

City of Las Vegas

AGENDA MEMO - COMMUNITY DEVELOPMENT

CITY COUNCIL MEETING DATE: MAY 21, 2025

DEPARTMENT: COMMUNITY DEVELOPMENT

**ITEM DESCRIPTION: APPLICANT/OWNER: NEVADA HEALTH AND BIOSCIENCE
ASSET CORPORATION**

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
25-0080-SDR1	Staff recommends DENIAL, if approved subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 29

NOTICES MAILED 88 (by City Clerk)

PROTESTS 0

APPROVALS 1

**** CONDITIONS ****

25-0080-SDR1 CONDITIONS

Planning

1. Conformance to the Conditions of Approval for Site Development Plan Review (24-0161-SDR1) shall be required, except as amended herein.
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 landscape plan, building elevations, and site plan date stamped 04/01/25, except as amended by conditions herein.
4. A Waiver from Title 19.09 is hereby approved, to allow a two-story building where four stories is the minimum required.
5. A Waiver from Title 19.09 is hereby approved, to allow a 44-foot front yard setback where 10 feet is the maximum required.
6. A Waiver from Title 19.09 is hereby approved, to allow a zero percent building façade alignment on Pinto Lane where 80 percent is the minimum required.
7. A Waiver from Title 19.09 is hereby approved, to allow 354 parking spaces where 171 is the maximum allowed.
8. A Waiver of Title 19.09 is requested to allow the building entrance to not face a primary thoroughfare or be connected through an Open Space type.
9. A Waiver of Title 19.09 is requested to not allow pedestrian access from a thoroughfare or courtyard where such is required.
10. A Waiver from Title 19.09 is hereby approved, to allow a 24-foot parking driveway width where 32 feet is the minimum allowed.
11. 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.

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12. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
13. All utility or mechanical equipment shall comply with the provisions of the Interim Downtown Las Vegas Development Standards, unless approved by a separate Waiver.
14. Trash enclosures shall be provided in conformance with the provisions of Title 19.08.040.E.
15. 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 an 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 the visibility of any traffic control device. The technical landscape plan shall include the following changes from the conceptual landscape plan:
 - a) Any non-district-specific landscaping within the amenity zone areas shall be replaced with Medical District-specific landscaping as reflected in Title 19.09.040.
16. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

17. Per condition #20 of Site Development Plan Review (24-0161-SDR1), coordinate Public Sewer connection at a size, depth, and location acceptable to the City of Las Vegas Public Works Sanitary Sewer Engineering due to capacity shortfalls downstream that would require the construction of sewer relief. Additionally, coordinate sewer construction activities for Alta Drive with the "Presley" project (22-0395-SDR1 & L22-02732) located on the northeast corner of Tonopah Road and Hamilton Lane. Prior to the issuance of permits for this site, the relief sewer must be bonded for either by this project or L22-02732.
18. Condition #21 of Site Development Plan Review (24-0161-SDR1) is hereby amended to include a 24-foot driveway width. Any further deviations, if any, to width or ingress/egress radii will require separate approval from the City Engineer.
19. Comply with all applicable conditions of approval for Site Development Plan Review (24-0161-SDR1) and any other site-related actions.

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 the construction of any combustible structures..

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is proposing a reduction to a previously approved Site Development Plan Review (24-0161-SDR1) to allow a proposed two-story, 34,000-square-foot medical laboratory with Waivers of the Title 19.09 Form-Based Code Development Standards on 9.11 acres at the southeast corner of Pinto Lane and Shadow Lane.

ISSUES

- The subject site is within the confinements of the Vision 2045 Downtown Las Vegas Master Plan (Medical District) [Area 3]
- In May 2024, the Planning Commission approved a Site Development Plan Review (24-0161-SDR1) for a four-story, 100,000 square-foot medical office, a four-story, 72,000 square-foot medical laboratory, and a utility plant with Waivers of the Title 19.09 Form-Based Code Development Standards on 9.11 acres at the southeast corner of Pinto Lane and Shadow Lane.
- The following Waivers of the Title 19.09 Form-Based Code Development Standards are requested:
 - A Waiver of Title 19.09 is requested to allow a two-story building where four stories is the minimum. Staff does not support this request.
 - A Waiver of Title 19.09 is requested to allow a 44-foot front yard setback where 10 feet is the maximum required. Staff does not support this request.
 - A Waiver of Title 19.09 is requested to allow 354 parking spaces where 171 is the maximum allowed. Staff does not support this request.
 - A Waiver of Title 19.09 is requested to allow the building entrance to not face a primary thoroughfare or be connected through an Open Space type. Staff does not support this request.
 - A Waiver of Title 19.09 is requested to not allow pedestrian access from a thoroughfare or courtyard where such is required. Staff does not support this request.
 - A Waiver of Title 19.09 is requested to allow a zero percent building façade alignment on Pinto Lane where 80 percent is the minimum required. Staff does not support this request.
 - A Waiver of Title 19.09 is requested to allow a 24-foot parking driveway width where 32 feet is the minimum allowed. Staff does not support this request.
- The subject site is located in Redevelopment Area - Expansion Area.

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ANALYSIS

Adopted by the City Council in June 2016, the Vision 2045 Downtown Las Vegas Master Plan (Downtown Master Plan) is the policy document that provides an overall vision, policy direction, and implementation strategy in support of the ongoing recovery and revitalization in Downtown Las Vegas. The Downtown Master Plan envisions and encourages downtown Las Vegas to achieve a compact, vibrant urban environment, with a focus on higher-density mixed-use development around transit hubs and activity nodes. The Master Plan is intended to enable an energetic, urban way of life and a high-quality physical environment for locals and visitors alike.

Adopted under the requirements of the Las Vegas Municipal Code and other applicable laws, the Title 19.09 Form-Based Code establishes the new form-based standards for the area of the City included within the Downtown Las Vegas Overlay (DTLV-O). Eventually, the Form-Based Code will be applied to each of the twelve Downtown Districts within the Downtown Las Vegas Overlay District. The Form-Based Code Development Standards are established to create the compact, vibrant urban environment that is intended by the Vision 2045 Downtown Las Vegas Master Plan.

The subject site is located within the Medical District of Downtown Las Vegas. With proximity to the core as a significant employment node, the Las Vegas Medical District (LVMD) shows great potential for driving the medical-oriented economy while complementing other districts of Downtown.

The subject site is zoned T6-UG (T6 Urban General). This transect zone intends to provide a vibrant, compact, high-intensity walkable urban environment that can accommodate a variety of building types with active pedestrian street facades and a diverse range of uses supported by active ground floor frontages on multiple streets. This transect zone reinforces the walkable nature of the neighborhood, supports neighborhood-serving commercial or service uses, and supports public transportation alternatives.

For the subject site, the primary street frontage is considered to be both Shadow Lane and Pinto Lane based on the hierarchy of roadways. The 9.11-acre subject site is a partially developed site located at the southeast corner of Pinto Lane and Shadow Lane. In July 2020, the City Council approved a proposed University (Medical School) on a portion of the subject site. In May 2024, the Planning Commission approved a Site Development Plan Review (24-0161-SDR1) for a four-story, 100,000-square-foot medical office, a four-story, 72,000-square-foot medical laboratory, and a utility plant. The applicant is now requesting a reduction to this previous approval intending to only build a two-story medical laboratory at the subject site. In order to accommodate the proposed development, Waivers of the Title 19.09 form-based code development standards. The proposed development is categorized as a Flex Mid-Rise building type with a Common Yard frontage on Shadow Lane.

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The Laboratory, Medical or Dental use is defined as “a facility, other than a hospital, that: conducts general medical or scientific research, investigation, testing, or experimentation; or 1) Upon referral by or request of a medical professional, provides radiological or medical testing, or creates prosthesis or artificial dental work. 2) This use does not include a facility for the manufacture or sale of other products, except as incidental to the main purpose of the laboratory. This use also does not include a “facility to provide testing, treatment, or counseling for drug or alcohol abuse,”...”

Development projects within the form-based code-designated areas of Downtown Las Vegas are subjected to an alternative parking reduction based upon a variety of factors such as neighborhood context and current or future infrastructure. Pursuant to Title 19.09.100 Table G-1 (Medium Load - Zone 2), the reduction brings the parking requirement range from a minimum of 96 parking spaces to a maximum of 177 parking spaces. The parking for the proposed development is well over this threshold as 354 parking spaces are provided; a Waiver of Title 19.09 is requested to allow 354 parking spaces where 177 is the maximum allowed. Similarly, to provide adequate on-site circulation a minimum parking driveway width of 32 feet is required; by providing a 24-foot wide depth, the applicant is requesting a Waiver from this deviation.

The submitted floor plan shows the buildings broken down by floor. The justification letter explains that the laboratory building will feature a series of medical laboratories, an onsite blood donation center, and associated office spaces.

The building elevations demonstrate a two-story, 44-foot tall mid-rise building primarily comprised of a variety of materials. With the building under the four-story minimum building height, the applicant is requesting a Waiver to allow a two-story building height. The northern elevation facing Pinto Lane lacks the architectural frontage type desired by the form-based code used to create a welcoming building façade for pedestrians. The elevation has been designed to lack building entryways and windows. Further, this frontage is occupied by an enclosed utility yard consisting of an air-cooled chiller yard and generator. With the building disconnected from the pedestrian realm, the applicant is requesting Waivers to allow no pedestrian access from a thoroughfare or courtyard where such is required, building entrance to not face a primary thoroughfare or connected through an Open Space type, and both front yard setback and façade alignment deviations.

The landscape plan depicts a variety of 24-inch box trees and five-gallon bushes interchangeably used throughout the site. Within the Form-Based Code Development Standards, district-specific trees are required within the amenity zone area, creating a defining character and comprehensive neighborhood feel. The proposed Chinquapin Oaks are listed on the district-specific tree palette for the Medical District. As such, a Condition of Approval has been added to replace these trees accordingly. Nonetheless, all provided landscaping materials are included on the Southern Nevada Regional Planting Coalition list and are appropriate for a desert climate.

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The Vision 2045 Downtown Las Vegas Master Plan notes that the Medical District was initially established by the City in 2002 to support a health-oriented education and business development. A major component of the Vision 2045 Downtown Las Vegas Master Plan is the diversification of the economy, bringing higher wage jobs that are consistent with Downtown's goals and policies. The site is within proximity to the medical transit hub. This transit hub will accommodate the University of Nevada Las Vegas' Medical Campus' expansion and provide opportunity sites for accommodating medical offices, research and development incubators, and housing products in the vicinity. Amongst all transit hubs, higher-density compact, mixed-use redevelopment is heavily promoted. With the proposed development under the building height minimum and disconnected from the pedestrian realm, staff finds that the proposed development is under-developing the subject site and thereby contrary to the vision set forth in the Vision 2045 Downtown Las Vegas Master Plan.

As the proposed development fails to meet the form-based code development standards, staff finds that the applicant is proposing to underdevelop the subject site in a manner that does not ultimately support the Vision 2045 Downtown Master Plan. As such, staff recommends denial of this Site Development Plan Review application.

FINDINGS (25-0080-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 medical laboratory development is out of context with adjacent development in the surrounding area as the proposed development has been designed in a manner that lacks pedestrian connectivity.

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

The Title 19 form-based code development standards were established to carry out the compact walkable urban environment as desired by the Vision 2045 Downtown Las Vegas Master Plan. The reduced medical laboratory is out of scale and context with the form-based code development standards.

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

Site access is provided by Shadow Lane and Pinto Lane, which are both 60-foot Collector Streets. Additionally, the Title 19.09 Form-Based Code identifies both as commercial streets. For development purposes, both Shadow Lane and Pinto Lane are both categorized as primary thoroughfares. All provided roadways are adequate in size to serve the scale of the proposed development.

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

The proposed building and landscape materials are appropriate for a desert climate and the city. All provided landscaping is included on the Southern Nevada Regional Planting Coalition list and are appropriate for a desert climate.

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 northern elevation facing Pinto Lane, lacks the architectural frontage type desired by the form-based code thus creating a welcoming building façade for pedestrians. The elevation has been designed to lack entryways and windows.

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

The development of the site will be subject to building permit review and inspection, thereby protecting the health, safety, and general welfare of the public.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
06/15/16	The City Council adopted Resolution R-05-2016m, adopting the Vision 2045 Downtown Master Plan.
10/17/18	The City Council adopted Ordinance #6649, which introduced a new Chapter 19.09 Form-Based Code into the Unified Development Code.
12/05/18	The City Council approved a General Plan Amendment (GPA-73548) of the Las Vegas Medical District Pilot Area from multiple General Plan Land Uses to the new Form-Based Code.
01/16/19	The City Council approved a Rezoning (ZON-73549) of the Las Vegas Medical District Pilot Area from multiple zoning districts to the new Form-Based Code Transect Zones developed as part of the Downtown Code update project.
07/14/20	The Planning Commission approved a Site Development Plan Review (SDR-78840) for a proposed University (Medical School) with Waivers of Title 19.09 Form-Based Code Development Standards on 9.11 acres at the southeast corner of Pinto Lane and Shadow Lane. Staff recommended approval.
07/15/22	Staff administratively approved a Minor Amendment (22-0322-SDR1) to a previously approved Site Development Plan Review (SDR-78840) to allow a 180-lot temporary parking lot development on 9.11 acres at the southeast corner of Pinto Lane and Shadow Lane.
05/14/24	The Planning Commission approved a Site Development Plan Review (24-0161-SDR1) for a proposed four-story, 100,000 square-foot medical office, a four-story, 72,000 square-foot medical laboratory, and a utility plant with Waivers of the Title 19.09 Form-Based Code Development Standards on 9.11 acres at the southeast corner of Pinto Lane and Shadow Lane. Staff recommended approval.
04/08/25	The Planning Commission voted (7-0) to recommend APPROVAL For possible action on a Land Use Entitlement project request for a Major Amendment to an approved Site Development Plan Review (24-0161-SDR1) FOR A PROPOSED REDUCTION IN SQUARE-FOOTAGE OF AN APPROVED MEDICAL OFFICE DEVELOPMENT WITH WAIVERS OF TITLE 19.09 FORM-BASED CODE DEVELOPMENT STANDARDS on 9.11 acres at the southeast corner of Pinto Lane and Shadow Lane (APNs 139-33-305-020 and 139-33-399-118), T6-UG (T6 Urban General) Zone, Ward 1 (Knudsen). Staff recommends DENIAL.

<i>Most Recent Change of Ownership</i>	
06/05/20	A deed was recorded for a change in ownership.

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<i>Related Building Permits/Business Licenses</i>	
10/21/20	A Building Permit (C20-3934) was issued for grading at 625 Shadow Lane.
10/29/20	A Building Permit (C20-04192) was issued for an electrical generator at 625 Shadow Lane.
11/17/20	A Building Permit (C20-04193) was issued for temporary power services at 625 Shadow Lane.
11/20/20	A Building Permit (C20-04407) was issued for a temporary power pole at 625 Shadow Lane.
12/16/20	A Building Permit (C20-04161) was issued for a medical education building at 625 Shadow Lane.
02/16/21	A Building Permit (C21-00849) was issued for structural plans for a medical education building at 625 Shadow Lane.
06/15/21	A Building Permit (C20-04942) was issued for on-site improvements at 625 Shadow Lane.
08/30/21	A Building Permit (C20-04943) was issued for a new five-story medical building classroom at 625 Shadow Lane.
11/29/21	A Building Permit (C22-04262) was issued for two exterior illuminated signs at 625 Shadow Lane.

<i>Pre-Application Meeting</i>	
02/12/25	A pre-application meeting was held with the applicant to discuss the submittal requirements for a Site Development Plan Review pertaining to a reduction to a previously approved medical facility.

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

<i>Field Check</i>	
03/17/25	A routine field check was conducted at the subject site; nothing was noted of concern.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	9.11

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Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	College, University of Seminary	FBC (Form Based Code)	T6-UG (T6 Urban General)
North	Government Facility		T5-C (T5 Corridor)
South	Medical Office		T6-UG (T6 Urban General)
East	Multi-Family Residential		T6-UG (T6 Urban General)
West	Hospital		T6-UG-L (T6 Urban General - Limited)

Master and Neighborhood Plan Areas	Compliance
Las Vegas 2050 Master Plan Area: Downtown Las Vegas	Y
Vision 2045 Downtown Las Vegas Master Plan: Las Vegas Medical District	Y
Special Area and Overlay Districts	Compliance
A-O (Airport Overlay) District (175 Feet)	Y
DTLV-O (Downtown Las Vegas Overlay) District - Area 3	Y
LW-O (Live/Work Overlay) District	Y
Other Plans or Special Requirements	Compliance
Trails	N/A
Las Vegas Redevelopment Plan Area - Expansion Area	Y
Interlocal Agreement	N/A
Project of Significant Impact	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.09, the following standards apply:

Standard	Required/Allowed	24-0161-SDR1	Provided	Compliance
Table D. Building Types				
Building Type (Flex Mid-Rise)	Main Body Width: 100% of Lot	11.2%	11.1%	Y
	Main Body Depth: 175 Feet	270 Feet	261 Feet	Y*
	Secondary Wing Width: 75 Feet	N/A	N/A	N/A
	Secondary Wing Depth: 100 Feet	N/A	N/A	N/A
Access Standards	Pedestrian access to the building must be from the thoroughfare or courtyard.			N*

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Standard	Required/Allowed	24-0161-SDR1	Provided	Compliance
Table E. Building Placement				
Setback Distance (Front) - Shadow Lane	5 Feet Minimum 10 Feet Maximum	12 Feet	39 Feet (Existing)	Y
Setback Distance (Front Side) - Pinto Lane	5 Feet Minimum 10 Feet Maximum	11 Feet	44 Feet	N**
Setback Distance (Rear)	0 Feet Minimum	83 Feet	324 Feet	Y
Building Façade (Front) [Pinto Lane]	80%	38.9%	0%	N**
Building Façade (Side) [Shadow Lane]	80%	0%	Existing	Approved via SDR-78840
Table F. Building Form Standards				
Building Height	4 Stories Minimum 12 Stories Maximum	4 Stories	2 Stories	N*
Floor-to-Ceiling (Ground)	13 Feet Minimum	16 Feet	16 Feet	Y
Floor-to-Ceiling (Upper)	9 Feet Minimum	15 Feet	16 Feet	Y
Footprint – Lot Coverage	90% Maximum	23%	14.5%	Y
Depth – Gross Floor Space	20 Feet Minimum	30 Feet	21 Feet	Y
Table G. Frontages				
Frontage 1 [Pinto Lane]	Arcade Forecourt Gallery Shopfront Terrace	Common Yard	Common Yard	Y
Frontage 2 [Shadow Lane]		Shopfront	Existing	Approved via SDR-78840
Pedestrian Access	The primary building entrance must be located to face a primary thoroughfare or be connected to a primary thoroughfare through an Open Space type.			N*
Table H. Frontages				
Encroachment Type	N/A	N/A	N/A	Y
Table I. Use Types				
College, University, or Seminary				Existing
Laboratory, Medical, or Dental				Permitted

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Standard	Required/Allowed	24-0161-SDR1	Provided	Compliance
Table J. Parking Standards				
Setback from Lot	Front: 10 Feet Rear: 0 Feet	83 Feet+ 15 Feet+	67 Foot 14 Foot	Y
Parking Driveway Width	32 Feet Minimum 34 Feet Maximum	32, 35, and 42 Feet	24 Feet	N**
Table K. Required Street Trees				
Amenity Zone Tree Planting	Desert Willow Palo Brea Willow Pittosporum Thornless Hybrid Mesquite Thornless Honey Mesquite Canby Oak Escarpment Oak Monterrey Oak Shumard Oak Texas Mountain Laurel Cedar Elm	Collibah Tree Chinquapin Oak	Chinquapin Oak	N***
Table L. Open Space				
Miscellaneous	20 Feet Minimum Width 20 Feet Minimum Depth Where no residential units are present, a minimum of 5% of the lot area shall be provided as open space on-site. 19,841 SF Minimum	26 Feet 620 Feet 29,597SF+	25 Feet 122 Feet 79,446 SF	Y

**In May 2024, the Planning Commission approved a Site Development Plan Review (24-0161-SDR1) and the associated Waivers of Title 19.09.*

***The applicant is requesting Waivers of Title 19.09.*

****A Condition of Approval has been added to ensure compliance with this standard.*

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Street Name	Functional Classification of Street(s)	Governing Document	Actual Street Width (Feet)	Compliance with Street Section
Shadow Lane	Collector Street	Master Plan of Streets and Highways Map	60	Y
	Primary Thoroughfare	Title 19.09		Y
	Commercial Street			Y
	Special Transit Alignment			Y
Pinto Lane	Collector Street	Master Plan of Streets and Highways Map	60	Y
	Primary Thoroughfare	Title 19.09		Y
	Commercial Street			Y

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

Parking Requirement - Downtown (Areas 1-3)							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
College, University of Seminary [Existing]	360 Students	1 per every 4 students	90				
Laboratory, Medical or Dental	34,000 SF	1 per 200 SF [2,000 max]	10				
		1 per 175 SF thereafter	182				
FBC 2,000 SF Commercial Reduction							
Laboratory, Medical or Dental	34,000 SF	1 per 175 SF thereafter	182				
TOTAL SPACES REQUIRED (unweighted)			272				
TOTAL SPACES REQUIRED (weighted requirement; see below)			177		354		N*
Regular and Handicap Spaces Required			171	6	342	12	N*

Parking Requirement - Downtown (Areas 1-3)							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Downtown Form-Based Code Parking Standards - Title 19.09.100.G							
Parking Standards Medium Load - Zone 2		Between 35% and 65%		96 to 177		N	
Bicycle Parking Requirements		2 min., plus 1 per every 8,000 GFA		31		24**	

*A Waiver is requested to allow a deviation from the following standard.

**A Condition of Approval has been added to ensure compliance with this standard

Waivers		
Requirement	Request	Staff Recommendation
The minimum building height in the T6-UG transect zone is four stories.	To allow a two-story building where four stories is the minimum required.	Denial
The front yard setback distance shall be between a five-foot minimum to a 10-foot maximum.	To allow a 44-foot front yard setback where 10 feet is the maximum required.	Denial
The primary building shall be aligned within a minimum of 80 percent of the façade zone for the frontage street.	To allow a zero percent building façade alignment on Pinto Lane where 80 percent is the minimum required.	Denial
Pedestrian access to the building must be from the thoroughfare or courtyard.	To not allow pedestrian access from a thoroughfare or courtyard where such is required.	Denial
The primary building entrance must be located to face a primary thoroughfare or be connected to a primary thoroughfare through an Open Space type.	To allow the building entrance to not face a primary thoroughfare or connected through an Open Space type.	Denial.

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Waivers		
Requirement	Request	Staff Recommendation
Based on the proposed development and the Form-Based Code parking reduction, a minimum of 96 parking spaces to a maximum of 177 parking spaces shall be provided	To allow 354 parking spaces where 171 is the maximum allowed.	Denial
A two-way parking driveway width shall be a minimum of 32 feet and a maximum of 34 feet.	To allow a 24-foot parking driveway width where 32 feet is the minimum allowed.	Approved
A minimum of two bicycle parking racks plus 1 per every 8,000 gross floor area for a Recreation, Education, or Public Assembly building	To allow 24 bicycle parking where 36 is required.	Denied*
Landscaping within the amenity zone areas shall follow a district-specific landscaping palette.	To allow non-permitted landscaping materials with the amenity zones where district-specific street trees are required.	Denied*

*A Condition of Approval has been added to ensure compliance with this standard.

Previously Approved Waivers for 24-0161-SDR1		
Requirement	Request	Staff Recommendation
The main body building depth is a maximum of 175 feet in the T6-UG transect zone. [Medical Office].	To allow a Flex Mid-Rise Main Body Depth of 179 Feet where 175 Feet is the maximum allowed.	Approved
The main body building depth is a maximum of 175 feet in the T6-UG transect zone. [Laboratory]	To allow a Flex Mid-Rise Main Body Depth of 270 Feet where 175 Feet is the maximum allowed.	Approved
Pedestrian access to the building must be from the thoroughfare or courtyard.	To allow pedestrian access to the building to not come from a thoroughfare or courtyard.	Approved

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Previously Approved Waivers for 24-0161-SDR1		
Requirement	Request	Staff Recommendation
The primary building shall be aligned within a minimum of 80 percent of the façade zone for the frontage street.	To allow a 38.9 percent building façade alignment on Pinto Lane where 80 percent is the minimum required.	Approved
	To allow a zero percent building façade alignment on Shadow Lane where 80 percent is the minimum required.	Approved
A private frontage type shall be provided in compliance with Title 19.09.070.	To allow a Common Yard frontage type on Shadow Lane where such is not permitted in the T6-UG zone.	Approved
A two-way parking driveway width shall be a minimum of 32 feet and a maximum of 34 feet.	To allow a 43-foot parking driveway width where 34 feet is the maximum allowed.	Approved
Based on the proposed development and the Form-Based Code parking reduction, a minimum of 367 parking spaces to a maximum of 681 parking spaces shall be provided	To allow 357 parking spaces where 367 is the minimum required.	Approved