



AGENDA MEMO - COMMUNITY DEVELOPMENT

PLANNING COMMISSION MEETING DATE: DECEMBER 10, 2024
DEPARTMENT: COMMUNITY DEVELOPMENT
ITEM DESCRIPTION: APPLICANT: COLLEGE OF SOUTHERN NEVADA - OWNER:
NEVADA SYSTEM OF HIGHER EDUCATION

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
24-0545-VAR1	Staff recommends APPROVAL, subject to conditions:	
24-0545-SDR1	Staff recommends APPROVAL, subject to conditions:	24-0545-VAR1

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 57

NOTICES MAILED 634

PROTESTS 0

APPROVALS 0

**** CONDITIONS ****

24-0545-VAR1 CONDITIONS

Planning

1. A Variance is hereby approved, to allow proposed 15-foot tall perimeter retaining walls where four feet is the maximum allowed.
2. A Variance is hereby approved, to allow proposed 10-foot tall perimeter screen walls where eight feet is the maximum allowed.
3. A Variance is hereby approved, to allow a total perimeter wall height of 25 feet where 10 feet is the maximum allowed.
4. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (24-0545-SDR1) shall be required, if approved.
5. 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.
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.

24-0545-SDR1 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for a Variance (24-0545-VAR1) 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 site plan date stamped 11/13/24, landscape plan date stamped 11/12/24, and building elevations, date stamped 10/17/24, except as amended by conditions herein.
4. A Waiver from Town Center Development Standards Manual Section C.2.B.8 is hereby approved, to allow 86 parking lot landscape island and endcap planters where 103 planters are required.
5. Benches, bicycle racks and trash receptacles shall be provided as required by the Northwest Campus Design Standards and the Town Center Development Standards Manual.
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. Trash enclosures shall be provided in conformance with the provisions of Title 19.08.040.E.
9. 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.

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10. A Master Sign Plan that conforms to the Northwest Campus Design Standards shall be submitted for approval by the City of Las Vegas prior to the issuance of a Certificate of Occupancy for any building on the site and prior to the issuance of any sign permits.
11. Prior to the submittal of a building permit application, the applicant shall meet with Department of Community Development 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.
12. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

13. Per Title 13.12, dedicate appropriate right-of-way on Durango Drive, Oso Blanca Road, Grand Montecito Parkway and Elkhorn Road per Town Center Development Standards prior to issuance of permits, unless otherwise allowed by the City Engineer.
14. Construct all incomplete half-street improvements on Durango Drive, Oso Blanca Road, Grand Montecito Parkway and Elkhorn Road per Town Center Development Standards concurrent with on-site development activities. Additionally, construct an enhanced pedestrian activated crossing on Elkhorn Road as determined in the required Traffic Impact Analysis.
15. Coordinate with the Environmental Compliance & Enforcement staff of the Department of Public Works to locate any required grease interceptor and sand/oil interceptors in acceptable locations prior to submittal of sewer-related plans. Comply with the recommendations and requirements of the Environmental Compliance & Enforcement staff prior to issuance of permits. The team may be contacted at 702-229-6594 or emailed at ece@lasvegasnevada.gov.
16. Coordinate sewer connection at a size, depth, and location acceptable to the Sanitary Sewer Engineering Section of the Department of Public Works. Standard clearances must be maintained for the existing sewer line in Durango Drive.
17. 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.

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18. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. The Traffic Impact Analysis shall also include a pedestrian circulation/access plan, in accordance with Section 2.2 of the City's Vision Zero Action Plan, to identify nearby pedestrian attractors and recommend measures to accommodate pedestrians, such as but not limited to pedestrian access, crosswalk, pedestrian activated flashers and temporary sidewalks. Comply with the recommendations of the approved 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. Provide a pedestrian crossing on Elkhorn Road to be approved by the City of Las Vegas traffic Engineer.
19. 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 development of this site.

Fire & Rescue

20. 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.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is proposing to construct the first phase of a college campus on 18.50 acres of a 40.92-acre parcel at the northeast corner of Elkhorn Road and Durango Drive.

ISSUES

- Per Section 3.7 of the 2017 Development Agreement governing development of the campus, site development plans not in substantial conformance with the Northwest Campus Design Standards are subject to a Major Site Development Plan Review.
- Neither the Town Center Development Standards Manual nor the Northwest Campus Design Standards contain perimeter wall height requirements. Analogous Title 19 wall height standards therefore apply. A Variance from Title 19 commercial perimeter wall height standards is requested to allow a 25-foot overall wall height where 10 feet is allowed, 15-foot retaining wall height where four feet is allowed, and 10-foot perimeter screen wall height where eight feet is the maximum allowed for the proposed emergency vehicle operations course. Staff recommends approval.
- A Waiver of Town Center Development Standards is requested to allow 86 parking lot landscape island and endcap planters where 103 planters are required. Staff recommends approval.
- As the site is over 15 acres in size, a condition of approval requiring the future approval of a Master Sign Plan that adheres to the Northwest Campus Design Standards signage requirements has been added to the Site Development Plan Review.
- Dedication of additional right-of-way and improvements in Durango Drive, Oso Blanca Road, Elkhorn Road and Grand Montecito Parkway is required as a condition of approval. Following dedication the existing overall parcel will be split into two, separated by the Durango Drive right-of-way.
- A pedestrian crossing on Elkhorn Road to be approved by the City of Las Vegas Traffic Engineer will be required as a condition of approval.

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ANALYSIS

The Nevada System of Higher Education (NSHE) is proposing the first phase of development of the College of Southern Nevada's northwest campus, featuring the Center for Excellence in Public Safety. The primary educational activity on this portion of the campus will be training for law enforcement and correctional officers. Traditional educational and library services would also be provided in this phase to serve students' needs in northwest Las Vegas. A two-story, 62,750 square-foot building is proposed along Elkhorn Road, with a 3,515 square-foot central plant building on the interior and a landscaped campus pedestrian mall between the two buildings. A fully paved emergency vehicle operations course for training purposes is proposed along Durango Road and Oso Blanca Road. The course would be surrounded by 10-foot tall solid screen walls at the perimeter combined with up to 15-foot retaining walls on the interior for sound and light mitigation.

The site is located within the Town Center area and is zoned T-C (Town Center) with a PF-TC (Public Facilities - Town Center) designation, which allows for a college campus and related uses. Land to the west is also on the campus site, but will be part of future phases of development and is not part of this Site Development Plan Review. Land to the south is designated MC-TC (Montecito - Town Center) and contains an existing shopping center. Land to the north and east is designated PF-TC and is used for Southern Nevada Regional Transportation Commission services.

Development on this site is subject to a 2017 development agreement between the City of Las Vegas and NSHE on behalf of the College of Southern Nevada. The agreement regulates land use and contains a set of standards (the Northwest Campus Design Standards) that guide development of the campus.

The Northwest Campus Design Standards (hereafter "Design Standards") regulate building design, height and setbacks, streetscape, landscaping, signage, and parking lot design. Minimum building setbacks are not required by either the design standards or the PF-TC district. The Design Standards allow for modifications of standards related to architectural details, building and landscape materials and private roadways, but do not contain provisions for deviations from the standards. For development that is not in substantial conformance with or not addressed by the Design Standards, Waivers of the Town Center Development Standards Manual or a Variance of Title 19 standards may be requested. In such cases, a Major Site Development Plan Review is required. There are three such instances related to the proposed development:

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- The height of perimeter walls around the emergency vehicle operations course is not contemplated by either the Design Standards or the Town Center Development Standards Manual. As the proposed height of these walls far exceeds what would be allowed for an analogous commercial development, a Variance of Title 19 wall standards is requested.
- Parking lot tree planting standards are not contemplated by the Design Standards. Waivers of the Town Center Development Standards Manual are requested to allow substantially fewer parking lot island and endcap planters than required.
- The Design Standards require parking lots to be located at the side or rear of buildings or away from rights-of-way and street corners unless the applicant shows that to do so would be infeasible. In this case there is no Waiver required for not meeting this standard, as no future buildings are planned along Grand Montecito Parkway and the educational building is intended to face in opposition to existing commercial development to the south.

Access to the site is proposed from a right-in, right-out driveway from Grand Montecito Parkway and a right-in, right-out driveway from Ace Boulevard, which is adjacent to the RTC Park and Ride facility. Access from Ace Boulevard is facilitated by a roundabout west of the proposed driveway that will not interfere with bus operations. Interior campus roads are 50 feet wide in conformance with the Design Standards and provide access to surface parking facilities. Buildings are located away from parking lots, owing to a pedestrian oriented campus environment.

The proposed educational building is sited along the Elkhorn Road frontage to provide students pedestrian access to retail, food and other commercial services to the south. A condition of approval will require the applicant to provide an at-grade pedestrian crossing on Elkhorn Road to be approved by the City of Las Vegas Traffic Engineer.

The first phase of campus development is designed to accommodate up to 485 students based on classroom seating. As the applicant anticipates a high commuter population, the site is overparked, providing 391 spaces where 122 spaces are required. This includes a walled and gated parking lot for emergency vehicles with 67 spaces. Twelve ADA spaces are provided in close proximity to the proposed buildings. The Design Standards require surface parking to be separated from buildings by surface treatment variations or grade separation, or both. In this case, sidewalks and landscaping are provided between the parking lot edges and the buildings. Parking lots are to be located at the side or rear of buildings and not at the street front or at street corners. As the educational building is planned to be located midblock along Elkhorn Road to connect both to the campus pedestrian mall and services to the south, and RTC Park and Ride services are located to the north and east of the proposed parking area, the location of the surface lots along Grand Montecito Parkway is justified. A required 15-foot landscape buffer separates the eastern edge of the parking lot from the street and will mitigate headlight glare.

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This site was conveyed to NSHE by the federal government. Portions of Durango Drive, Oso Blanca Road, Grand Montecito Parkway and Elkhorn Road have already been constructed within the boundaries of the subject site. Appropriate dedications and remaining improvements will be required along these streets if approved. Once dedicated, the overall land parcel will be split into two, separated by Durango Drive. Streetscape amenities including sidewalks, amenity zones, street trees, street lighting and furniture will be provided in conformance to the requirements of the Design Standards and the Town Center Development Standards Manual. Palm trees will be the main landscaped elements along Grand Montecito Parkway and Oso Blanca Road, while alternating 36-inch box shade trees and Mexican Fan Palm trees will be provided along the remaining arterial streets.

Interior landscaping is abundantly provided within open space areas and the pedestrian mall. A wide range of 24-inch box shade and flowering trees are provided that are drought tolerant and recommended by the Southern Nevada Regional Plant List. Designed hardscapes and decomposed granite beds will be provided. No turf is proposed. Together with parking lot landscaping and perimeter buffers, the open areas exceed the 20 percent open space requirement of the Design Standards, which aligns with open space requirements for the Town Center area as a whole. These landscaped areas serve to separate the educational building from parking lots and visually contribute to a campus environment. The State of Nevada Public Works Division requires state buildings with a gross floor area greater than 20,000 square feet to comply with the green building design goals defined by the State for each project, including the reduction of water consumption and recycling of construction waste material. This development will comply with such standards.

There is wide coverage of the parking lots with trees and shrubs, although a Waiver of Town Center Development Standards is requested to allow 86 parking lot islands and planters at the ends of parking rows where 103 such planters are required. An additional 29 24-inch box trees are provided on the perimeter of parking lots to provide shading and cooling benefits and to screen these lots from traffic lanes. Fewer trees are proposed within the secured lot behind the central plant where vehicles will be stored and training activities will occur. For these reasons, staff recommends approval of the Waiver.

The emergency vehicle operations course is proposed to be located in the northwestern portion of the site, bounded by Durango Drive on the west, Oso Blanca Road to the north and Deuce Avenue to the east. The course is to be a permanent entity, completely paved with no future buildings proposed in this area. According to the submitted site plan, the track is to feature training areas for perception reaction, vehicle backing, braking and hazardous conditions. The course may be altered by the applicant to meet the needs of the College of Southern Nevada Law Enforcement Academy.

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The course is proposed to be graded lower than the adjacent street level in order to construct walls designed to mitigate spillage of flashing lights and sounds from the track. As a result, perimeter walls of up to 25 feet in height as measured from the interior are proposed along Durango Drive, Oso Blanca Road and Deuce Avenue. Ten-foot tall above-ground decorative screen walls would be situated on top of up to 15-foot retaining walls. These wall heights exceed those allowed by Title 19. Neither the Design Standards nor the Town Center Development Standards Manual provides height standards for perimeter walls. As a result, the applicant has requested a Variance from the Title 19 standards. As the track serves a beneficial public purpose, the walls serve to block potentially unwanted light and sound and the track is located away from residential areas, staff recommends approval of the Variance.

The submitted building elevations generally conform to the architectural design requirements of the Design Standards. They indicate a two-story, 44-foot tall educational building with a light grey textured panel exterior accented by wood-like cladding. Windows make up approximately 60 percent of the north and south elevations. Rooflines are flat but articulated for visual interest. Rooftop mechanical equipment will be screened by parapet walls. The service area will be screened by solid walls matching the primary building exterior color. The central plant building is 20 feet tall, windowless and features a patterned CMU exterior. A roll up door is located on the west side of the building.

Monument signage will be provided at three corners. Wall signage will include the College of Southern Nevada logo and building identification lettering. As the site exceeds 15 acres, it will be subject to a Master Sign Plan review that must adhere to the specific sign requirements of the Design Standards prior to the issuance of a permit for signage.

The proposed college campus development generally conforms to the Northwest Campus Design Standards and Development Agreement requirements and is compatible with the adjacent RTC and commercial uses. The proposed Waivers and Variance are warranted, given the design of the project and context of the proposed development. Staff therefore recommends approval of the Site Development Plan Review, subject to conditions. In accordance with the College of Southern Nevada Development Agreement with the City of Las Vegas, further development of the campus will require a Minor Site Development Plan Review unless deemed not to be in substantial conformance with the Design Standards.

FINDINGS (24-0545-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.”

The taller walls surrounding the proposed emergency vehicle operations course are located on the interior of the campus away from residential properties and other uses and serve a necessary purpose in mitigating noise and flashing lights that may be emitted when the course is in use. In addition, the proposed walls would be located along major thoroughfares or streets with adjacent public uses. As such, any detriment to the public good caused by the excessive wall heights would be minimal. Staff therefore recommends approval of the requested Variance, subject to conditions.

FINDINGS (24-0545-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 educational building is appropriately sited along Elkhorn Road near existing commercial development. The proposed emergency vehicle operations course, which has the potential to create light and sound nuisances, is located on the campus interior away from existing residential development approximately 600 feet to the west. Proposed surface parking areas are located adjacent to existing RTC Park and Ride facilities to the north and east.

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

The proposed college campus is generally consistent with the Northwest Campus Design Standards and the Town Center Development Standards Manual. However, a Waiver of the Town Center Development Standards landscape requirements and Variance of Title 19 wall height standards are requested, which staff supports.

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

The proposed access and internal circulation will not adversely affect traffic in the area. Primary site access is proposed from Grand Montecito Parkway, a 100-foot wide Frontage Road as defined by the Town Center Development Standards Manual, and Ace Boulevard, a 100-foot wide street. Due to existing medians in those streets, site access is right-in, right-out; an existing roundabout will support orderly access from Ace Boulevard.

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

Building materials are suitable for institutional buildings in this area. Landscape materials are of 36-inch box size on the perimeter and conform to the recommendations of the Southern Nevada Regional Plant List.

- 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 educational building elevations provide variation in color, materials and relief, are aesthetically pleasing and will be harmonious and compatible with the existing adjacent commercial and governmental development.

- 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 protecting the public health, safety and general welfare.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
12/07/98	The City Council approved a request for a Rezoning (Z-0076-98) from U (Undeveloped), R-E (Residence Estates), R-PD7 (Residential Planned Development - 7 Units per Acre), R-PD11 (Residential Planned Development - 11 Units per Acre), R-PD13 (Residential Planned Development - 13 Units per Acre), R-PD18 (Residential Planned Development - 18 Units per Acre), R-CL (Single Family Compact-Lot), C-1 (Limited Commercial), C-2 (General Commercial), C-V (Civic) and PD (Planned Development) to T-C (Town Center) on 1,468.00 acres located within the area designated "Town Center" on the Northwest Amendment to the General Plan. The Planning Commission and staff recommended approval.
01/08/09	The Planning Commission approved a request for a proposed transit passenger facility (Park and Ride) with a Waiver of Town Center streetscape requirements on 10.38 acres west of U.S. 95, east of Durango Drive and south of Oso Blanca Road. Staff recommended approval.
05/01/13	The City Council approved a development agreement (DIR-48086) between the City of Las Vegas and the College of Southern Nevada for a northwest college campus on approximately 42.02 acres at the northwest corner of Elkhorn Road and Grand Montecito Parkway. The Planning Commission and staff recommended approval.
03/15/17	The City Council adopted the Cooperative Campus Development Agreement (DIR-68163) for the College of Southern Nevada Northwest Campus on approximately 44.09 acres at the northwest corner of Elkhorn Road and Grand Montecito Parkway. The Planning Commission and staff recommended approval. This agreement replaced the agreement adopted in 2013 that had envisioned a residential component.

<i>Most Recent Change of Ownership</i>	
07/07/21	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
There are no building permits or business licenses related to the residential portion of this development.	

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Pre-Application Meeting	
10/10/24	A pre-application meeting was held with the applicant to discuss submittal requirements for a Site Development Plan Review application. It was determined that Town Center Development Standards or the Northwest Campus Design Standards do not contemplate the proposed excessive height of the vehicle training course walls and therefore a Variance would also be required.

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

Field Check	
11/01/24	Staff observed an undeveloped site with native vegetation. The site was surrounded by chain link fencing. No streetscape or sidewalks were installed adjacent to the perimeter streets.

Details of Application Request	
Site Area	
Gross Acres	18.50 acres of a 40.92-acre parcel

Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Undeveloped	PF-TC (Public Facilities - Town Center)	T-C (Town Center)
North	Transit Passenger Facility [Park & Ride]	PF-TC (Public Facilities - Town Center)	T-C (Town Center)
	Mini-Storage Facility	PF-TC (Public Facilities - Town Center) SC-TC (Service Commercial - Town Center)	
South	Shopping Center	MC-TC (Montecito - Town Center)	T-C (Town Center)
East	Transit Passenger Facility [Park & Ride]	PF-TC (Public Facilities - Town Center)	T-C (Town Center)
West	Undeveloped	PF-TC (Public Facilities - Town Center)	T-C (Town Center)

<i>Master and Neighborhood Plan Areas</i>	<i>Compliance</i>
Las Vegas 2050 Master Plan Area: Centennial Hills	Y
Town Center	Y
College of Southern Nevada Northwest Campus Design Standards	Y
<i>Special Area and Overlay Districts</i>	<i>Compliance</i>
T-C (Town Center) District	Y
<i>Other Plans or Special Requirements</i>	<i>Compliance</i>
Trails (Durango, Elkhorn, Grand Montecito and Oso Blanca)	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

DEVELOPMENT STANDARDS

Pursuant to the Town Center Development Standards Manual and the Northwest Campus Design Standards, the following standards apply:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	N/A	1,782,475 SF	N/A
Min. Lot Width	N/A	945 Feet	N/A
Min. Setbacks*			
Front (Elkhorn Rd)	N/A	31 Feet	N/A
Front (Oso Blanca Rd)	N/A	813 Feet	N/A
Side	N/A	234 Feet	N/A
Corner (Grand Montecito Pk)	N/A	417 Feet	N/A
Corner (Durango Dr)	N/A	220 Feet	N/A
Max. Lot Coverage	N/A	4.8 %	N/A
Max. Building Height	Per TC Urban and Urban Core Zones No build-to line required 8-foot stepback at 4th story	2 stories 100% build-to line	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated, w/ a Roof or Trellis	Y
Mech. Equipment	Screened	Screened	Y

*Setbacks are taken from the assumed property line after street dedication.

Pursuant to the Town Center Development Standards Manual and the Northwest Campus 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:				
• North	N/A	0 Trees	0 Trees	N/A
• South	N/A	0 Trees	0 Trees	N/A
• East	N/A	0 Trees	17 Trees	N/A
• West	N/A	0 Trees	0 Trees	N/A
TOTAL PERIMETER TREES		0 Trees	17 Trees	N/A
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 0.5 tree at the end of each row of spaces [391 spaces]	86 Trees	86 Trees*	Y
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	N/A		4 Feet	N/A
• South	N/A		0 Feet	N/A
• East	15 Feet		17 Feet	Y
• West	N/A		4 Feet	N/A
Wall Height	Perimeter screen max. 8 feet Perimeter retaining max. 4 feet Perimeter overall max. 10 feet		10 feet 15 feet 25 feet	N**

*An additional 29 24-inch box trees are provided in the parking area. A Waiver is requested to allow 17 fewer islands and end planters than required.

**A Variance is requested to allow perimeter wall heights exceeding Title 19.08 standards.

<i>Open Space - Town Center (required by the NCDS)*</i>					
<i>Total Site Acreage</i>	<i>Required</i>		<i>Provided</i>		<i>Compliance</i>
	<i>Percent</i>	<i>Area</i>	<i>Percent</i>	<i>Area</i>	
805,860 SF	20%	161,172 SF	21.4%	172,207 SF	Y

*Includes open air courtyards, plazas, open space, patios and gathering places in addition to parking lot landscaping, landscaped area and buffers in setback areas.

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Street Name	Functional Classification of Street(s)	Governing Document	Actual Street Width (Feet)	Compliance with Street Section
Durango Drive	Town Center Parkway Arterial	Town Center Development Standards Manual	136	Y
Elkhorn Road	Primary Arterial	Town Center Development Standards Manual	102	Y
Grand Montecito Parkway	Frontage Road	Town Center Development Standards Manual	100	Y
Oso Blanca Rd	Frontage Road	Town Center Development Standards Manual	113	Y

Streetscape Standards	Required	Provided	Compliance
Town Center Parkway Arterial (Durango Drive)			
• Amenity Zone	5 feet	5 feet	Y
• Sidewalk	9.5 feet	9.5 feet	Y
• Amenity Zone Plantings and Amenities	Large canopy one shade/2 palm street trees alternating 35' on center, no closer than 10' from streetlights	36" box Red Push Chinese Pistache shade trees alternating with pairs of 25' Mexican Fan Palms Streetlights installed	Y
• Private Landscape Buffer	Not required (0' setback)	4.5 feet with 5 gallon shrubs	N/A
• Other Amenities	Benches at bus shelters only Trash receptacles at bus shelters Bicycle racks at bus stops	Not indicated	By condition

Primary Arterial (Elkhorn Rd)			
• Amenity Zone	2.5 feet	2.5 feet	Y
• Sidewalk	5 feet	5 feet	Y
• Amenity Zone Plantings and Amenities	Large canopy one shade/2 palm street trees alternating 35' on center, no closer than 10' from streetlights	36" box Red Push Chinese Pistache shade trees alternating with pairs of 25' Mexican Fan Palms	Y
• Private Landscape Buffer	Not required (0' setback)	Varies 0-31 feet	N/A
• Other Amenities	Benches at bus shelters only Trash receptacles at bus shelters Bicycle racks at bus stops	Not indicated	By condition

Frontage Road (Grand Montecito Parkway and Oso Blanca Road)			
• Amenity Zone	4 feet	3 feet	Y
• Sidewalk	5 feet	5 feet	Y
• Amenity Zone Plantings and Amenities	Palm trees 35' on center, no closer than 10' from streetlights	Mexican Fan Palms at 35' intervals	Y
• Private Landscape Buffer	Not required (0' setback)	4.5 feet with 5 gallon shrubs [Oso Blanca Rd] Min. 17 feet with 36" box Rosewood and Art's Seedless Desert Willow (satisfies parking area 15' setback requirement) [Grand Montecito Pkwy]	N/A

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Frontage Road (Grand Montecito Parkway and Oso Blanca Road)			
• Other Amenities	Benches at bus shelters only Trash receptacles at bus shelters Bicycle racks at bus stops	Not indicated	By condition

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	
College, University or Seminary	485 students in Phase 1	One space per 4 students or trainees	122				
TOTAL SPACES REQUIRED			122		391		Y
Regular and Handicap Spaces Required			117	5	379	12	Y
Loading Spaces	66,265 SF		3		3		Y

Waivers		
Requirement	Request	Staff Recommendation
Landscape islands every six parking spaces and planters at the ends of each parking row	To allow 86 parking lot landscape islands and endcap planters where 103 planters are required	Approval