



AGENDA MEMO - COMMUNITY DEVELOPMENT

PLANNING COMMISSION MEETING DATE: AUGUST 13, 2024
DEPARTMENT: COMMUNITY DEVELOPMENT
ITEM DESCRIPTION: APPLICANT/OWNER: LORDS PLASE, LLC

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

Table with 3 columns: CASE NUMBER, RECOMMENDATION, and REQUIRED FOR APPROVAL. It contains two rows of staff recommendations for cases 24-0064-VAR1 and 24-0064-SDR1.

\*\* NOTIFICATION \*\*

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 29

NOTICES MAILED 81

PROTESTS N/A

APPROVALS N/A

**\*\* CONDITIONS \*\***

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**24-0064-VAR1 CONDITIONS**

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**Planning**

1. A Variance is hereby approved, to allow a zero-foot side yard setback where 10 feet is required.
2. A Variance is hereby approved, to allow a proposed nine-foot tall solid front yard wall where five feet with a two-foot solid base is the maximum height allowed.
3. A Variance is hereby approved, to allow a nine-foot tall perimeter wall where eight feet is the maximum height allowed.
4. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (24-0064-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.

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**24-0064-SDR1 CONDITIONS**

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**Planning**

1. Approval of and conformance to the Conditions of Approval for Variance (24-0064-VAR1) shall be required, if approved.

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2. Plot Plan Review [Z-0066-64(46)] shall be expunged.
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 development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 07/15/24, except as amended by conditions herein.
5. A Waiver from Title 19.08.100 is hereby approved, to allow a zero-foot perimeter landscape buffer where 15 feet is required along 30<sup>th</sup> Street.
6. A Waiver from Title 19.08.100 is hereby approved, to allow a zero-foot perimeter landscape buffer where 15 feet is required along Sunrise Avenue.
7. A Waiver from Title 19.08.100 is hereby approved, to allow a zero-foot perimeter landscape buffer where eight feet is required along the south property line.
8. A Waiver from Title 19.08.100 is hereby approved, to allow a zero-foot perimeter landscape buffer where eight feet is required along the west property line.
9. A Waiver from Title 19.08.040 is hereby approved, to allow proposed service bay doors to face public rights-of-way where such is not allowed.
10. A Waiver from Title 19.08.100 is hereby approved, to allow the proposed warehouse and distribution development to not be oriented to the corner and street fronts where such is required.
11. A Waiver of Title 19.08.040 is hereby approved, to allow a proposed trash enclosure to be located towards the street front where such is not allowed.
12. An Exception from Title 19.08.040 is hereby approved, to allow zero perimeter landscape buffer trees where four trees are required along Sunrise Avenue.
13. An Exception from Title 19.08.040 is hereby approved, to allow zero perimeter landscape buffer trees where three trees are required along 30<sup>th</sup> Street.
14. An Exception from Title 19.08.040 is hereby approved, to allow zero perimeter landscape buffer trees where four trees are required along the south property line.
15. An Exception from Title 19.08.040 is hereby approved, to allow zero perimeter landscape buffer trees where four trees are required along the west property line.

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16. An Exception of Title 19.08.040 is hereby approved, to allow zero parking lot area trees where two are required.
17. 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.
18. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
19. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

**Public Works**

20. In accordance with code requirements of Title 13.56 and Section 2.2 of the City's Vision Zero Action Plan, remove all substandard offsite improvements and unused driveway cuts, if any, and replace with new improvements meeting Public Right-of-Way Accessibility Guidelines (PROWAG) to the satisfaction of the City Engineer concurrent with development of this site. Grant Pedestrian Access Easement(s) if necessary to comply with this requirement. All existing paving damaged or removed by this development shall be restored at its original location, width and depth concurrent with development of this site.
21. 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.
22. 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.

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**\*\* STAFF REPORT \*\***

**PROJECT DESCRIPTION**

This is a request for a proposed one-story, 3,200 square-foot warehouse and distribution development at the southwest corner of Sunrise Avenue and 30<sup>th</sup> Street.

**ISSUES**

- A Variance is requested, to allow a zero-foot side yard setback where 10 feet is required. Staff does not support this request.
- A Variance is requested, to allow a proposed nine-foot tall solid front yard wall where five feet with a two-foot solid base is the maximum allowed. Staff does not support this request.
- A Variance is requested, to allow a nine-foot tall perimeter wall where eight feet is the maximum height allowed. Staff does not support this request.
- A Waiver of Title 19.08.100 is requested, to allow a zero-foot perimeter landscape buffer where 15 feet is required along Sunrise Avenue. Staff does not support this request.
- A Waiver of Title 19.08.100 is requested, to allow a zero-foot perimeter landscape buffer where 15 feet is required along 30<sup>th</sup> Street. Staff does not support this request.
- A Waiver of Title 19.08.100 is requested, to allow a zero-foot perimeter landscape buffer where eight feet is required along the south property line. Staff does not support this request.
- A Waiver of Title 19.08.100 is requested, to allow a zero-foot perimeter landscape buffer where eight feet is required along the west property line. Staff does not support this request.
- A Waiver of Title 19.08.040, is requested, to allow proposed service bay doors to face public rights-of-way where such is not allowed. Staff supports this request.
- A Waiver of Title 19.08.040 is requested, to allow the proposed warehouse and distribution development to not be oriented to the corner and street fronts where such is required. Staff does not support this request.
- A Waiver of Title 19.08.040 is requested, to allow a proposed trash enclosure to be located towards the street front where such is not allowed. Staff supports this request.
- An Exception of Title 19.08.040 is requested, to allow zero perimeter landscape buffer trees where four trees are required along Sunrise Avenue. Staff does not support this request.
- An Exception of Title 19.08.040 is requested, to allow zero perimeter landscape buffer trees where three trees are required along 30<sup>th</sup> Street. Staff does not support this request.

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- An Exception of Title 19.08.040 is requested, to allow zero perimeter landscape buffer trees where four trees are required along the west property line. Staff does not support this request.
- An Exception of Title 19.08.040 is requested, to allow zero perimeter landscape buffer trees where four trees are required along the south property line. Staff does not support this request.
- An Exception of Title 19.08.040 is requested, to allow zero parking lot area trees where two are required. Staff does not support this request.
- A Code Enforcement case (#CE24-00044) is open citing a fire damaged building, unpermitted fencing, and vehicles on-site. The Code Enforcement case remains open, pending the results of this Site Development Plan Review and Variance request.

## **ANALYSIS**

The subject site is zoned M (Industrial) with a LI-R (Light Industrial and Research) land use designation and is subject to Title 19 development standards. The LI/R (Light Industry and Research) land use designation allows areas appropriate for clean, low-intensity (non-polluting and non-nuisance) industrial uses, including light manufacturing, assembling and processing, warehousing and distributions, and research, development and testing laboratories.

Currently, the site is developed with a 2,160 square-foot commercial development that was damaged by fire in 2023. Since then, no permits were submitted for repair of the damaged building and has remained abandoned. A subsequent Code Enforcement case (#CE24-00044) was opened on January 3, 2024, citing the abandoned, fire-damaged building, with makeshift fencing, shipping containers, multiple vehicles and other materials. Surrounding the subject site are other M (Industrial) zoned properties that operate as storage yards, or auto body repair establishments.

The applicant has proposed to demolish the existing building in order to redevelop the site with a 3,200 square-foot warehouse and distribution development. Per the submitted site plan, the proposed development provides five parking stalls, including a van-accessible ADA parking stall, where four parking spaces are required to operate the Warehouse/Distribution Center use. Additionally, as the proposed development anticipates receiving and/or distributing materials or merchandise by truck, the submitted plan also indicates one loading space, fulfilling this requirement.

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As 30<sup>th</sup> Street is the front yard, the submitted site plan also indicates the proposed warehouse and distribution development will have a zero-foot side yard and rear yard setback. While the M (Industrial) zoning district allows a zero-foot rear yard setback, Title 19.08.100 requires at least a 10-foot side yard setback. Instead, the applicant has requested a zero-foot side yard setback. As the site will be redeveloped with the demolition and construction of the proposed building, staff finds the request to be preferential in nature and outside the realm for the granting of Variances and therefore cannot support this request.

Additionally, pursuant to Title 19.08.040.B.6, buildings on corner lots should be oriented to the corner and to the street fronts, and should make a strong tie to the building lines of each street. The proposed development is located on a corner lot and would not be oriented to the corner or the street fronts for 30<sup>th</sup> Street and Sunrise Avenue. Therefore a Waiver of this requirement is requested. No justification is provided for relief of this requirement and therefore staff cannot support this request.

Title 19.08.040 also provides direction for the location of trash collection areas and dumpsters by requiring that any trash enclosure shall be located away from the street front and screened from view from rights-of-way, sidewalks, and abutting properties through the use of landscaping and screening. The submitted site plan depicts a trash enclosure on the northeast corner of the subject property, where it is approximately five feet from the front and nine feet from the corner side yard property line. While the proposed trash enclosure would not be visible from rights-of-way, it is still located at both street fronts for Sunrise Avenue and 30<sup>th</sup> Street, which necessitates a Waiver. Staff finds that this hardship is self-imposed as the proposed 3,200 square-foot warehouse building could be reoriented to align with both street frontages, while accommodating a trash enclosure in the side or rear yards and away from right-of-way to meet this requirement. Therefore, staff cannot support this Waiver request.

Part of the open Code Enforcement case (#CE24-00044) cites unpermitted front yard and perimeter chain-link fencing. As part of the overall development plan, the applicant is proposing to replace the unpermitted chain-link fencing with nine-foot tall walls that run along both the front and corner side property lines with a gate to allow ingress/egress from Sunrise Avenue only. Pursuant to Title 19.08.100 front yard walls are allowed to be up five feet tall, where only two feet of the permitted height can be solid to permit visibility for vehicular and pedestrian traffic, whereas perimeter walls can be up to eight feet tall. Especially on corner lots like the subject property, vehicular and pedestrian traffic need to be able to view the intersection and oncoming traffic. The applicant has cited security concerns as justification for deviating from these requirements. Similarly, no evidence relating to the physical characteristics of the property and therefore staff cannot support this Variance.

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The submitted building elevations indicate a 25-foot tall building when measured from finished floor elevation to the roof line. Similar to other industrial development in the surrounding area, the proposed building elevations consist of prefabricated metal that would be treated in a beige finish around all sides of the development. The submitted building elevations also depict a total of four roll up garage doors that would facilitate the receiving and distribution of goods and merchandise. Pursuant to Title 19.08.040.4.E, if service or wash bay doors are provided, openings to the bay doors shall not face public rights-of-way. As proposed, three bay doors would face Sunrise Avenue where the remaining bay door would face 30<sup>th</sup> Street. A Waiver of this requirement is requested. Staff is supporting this Waiver as the applicant has positioned all of the service bay doors where a solid nine-foot tall wall is providing sufficient screening from both rights-of-way.

No landscaping is provided throughout the entire site, including required perimeter landscape buffers and parking lot landscaping, prompting multiple Waivers and Exceptions for relief from these requirements. As a result, the subject property is deficient of 15, 24-inch box trees and 56 shrubs. The subject property is located in the East Las Vegas neighborhood planning area as defined in the City of Las Vegas 2050 Master Plan and the East Las Vegas Special Area Plan. East Las Vegas has the highest levels of ozone in the City of Las Vegas, which is attributed to an overall lack of investment or under-investment in infrastructure like a dense tree canopy. As one of the fastest warming cities in the country, extreme heat is one of the current and long-term hazard vulnerabilities to the city that must be mitigated. Trees and other vegetation help cool cities by providing shade, reducing direct sunlight, reducing associated energy costs to cool buildings and decrease the amount of heat absorbed by asphalt areas like streets or parking lots. By providing no landscaping, not only is the applicant proposing to overdevelop the site, the proposed development, if approved, will further exacerbate extreme heat conditions in the East Las Vegas neighborhood.

As the proposed development is contrary to the goals and policies identified in the City of Las Vegas 2050 Master Plan and East Las Vegas Special Area Plan and necessitates a Variance, multiple Waivers, and an Exception for parking lot landscaping, staff finds that the proposed development would not be harmonious or compatible with the surrounding area. Therefore, staff is recommending denial of this Site Development Plan Review and Variance. If approved, the Site Development Plan Review and Variance will be subject to conditions.

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**FINDINGS (24-0064-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 a warehouse and distribution development within the required 10-foot side yard setback, and both perimeter and front yard walls that exceed the required five-foot and eight-foot height maximums. 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 (24-0064-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;**

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As the proposed development is contrary to the goals and policies identified in the City of Las Vegas 2050 Master Plan and East Las Vegas Special Area Plan and necessitates a Variance, multiple Waivers, and an Exception for parking lot landscaping, staff finds that the proposed development would not be harmonious or compatible with the surrounding development and development in the area.

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

The proposed development necessitates a Variance of multiple Title 19.08.100 development standards for setbacks, wall heights and also requires Waivers of building orientation, trash enclosure placement, coherent design standards and relief from both required perimeter and parking lot landscaping. These requests are evidence that the proposed development is not consistent with the General Plan, this Title, and other duly adopted city plans, policies and standards.

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

Site ingress and egress is from Sunrise Avenue, a 60-foot Minor Collector Street as defined by Title 13. The site is also bounded by 30<sup>th</sup> Street, a 60-foot Minor Collector Street defined by Title 13. The proposed access and site circulation does not negatively impact adjacent roadways or neighborhood traffic.

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

While building materials are appropriate for the industrial character of the area and for the city, the lack of landscape materials is not consistent for the East Las Vegas neighborhood, which experiences the highest levels of ozone in the city due to the lack of dense landscaping. Both the City of Las Vegas 2050 Master Plan and the East Las Vegas Special Area Plan prioritize an increased tree canopy to mitigate the impact of the urban heat island effect.

**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;**

Building elevations, design characteristics, and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance and will be harmonious and compatible with similar industrial development in the area.

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

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The proposed development will be subject to building permit review, which will ensure appropriate measures are taken to secure and protect the public health safety and general welfare.

**BACKGROUND INFORMATION**

<b><i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i></b>	
08/10/89	The Planning Commission approved a Plot Plan Review [Z-0066-64(46)] for a proposed auto body shop on property located on the southwest corner of North 30 <sup>th</sup> Street and Sunrise Avenue.
01/25/16	The Department of Community Development administratively approved a Conditional Use Verification (63126-CUV) for an Auto Repair Garage Major use at 73 North 30 <sup>th</sup> Street.
10/09/17	The Department of Community Development administratively approved a Temporary Sign Permit (71838-TSP) for a 4x8 wall sign at 73 North 30 <sup>th</sup> Street from 10/09/17 to 12/07/17.
04/07/21	The Department of Community Development administratively approved a Conditional Use Verification (100323-CUV) for an Auto Repair Garage, Major use and Test Route at 73 North 30 <sup>th</sup> Street.
08/02/23	A Code Enforcement case (#CE24-00044) is open citing a fire damaged building, un-permitted fencing, and vehicles on-site at 73 North 30 <sup>th</sup> Street. The Code Enforcement case remains open, pending the results of this Site Development Plan Review and Variance request.

<b><i>Most Recent Change of Ownership</i></b>	
01/12/15	A deed was recorded for a change in ownership.

<b><i>Related Building Permits/Business Licenses</i></b>	
08/02/23	A building permit (#C23-02670) was submitted for the removal of an old fence and upgrading it with solid steel fencing at 73 North 30 <sup>th</sup> Street. The building permit is awaiting resubmittal, pending the results of this Variance request.

<b><i>Pre-Application Meeting</i></b>	
01/31/24	A pre-application meeting was held with the applicant to discuss the submittal requirements for a Site Development Plan Review and Variance.
05/02/24	A follow-up pre-application meeting was held with the applicant to discuss site design changes and site visibility zone restrictions.

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<b>Neighborhood Meeting</b>
A neighborhood meeting was not required, nor was one held.

<b>Field Check</b>	
07/03/24	Staff conducted a routine field check of the subject property and observed an abandoned industrial building surrounded by make-shift chain-link fencing. A Code Enforcement case (#CE24-00044) was opened citing these issues. No additional issues were observed.

<b>Details of Application Request</b>	
<b>Site Area</b>	
Net Acres	0.26

<b>Surrounding Property</b>	<b>Existing Land Use Per Title 19.12</b>	<b>Planned or Special Land Use Designation</b>	<b>Existing Zoning District</b>
Subject Property	Vacant	LI-R (Light Industrial/Research)	M (Industrial)
North	Recycling Collection Center	LI-R (Light Industrial/Research)	M (Industrial)
South	Office, Other than Listed	LI-R (Light Industrial/Research)	M (Industrial)
East	Vacant	LI-R (Light Industrial/Research)	M (Industrial)
West	Auto Repair Garage, Major	LI-R (Light Industrial/Research)	M (Industrial)

<b>Master and Neighborhood Plan Areas</b>	<b>Compliance</b>
Las Vegas 2050 Master Plan Area: East Las Vegas	N*
East Las Vegas Special Area Plan	N*
<b>Special Area and Overlay Districts</b>	<b>Compliance</b>
No Applicable Special Area or Overlay Districts	N/A
<b>Other Plans or Special Requirements</b>	<b>Compliance</b>
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

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\*The subject property is located in the East Las Vegas neighborhood planning area as defined in the City of Las Vegas 2050 Master Plan and East Las Vegas Special Area Plan. East Las Vegas has the highest levels of ozone in the City of Las Vegas, which is attributed to an overall lack of investment or under-investment in infrastructure like a dense tree canopy. As one of the fastest warming cities in the country, extreme heat is one of the current and long-term hazard vulnerabilities to the city that must be mitigated. Trees and other vegetation help cool cities by providing shade, reducing direct sunlight, reducing associated energy costs to cool buildings and decrease the amount of heat absorbed by asphalt areas like streets or parking lots. By providing no landscaping, not only is the applicant proposing to overdevelop the site, the proposed development, if approved, will further exacerbate extreme heat conditions in the East Las Vegas neighborhood.

**DEVELOPMENT STANDARDS**

*Pursuant to Title 19.08.100, the following standards apply:*

<b>Standard</b>	<b>Required/Allowed</b>	<b>Provided</b>	<b>Compliance</b>
Min. Lot Size	N/A	11,325 SF	Y
Min. Lot Width	100 Feet	110 Feet	Y
Min. Setbacks			
• Front	10 Feet	32 Feet	Y
• Side	10 Feet	0 Feet	N*
• Corner	10 Feet	38 Feet	Y
• Rear	0 Feet	0 Feet	Y
Max. Lot Coverage	N/A	28%	N/A
Max. Building Height	N/A	25 Feet	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Y	Y
Mech. Equipment	Screened	By Condition	Y
Maximum Front Yard Wall Height	5 Feet / 2 feet solid base only	9 Feet	N*
Max. Perimeter Wall Height	6-8 Feet	9 Feet	N*

\*A Variance is requested, to allow a zero-foot side yard setback where 10 feet is required; a proposed nine-foot tall solid front yard wall where five feet with a two-foot solid base is the maximum height allowed; and to allow a nine-foot tall perimeter wall where eight feet is the maximum height allowed

*Pursuant to Title 19.08.100, the following standards apply:*

<b>Landscaping and Open Space Standards</b>				
<b>Standards</b>	<b>Required</b>		<b>Provided</b>	<b>Compliance</b>
	<b>Ratio</b>	<b>Trees</b>		
Buffer Trees:				
• North	1 Tree / 30 Linear Feet	4 Trees	0 Trees	N*
• South	1 Tree / 30 Linear Feet	4 Trees	0 Trees	N*
• East	1 Tree / 30 Linear Feet	3 Trees	0 Trees	N*
• West	1 Tree / 30 Linear Feet	4 Trees	0 Trees	N*
<b>TOTAL PERIMETER TREES</b>		<b>15 Trees</b>	<b>0 Trees</b>	<b>N*</b>
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	2 Trees	0 Trees	N**
<b>LANDSCAPE BUFFER WIDTHS</b>				
Min. Zone Width				
• North		15 Feet	0 Feet	N*
• South		8 Feet	0 Feet	N*
• East		15 Feet	0 Feet	N*
• West		8 Feet	0 Feet	N*

\*Waivers are requested for a reduction in landscape buffer widths and a reduction in required perimeter landscape tree requirements.

\*\*An Exception is requested for a reduction in required parking area trees.

<b>Street Name</b>	<b>Functional Classification of Street(s)</b>	<b>Governing Document</b>	<b>Actual Street Width (Feet)</b>	<b>Compliance with Street Section</b>
Sunrise Avenue	Minor Collector	Title 13	60 Feet	Y
North 30 <sup>th</sup> Street	Minor Collector	Title 13	60 Feet	Y

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

<b>Parking Requirement</b>							
<b>Use</b>	<b>Gross Floor Area or Number of Units</b>	<b>Required</b>			<b>Provided</b>		<b>Compliance</b>
		<b>Parking Ratio</b>	<b>Parking</b>		<b>Parking</b>		
			Regular	Handi-capped	Regular	Handi-capped	
Warehouse/ Distribution Center	3,200 SF	1/3000 SF	4				
<b>TOTAL SPACES REQUIRED</b>			4		5		Y
<b>Regular and Handicap Spaces Required</b>			3	1	4	1	Y
Loading Spaces	<10,000 SF	1	1		1		Y

<b>Waivers</b>		
<b>Requirement</b>	<b>Request</b>	<b>Staff Recommendation</b>
Provide a 15-foot perimeter landscape buffer adjacent to right-of-way	To provide a zero-foot perimeter landscape buffer along North 30 <sup>th</sup> Street	Denial
Provide a 15-foot perimeter landscape buffer adjacent to right-of-way	To provide a zero-foot perimeter landscape buffer along Sunrise Avenue	Denial
Provide an eight-foot perimeter landscape buffer for interior property lines	To provide a zero-foot perimeter landscape buffer along the south property line	Denial
Provide an eight-foot perimeter landscape buffer for interior property lines	To provide a zero-foot perimeter landscape buffer along the west property line	Denial
Service bay doors shall not face public right-of-way	To allow proposed service bay doors to face public rights-of-way	Denial

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<b>Waivers</b>		
<b>Requirement</b>	<b>Request</b>	<b>Staff Recommendation</b>
Buildings on corner lots should be oriented to the corner and to the street fronts	To allow the proposed warehouse and distribution development to not be oriented to the corner and street fronts	Denial
Refuse collection areas and dumpsters shall be located away from the street front and screened from view from rights-of-way, sidewalks, and abutting properties through the use of landscaping and screening	To allow a proposed trash enclosure to be located towards the street front where such is not allowed	Denial

<b>Exceptions</b>		
<b>Requirement</b>	<b>Request</b>	<b>Staff Recommendation</b>
Provide two parking lot area trees	To provide zero parking lot area trees	Denial
Provide four perimeter landscape buffer trees along Sunrise Avenue	To allow zero perimeter landscape buffer trees.	Denial
Provide three perimeter landscape buffer trees along North 30 <sup>th</sup> Street	To allow zero perimeter landscape buffer trees.	Denial
Provide four perimeter landscape buffer trees along the south property line	To allow zero perimeter landscape buffer trees.	Denial
Provide four perimeter landscape buffer trees along the west property line	To allow zero perimeter landscape buffer trees.	Denial