



AGENDA MEMO - COMMUNITY DEVELOPMENT

PLANNING COMMISSION MEETING DATE: JANUARY 14, 2025

DEPARTMENT: COMMUNITY DEVELOPMENT

ITEM DESCRIPTION: APPLICANT/OWNER: HOLY CROSS MISSIONARY BAPTIST CHURCH, INC.

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
24-0570-VAR1	Staff recommends DENIAL, if approved subject to conditions:	
24-0570-SUP1	Staff recommends DENIAL, if approved subject to conditions:	24-0570-VAR1
24-0570-SDR1	Staff recommends DENIAL, if approved subject to conditions:	24-0570-VAR1 24-0570-SUP1

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 6

NOTICES MAILED 271

PROTESTS 0

APPROVALS 0

**** CONDITIONS ****

24-0570-VAR1 CONDITIONS

Planning

1. A Variance is hereby approved to allow a 10-foot rear yard setback where 20 feet is required.
2. Approval of and conformance to the Conditions of Approval for Special Use Permit (24-0570-SUP1) and Site Development Plan Review (24-0570-SDR1) shall be required, if approved.
3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Division.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

24-0570-SUP1 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Church/House of Worship use.
2. Approval of and conformance to the Conditions of Approval for Variance (24-0570-VAR1) and Site Development Plan Review (24-0570-SDR1) shall be required, if approved.

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3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Division.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

24-0570-SDR1 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (24-0570-VAR1) and Special Use Permit (24-0570-SUP1) 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, landscape plan, and building elevations, date stamped 11/14/24, except as amended by conditions herein.
4. All existing chain-link fencing shall be removed prior to the issuance of a Certificate of Occupancy.
5. Mechanical equipment shall be screened in conformance with Title 19 development standards.
6. Waivers from Title 19.06.100 are hereby approved, to allow a four-foot wide landscape buffer along a portion of the west property line where eight feet is required and a zero to 10-foot wide landscape buffer adjacent to the right-of-way where 15 feet is required.

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7. Exceptions from Title 19.08.110 are hereby approved, to allow 18 perimeter trees where 20 are required and to allow one interior parking area tree/island where four are required.
8. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Division.
9. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
10. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to the issuance of any building permits.
11. Pursuant to LVMC Title 19.08.040.G for commercial and industrial properties, a perimeter wall shall be constructed adjacent to any residential zoning district or property used solely for residential purposes. The wall or fence is intended to screen the commercial or industrial activity from the residential property, and shall be of a solid decorative material that is a minimum of six feet in height measured from the side of the commercial or industrial property. In no case shall the wall or fence exceed the overall height limitation applicable to the adjacent zoning district or property unless approved through a Variance or other applicable means. The overall height of a wall or fence shall be measured from the side with the greatest vertical exposure above finished grade.
12. Trash enclosures shall be provided in conformance with the provisions of Title 19.08.040.E.
13. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, which shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.
14. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

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15. 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.
16. Coordinate sewer connection at a size, depth, and location acceptable to the Sanitary Sewer Engineering Section of the Department of Public Works.
17. Contact the City Engineer's Office at 702-229-6272 to coordinate the development of this project with the Lake Mead: Losee Road to Simmons project (MWA505) and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer
18. 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.
19. 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, or the submittal of a map for this site, whichever may occur first. Provide and improve all drainage ways as recommended.

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

This is a project request for a proposed conversion and expansion of an existing building into a church on 0.38 acres at 1328 West Lake Mead Boulevard.

ISSUES

- The existing building onsite has operated as a church for years, but there is no public record of a Certificate of Occupancy for a church or a Site Development Plan Review for the conversion of a single-family dwelling to a church at the subject site.
- A Church/House of Worship is a permitted land use in the R-2 (Medium-Low Density Residential) zoning district with the approval of a Special Use Permit. Staff does not support the request.
- A Variance is requested to allow a 10-foot rear yard setback where 20 feet is required. Staff does not support the request.
- Waivers are requested to allow reduced landscape buffer widths. Staff does not support the requests.
- Exceptions are requested to allow a reduction in required perimeter and interior parking area trees. Staff does not support the request.
- A Condition of Approval has been added requiring a future mapping action to combine the underlying property lines.
- A Condition of Approval has been added requiring the removal of the existing chain-link fencing as it is a prohibited material.

ANALYSIS

The subject 0.38-acre site is zoned R-2 (Medium-Low Density Residential) and subject to Title 19 development standards. It is developed with an existing building, which has been utilized as a church for years but was never properly permitted. The properties adjacent to the north are R-2 zoned and developed with existing single-family dwellings. The property adjacent to the west is zoned C-1 (Limited Commercial) and developed with an existing restaurant with drive through. The applicant proposes to convert the existing building onsite to a Church and expand it by 2,590 square feet, with an overall size of 3,310 square feet.

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Per Title 19, the Church/House of Worship use is defined as “Any building used for religious worship services, religious education and fellowship activities and programs of a religious organization. This use includes the use of the building and premises for other related activities, such as child care facilities, formal educational programs, preschool classes and recreational activities, but only when those activities are ancillary to the religious use and only after those uses have been approved by means of a use review or other procedure under LVMC Chapter 19.16. This use does not include any class of child care center, general education classroom or facility, thrift shop, homeless shelter or commercial activity.” This is a permitted land use in the R-2 (Medium-Low Density Residential) zoning district with the approval of a Special Use Permit.

Minimum Special Use Permit Requirements

1. The Special Use Permit approval may include such activities as religious services, religious instruction, church club activities and similar activities.

The proposed use complies with this requirement, as the proposed development will be utilized for activities as religious services, religious instruction, church club activities and similar activities.

2. The Special Use Permit approval may also include accessory functions, such as child care facilities, formal educational programs, preschool classes and similar related activities, if:
 - a. The uses are specifically proposed in the application; and
 - b. The Director finds that each such use is ancillary to the primary use.

The proposed use complies with this requirement, as the applicant has not indicated the facility will include any accessory functions such as child care facilities, formal educational programs, preschool classes and similar related activities.

3. Following approval of a Special Use Permit, if any additional uses not specifically covered by that Special Use Permit are proposed, an additional public hearing process shall be required to add the uses.

The proposed use complies with this requirement, as any additional uses not specifically covered by that Special Use Permit beyond the realm of religious services, religious instruction, church club activities and similar activities will require an additional public hearing process.

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4. In residential districts, related uses such as thrift shops, homeless shelters and other similar activities may not be conducted and are not eligible for approval as part of a Special Use Permit. Such uses may be conducted only in the zoning districts in which such uses are permitted as primary uses, and must receive specific approval to operate.

The proposed use complies with this requirement, as the applicant has not indicated that any thrift shop, homeless shelters and other similar activities will be conducted on the subject site.

5. Churches on sites larger than five acres shall not be permitted in the U District or a district with an "R" prefix.

The proposed use complies with this requirement, as the subject site is not more than five acres.

The submitted plans depict a one-story, 3,310 square-foot building with access provided from Lexington Street, a 60-foot Local Street. Per Title 19, churches require one space for each four fixed seats, or one space for each 100 square feet of non-fixed seating area in the gathering room. Where fixed seating consists of benches or pews, each 20 linear inches of bench or pew shall be considered one seat. Parking requirements are satisfied as 24 spaces are provided where 20 are required, based on the 1,980 square-foot sanctuary with non-fixed seating. Landscaping Waivers and Exceptions are requested to allow a reduction in required perimeter/interior parking area trees and to allow reduced landscape buffer widths along portions of the perimeters. A key goal from the 2050 City of Las Vegas Master Plan is to reduce the urban heat island effect, thereby staff does not support the requests.

The proposed building addition will feature a stucco façade in neutral tones. A cross on a pedestal is depicted on the roof. Per the applicant, the existing building will be painted to match the proposed building addition. A Variance is requested to allow a 10-foot rear yard setback where 20 feet is required. Staff finds the request to be a self-imposed hardship and thereby recommends denial of the request.

The Department of Engineering - Traffic Division has commented, "This project is expected to add an additional 14 trips per day on Charleston Boulevard, Martin Luther King Boulevard, and J Street / Concord Street. Currently, Charleston Boulevard is at about 56 percent of capacity, Martin Luther King Boulevard is at about 93 percent of capacity, and J Street / Concord Street is at about 22 percent of capacity. With this project, Charleston Boulevard, Martin Luther King Boulevard, and J Street / Concord Street is expected to remain unchanged. Based on Peak Hour use, this development will add into the area roughly 1 additional peak hour trip, or about one every hour."

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Staff finds the proposed development will not be harmonious and compatible with the existing residential development in the surrounding area. This is evident by the requested Variances, Waivers and Exceptions of Title 19 development standards. Therefore, staff recommends denial of all requested entitlements. If approved, they will be subject to conditions.

FINDINGS (24-0570-VAR1)

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

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

Additionally, Title 19.16.140(L) states:

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

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing to construct a building that fails to comply with Title 19 setback standards. An alternative design would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site’s physical characteristics, it is concluded that the applicant’s hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

FINDINGS (24-0570-SUP1)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

1. **The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.**

The proposed cannot be conducted in a manner that is harmonious and compatible with the existing development in the surrounding area as evident by the associated Variance and Waiver requests of Title 19 development standards.

2. **The subject site is physically suitable for the type and intensity of land use proposed.**

The subject site is not physically suitable for the intensity of the proposed land use as evident by the associated Variance and Waiver requests of Title 19 development standards.

3. **Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.**

The subject site is accessed by Lexington Street, a 60-foot Local Street, which is adequate in size to accommodate the needs of the proposed use.

4. **Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.**

If approved, the proposed use will be subject to regular inspections by multiple governmental agencies to ensure the public health, safety and welfare are not compromised.

5. **The use meets all of the applicable conditions per Title 19.12.**

The proposed Church/House of Worship meets the minimum requirements set forth by Title 19.12.

FINDINGS (24-0570-SDR1)

In order to approve a Site Development Plan Review application, per Title 19.16.100(E) the Planning Commission and/or City Council must affirm the following:

1. **The proposed development is compatible with adjacent development and development in the area;**

The proposed development is not compatible with the existing development in the surrounding area as evident by the requested Variance, Waivers of Exceptions of Title 19 development standards.

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

The proposed development is not consistent with Title 19, as the applicant has requested a Variance, Waivers and Exceptions for setback and landscaping requirements.

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

The subject site is accessed by Lexington Street, a 60-foot Local Street, which is adequate in size to accommodate the needs of the proposed use.

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

The proposed stucco building façade and color palette is appropriate for the subject area. The proposed landscape materials adhere 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 building elevations and materials are not unsightly, undesirable, or obnoxious in appearance, which will be harmonious and compatible with the existing development in the surrounding area.

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 health, safety and general welfare of the public.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
07/06/05	The City Council approved a request for a Variance (VAR-6597) to allow a five-foot residential adjacency setback where 78 feet is required on 0.40 acres at 1328 West Lake Mead Boulevard. The Planning Commission recommended approval; staff recommended denial. The approval expired 07/06/11.
07/06/05	The City Council approved a request for a Special Use Permit (SUP-6595) for a proposed Church/House of Worship use at 1328 West Lake Mead Boulevard. The Planning Commission and staff recommended approval. The approval expired 07/06/11.
07/06/05	The City Council approved a request for a Site Development Plan Review (SDR-6596) for a proposed 5,700 square-foot church and waivers to allow a 10-foot front yard setback where 20 feet is required and perimeter and parking lot landscaping requirements on 0.40 acres at 1328 West Lake Mead Boulevard. The Planning Commission recommended approval; staff recommended denial. The approval expired 07/06/11.
08/01/07	The City Council approved the first Extension of Time (EOT-22720) of a previously approved Variance (VAR-6597) to allow a five-foot residential adjacency setback where 78 feet is required on 0.40 acres at 1328 West Lake Mead Boulevard. Staff recommended approval.
08/01/07	The City Council approved the first Extension of Time (EOT-22718) of a previously approved Special Use Permit (SUP-6595) for a proposed Church/House of Worship use at 1328 West Lake Mead Boulevard. Staff recommended approval.
08/01/07	The City Council approved the first Extension of Time (EOT-22719) of a previously approved Site Development Plan Review (SDR-6596) for a proposed 5,700 square-foot church and waivers to allow a 10-foot front yard setback where 20 feet is required and perimeter and parking lot landscaping requirements on 0.40 acres at 1328 West Lake Mead Boulevard. Staff recommended approval.
08/05/09	The City Council approved the second Extension of Time (EOT-35006) of a previously approved Variance (VAR-6597) to allow a five-foot residential adjacency setback where 78 feet is required on 0.40 acres at 1328 West Lake Mead Boulevard. Staff recommended denial.

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<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
08/05/09	The City Council approved the second Extension of Time (EOT-35005) of a previously approved Special Use Permit (SUP-6595) for a proposed Church/House of Worship use at 1328 West Lake Mead Boulevard. Staff recommended denial.
08/05/09	The City Council approved the second Extension of Time (EOT-35004) of a previously approved Site Development Plan Review (SDR-6596) for a proposed 5,700 square-foot church and waivers to allow a 10-foot front yard setback where 20 feet is required and perimeter and parking lot landscaping requirements on 0.40 acres at 1328 West Lake Mead Boulevard. Staff recommended denial.
11/07/23	Code Enforcement Case #CE23-07990 was opened regarding the encroachment on the right-of-way of a tree overhanging and a chain link fence. The case remains open.

<i>Most Recent Change of Ownership</i>	
12/01/23	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
ca. 1946	A single family residential dwelling was constructed at 1328 Tobin Avenue (now 1328 West Lake Mead Boulevard).
11/08/79	A building permit (#8207-2) was issued for a residential dwelling rehabilitation at 1328 West Lake Mead Boulevard. A final inspection was approved 05/29/80. A Certificate of Occupancy was issued 05/30/80.

<i>Pre-Application Meeting</i>	
10/28/24	Staff conducted a pre-application meeting with the applicant where the submittal requirements and deadlines were reviewed for a proposed Site Development Plan Review.

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

<i>Field Check</i>	
12/05/24	Staff conducted a routine field check and found an existing building surrounded by chain-link fencing.

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Details of Application Request	
Site Area	
Net Acres	0.38

Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Church/House of Worship	TOD-2 (Transit-Oriented Development - Low)	R-2 (Medium-Low Density Residential)
North	Residential, Single Family, Detached	TOD-2 (Transit-Oriented Development - Low)	R-2 (Medium-Low Density Residential)
	Restaurant		
South	Public or Private School, Primary and Secondary	C (Commercial)	C-V (Civic)
East	Residential, Single Family, Detached	MXU (Mixed Use)	R-2 (Medium-Low Density Residential)
West	Restaurant	TOD-2 (Transit-Oriented Development - Low)	C-1 (Limited Commercial)

Master and Neighborhood Plan Areas	Compliance
Las Vegas 2050 Master Plan Area: West Las Vegas	Y
West Las Vegas Plan	Y
Special Area and Overlay Districts	Compliance
A-O (Airport Overlay) District (105 Feet)	Y
Other Plans or Special Requirements	Compliance
Trails	N/A
Las Vegas Redevelopment Plan Area - Area 1	Y
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS*Pursuant to Title 19.06, the following standards apply:*

Standard	Required/Allowed	Provided	Compliance
Min. Lot Size	6,500 SF	16,552 SF	Y
Min. Setbacks			
• Front	20 Feet	55 Feet	Y
• Side	5 Feet	76 Feet	Y
• Corner	5 Feet	10 Feet	Y
• Rear	20 Feet	10 Feet	N*
Max. Building Height	2 stories/35 Feet	Single-Story/17 Feet	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated, w/ a Roof or Trellis	Y
Mech. Equipment	Screened	Not Indicated	By Condition

*A Variance is requested to allow a reduced rear yard setback area.

Pursuant to Title 19.06, the following standards apply:

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Buffer Trees:				
• North	1 Tree / 20 Linear Feet	7 Trees	7 Trees	Y
• South	1 Tree / 20 Linear Feet	5 Trees	6 Trees	Y
• East	1 Tree / 20 Linear Feet	3 Trees	4 Trees	Y
• West	1 Tree / 20 Linear Feet	5 Trees	1 Trees	N*
TOTAL PERIMETER TREES		20 Trees	18 Trees	N*
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	4 Trees	1 Trees	N*

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Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	8 Feet		8 Feet	Y
• South	15 Feet		0-10 Feet	N**
• East	15 Feet		5 Feet	N**
• West	8 Feet		4-8 Feet	N**
Wall Height	6 to 8 Feet Adjacent to Residential		Not Indicated	By Condition

*Exceptions are requested to allow a reduction in required perimeter and interior parking area trees.

**Waivers are requested to allow reduced landscape buffer widths along the perimeters.

Street Name	Functional Classification of Street(s)	Governing Document	Actual Street Width (Feet)	Compliance with Street Section
Lake Mead Boulevard	Primary Arterial	Master Plan of Streets and Highways Map	100	Y
Lexington Street	Local Street	Title 13	60	Y

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

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required		Provided		Compliance	
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Church/House of Worship	1,980 SF	One per 100 SF of non-fixed seating area in the gathering room	20				
TOTAL SPACES REQUIRED			20		24		Y
Regular and Handicap Spaces Required			19	1	22	2	Y

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<i>Waivers</i>		
<i>Requirement</i>	<i>Request</i>	<i>Staff Recommendation</i>
Provide an eight-foot wide landscape buffer along interior lot lines	To allow a four-foot wide landscape buffer along the west property line	Denial
Provide a 15-foot wide landscape buffer adjacent to the right-of-way	To allow a zero to 10-foot wide landscape buffer adjacent to the right-of-way	Denial

<i>Exceptions</i>		
<i>Requirement</i>	<i>Request</i>	<i>Staff Recommendation</i>
Provide one tree per 20 linear feet within required perimeter buffer areas (20)	To allow 18 perimeter buffer areas	Denial
Provide one tree per six uncovered parking spaces plus one at the end of every parking row (9)	To allow one interior parking area tree	Denial