<i>Required</i>		<i>Provided</i>	<i>Compliance</i>
	<i>Ratio</i>	<i>Trees</i>		
Buffer Trees:				
• South	1 Tree / 20 Linear Feet	11 Trees	11 Trees	Y
• East	1 Tree / 30 Linear Feet	9 Trees	0 Trees	N*
• West	1 Tree / 20 Linear Feet	16 Trees	16 Trees	Y
TOTAL PERIMETER TREES		36 Trees	27 Trees	N*
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	15 Trees	15 Trees	Y
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• South	7 Feet		9 Feet	Y
• East	15 Feet		0 Feet	N**
• West	7 Feet		15 Feet	Y
Wall Height	Overall height of a retaining wall combined with a freestanding wall shall not exceed 9 feet, 6 inches		12 feet	N**
	Retaining walls shall not exceed 3 feet, 6 inches in height		6 feet	N**

*An Exception is requested. See Exception table below.

**Waivers are requested. See Waiver table below.

Staff Report Page Ten
June 10, 2025 - Planning Commission Meeting

Street Name	Functional Classification of Street(s)	Governing Document	Actual Street Width (Feet)	Compliance with Street Section
Gowan Road	Collector	Master Plan of Streets and Highways Map	80	Y

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

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Office, Other than Listed	38,866 SF	1 space per 300 SF GFA	130				
Individual Care Center	34 staff members	1 space per staff member plus 1 space per 10 individuals cared for	34				
	182 individuals		19				
TOTAL SPACES REQUIRED			183		199		Y
Regular and Handicap Spaces Required			177	6	192	7	Y

Waivers		
Requirement	Request	Staff Recommendation
15-foot perimeter landscape buffer adjacent to right-of-way	To allow a zero-foot landscape butter along the east property line	Denial
Retaining walls shall not exceed 3 feet, 6 inches in height, and overall wall height shall not exceed 9 feet, 6 inches in height	To allow a 6-foot retaining wall and overall wall height of 12 feet	Denial

Staff Report Page Eleven
June 10, 2025 - Planning Commission Meeting

Exceptions		
Requirement	Request	Staff Recommendation
One 24-inch box tree every 20 feet on center within perimeter buffer areas	To allow zero trees within the east buffer where 9 trees are required	Denial

SWC Gowan Road & CC215

Proposed 14.503 thousand square foot day care facility.

Traffic produced by proposed development:

Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	DAY CARE CENTER [1000 SF]	14.503	47.62	691
AM Peak Hour			11.00	160
PM Peak Hour			11.12	161

(heaviest 60 minutes)

Existing traffic on all nearby streets:

Cliff Shadows Parkway	
Average Daily Traffic (ADT)	16,940
PM Peak Hour	1,355
(heaviest 60 minutes)	

Novat Street	
Average Daily Traffic (ADT)	1,360
PM Peak Hour	109
(heaviest 60 minutes)	

Traffic Capacity of adjacent streets:

Adjacent street ADT Capacity	
Cliff Shadows Parkway	35,490
Novat Street	16,380