



AGENDA MEMO - COMMUNITY DEVELOPMENT

PLANNING COMMISSION MEETING DATE: DECEMBER 12, 2023

DEPARTMENT: COMMUNITY DEVELOPMENT

ITEM DESCRIPTION: APPLICANT/OWNER: SECOND BAPTIST CHURCH, INC

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
23-0524-ZON1	Staff recommends APPROVAL.	
23-0524-SDR1	Staff recommends DENIAL, if approved subject to conditions:	23-0524-ZON1

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 12

NOTICES MAILED 301

PROTESTS 0

APPROVALS 0

**** CONDITIONS ****

23-0524-SDR1 CONDITIONS

Planning

1. Approval of a Rezoning (23-0524-ZON1) 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 and the landscape plan, date stamped 11/20/23, except as amended by conditions herein.
4. A Waiver from Title 19.09 is hereby approved to allow 238 parking spaces where 210 is the maximum allowed for the Church/House of Worship.
5. A Waiver from Title 19.09 is hereby approved to allow a 24-foot two-way driveway where 32 feet is the minimum allowed.
6. A Waiver from Title 19.09 is hereby approved to allow zero square feet of open space where 2,527 square feet is required.
7. A Waiver from Title 19.09 is hereby approved to allow zero bicycle parking spots where five bicycle parking spots are required.
8. A Waiver from Title 19.09 is hereby approved to allow 34 landscape buffer trees where 38 are required for surface parking lots.
9. An Exception from Title 19.08 is hereby approved to allow zero landscape planter fingers within the parking area where 26 planter fingers are required.
10. An Exception from Title 19.08 is hereby approved to allow nine parking lot trees where 35 are required.
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. 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.
14. 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. The technical landscape plan shall include the following change from the conceptual landscape plan:
 - All trees shall be species as reflected by R-43-2022, the resolution forming the City of Las Vegas Urban Forestry program. The Mexican Plum tree will be substituted for a drought-tolerant tree species.
 - All trees shall be species as reflected by Title 19.09.040(c) District-specific tree palette for the Historic Westside District for right-of-ways less than 81 feet wide. The Mexican Plum tree will be substituted for an allowed species.
15. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

16. Per Title 13.12, dedicate a 10-foot radius at the southeast and southwest corners of Madison Avenue and E Street prior to the issuance of permits for this site or the recordation of a map, whichever occurs first.
17. 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 driveways and replace with new improvements meeting Current City Standards concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
18. Landscape and maintain all unimproved right-of-way adjacent to this site. 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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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.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is requesting a Rezoning and Site Development Plan Review to allow a satellite parking lot at 415, 421, 505, 509, 515 Madison Avenue & 1113 E Street for the Church/House of Worship located at 500 Madison Avenue.

ISSUES

- The applicant is requesting to rezone parcel (APN 139-27-210-024) from T4-MS (T4 Main Street) to T4-N (T4 Neighborhood). Staff supports this request.
- A Waiver from Title 19.09 is requested to allow 238 parking spaces where 210 is the maximum allowed for the Church/House of Worship. Staff supports this request.
- A Waiver from Title 19.09 is requested to allow a 24-foot two-way driveway where 32 feet is the minimum allowed. Staff supports this request.
- A Waiver from Title 19.09 is requested to allow zero square feet of open space where 2,527 square feet is required. Staff supports this request.
- A Waiver from Title 19.09 is requested to allow zero bicycle parking spots where five bicycle parking spots are required. Staff does not support this request.
- A Waiver from Title 19.09 is requested to allow 34 landscape buffer trees where 38 are required for surface parking lots. Staff does not support this request.
- An Exception from Title 19.08 is requested to allow zero landscape planter fingers within the parking area where 26 planter fingers are required. Staff does not support this request.
- An Exception from Title 19.08 is requested to allow nine parking lot trees where 35 are required. Staff does not support this request.

ANALYSIS

The Church/House of Worship located at 500 Madison Avenue is currently a parking-impaired development, with an existing parking lot that provides 110 parking stalls including nine handicap accessible parking stalls to the west of the Church/House of Worship. This proposed off-site parking lot, in accordance with 19.18.030(D).4 provisions for off-site parking, will provide an additional 128 parking stalls. In total, this will bring the Church/House of Worship located at 500 Madison Avenue to 238 parking stalls where 300 parking stalls are required as set forth in Title 19.12, with nine handicap parking stalls where seven are required. The proposed 238 parking stalls will exceed the maximum parking count requirement, 210 parking stalls, as set forth in Title 19.09.

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The subject properties are split between two zoning districts; parcels 139-27-210-025 through -029 are zoned T4-N (T4 Neighborhood), and parcel 139-27-210-024 is zoned T4-MS (T4 Main Street). To allow for the proposed project to span across the various parcels, all of the parcels must be brought into the same zoning district. To this end, the applicant is requesting to rezone parcel 139-27-210-024 from T4-MS (T4 Main Street) to T4-N (T4 Neighborhood).

Several Waivers and Exceptions are requested as a part of this Site Development Plan Review, as listed in the Issues section above. The requested Waivers are largely the result of the applicant maximizing the number of parking spaces while complying with the ten-foot landscape buffers along the public right-of-ways and with site circulation.

The applicant could eliminate the need for both the excess parking Waiver and the landscape islands parking waiver by providing landscape islands in accordance with Title 19.08.110 at a rate of one island per six parking stalls. The applicant has opted to provide additional parking instead of the requested landscape islands.

Staff is able to support the requested driveway width deviation as this is a low traffic street. The driveway width will be 75-percent of the required width. Staff is able to support the requested Waivers to exceed maximum parking, as this is a slight deviation, and is still less than the minimum parking required by Title 19.12; the site plan will provide 79-percent of the Title 19.12 requirement where a maximum 70-percent of the Title 19.12 requirement is allowed as set forth in Title 19.09.100(G).

In the Historic Westside's HUNDRED Plan, these parcels are identified as ideal for a central civic space for the West side to serve the outdoor spiritual and religious needs of the community. Staff would support additional open space, however this parking lot is a portion of a larger religious complex which includes an outdoor gathering spaces across the street at 1208 E Street which is approximately 3,000 square feet. Therefore, staff is able to support the requested Waiver of minimum open space.

Staff is not able to support the bicycle parking Waiver. The bicycle parking requirement as set forth in Title 19.09 support multimodal transportation and other city and neighborhood goals as identified in the Master Plan and Special Area Plans for the Historic Westside.

Staff is not able to support the landscaping Waivers. The subject site is located within the Historic Westside, which has been identified as an area of the city in need for additional landscaping. As stated in the West Las Vegas Walkable Community Plan, "[t]he tree canopy of the Historic West Las Vegas Walkable Community is sparse, a little more than 7.8 percent, and provides little canopy coverage. The existing trees are generally found on commercial and residential lots. The streets are generally void of trees, with the exception of the Historic Berkley Square neighborhood...The addition of drought tolerant trees and landscaping will mitigate urban heat islands, air pollution and improve streetscape esthetics." In support of the goals of the West Las Vegas Walkable Community Plan, the landscaping requirements as set forth in Title 19.09 and 19.08 should be met in full compliance.

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While staff does not support the requested landscaping Waivers, it can be noted that the proposed Site Plan would bring an additional 65 trees across the subject properties. This improvement in tree canopy will help to alleviate the increased urban heat island impact of the additional asphalt. Additionally, the applicant has included a landscape buffer on the eastern property line where one is not required to provide a buffer adjacent to the detached single family residence abutting the subject site.

The majority of the proposed trees are Weeping Acacia, which is an appropriate tree species for the area and the city. The Mexican Plum tree is not a tree supported by the Southern Nevada Water-Smart Regional Plant List or Title 19.09.040(C). A Condition has been added to require that the landscape plan is revised so that all trees shall be drought-tolerant as reflected by R-43-2022, the resolution forming the City of Las Vegas Urban Forestry program, and so that all trees shall be allowed by the Historic Westside District-specific planting palette.

The addition of large parking lots creates additional asphalt that exacerbates the city's and neighborhood's challenges with the Urban Heat Island effect. Due to staff not supporting the requested landscape Waivers, staff recommends denial of the Site Development Plan Review. If denied, the existing parking lot which makes up a portion of this site may remain.

FINDINGS (23-0524-ZON1)

In order to approve a Rezoning application, pursuant to Title 19.16.090(L), the Planning Commission or City Council must affirm the following:

1. The proposal conforms to the General Plan.

The subject site has a General Plan land use designation of Form-Based Code. The proposed T4-N (T4 Neighborhood) zoning district is consistent with the General Plan designation and is consistent with the adjacent properties to the west.

2. The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts.

The uses allowed in the T4-N (T4 Neighborhood) zoning district are generally more residential and restrictive than the allowed uses in T4-MS (T4 Main Street). This will be consistent with the adjacent properties to the west of the subject site and with the surrounding existing land uses. The adjacent site zoned T4-MS (T4 Main Street) to the west is a legal non-conforming Single-Family, Detached residence, which is an allowed use in T4-N (T4 Neighborhood) but not in T4-MS (T4 Main Street).

3. **Growth and development factors in the community indicate the need for or appropriateness of the rezoning.**

Growth and development factors in the community indicate that the rezoning is appropriate. The rezoning is necessary only to allow for the multi-lot development which is proposed with the accompanying Site Development Plan Review (23-0524-SDR1).

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

Madison Avenue and E Street are Local Streets and Minor Neighborhood Streets as designated in Title 19.04 Complete Street Standards and Title 19.09.090.K Historic Westside District Thoroughfare Plan. Madison Avenue is 70 feet wide and E Street is 63 feet wide. The proposed Rezoning reduces the intensity of potential development, and both street are adequate in size to support the proposed rezoning.

FINDINGS (23-0524-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 parking lot would serve as a satellite parking area for the Church/House of Worship across the street at 500 Madison Avenue. The proposed site plan, however, is not compatible with adjacent development due to the requested Waivers.

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

The proposed development meets the standards for off-site parking as set forth in Title 19.18.030, but does not meet several other development standards. The Waivers requested as a part of this application are inconsistent with Title 19.09 Form-Based Code and 19.08.110 Commercial and Industrial Parking Design Standards.

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

Madison Avenue and E Street are Local Streets and Minor Neighborhood Streets as designated in Title 19.04 Complete Street Standards and Title 19.09.090.K Historic Westside District Thoroughfare Plan. Madison Avenue is 70 feet wide and E Street is 63 feet wide. The proposed site plan will not negatively impact the adjacent roadways or neighborhood traffic.

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

The majority of the proposed trees are Weeping Acacia, which is an appropriate tree species for the area and the city. The Mexican Plum tree is not a supported landscape material. A Condition has been added to require that the landscape plan is revised so that all trees shall be drought-tolerant as reflected by R-43-2022, the resolution forming the City of Las Vegas Urban Forestry program, and so that all trees shall be allowed by the Historic Westside District-specific planting palette as set forth in Title 19.09.040(C).

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;

There are no buildings proposed on the subject properties.

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

The proposed site circulation is in compliance with the dimensional requirements as set forth in Title 19.08.110, and the public safety and welfare will be preserved through additional requirements such as wheel stops as necessary at the building permit stage.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Code Enforcement, etc.</i>	
04/22/65	The Board of Zoning Adjustment approved a Special Use Permit (U-001465) for expansion of an existing Church in an R-4 (High Density Residential) District at the northwest corner of Madison Avenue and E Street. Staff recommended approval.
11/19/85	The Board of Zoning Appeals approved a Special Use Permit (U-0073-85) for an expansion and remodeling of the existing Church at 500 Monroe Avenue, and for a church parking lot on APN 139-27-210-026.
07/28/92	The Board of Zoning Adjustment approved a Special Use Permit (U-015992) to allow a parking lot at 515 and 521 West Monroe Avenue, and 520 Madison Avenue for an existing church. Staff recommended approval.
09/12/02	The Planning Commission approved a Site Development Plan Review (SD-0036-02) for APNs: 139-27-210-026 through 029, for a parking lot. This Site Development Plan Review expired on 09/12/04.

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<i>Related Relevant City Actions by Planning, Fire, Code Enforcement, etc.</i>	
06/04/03	The City Council denied the appeal of the Planning Commission denial of a Special Use Permit (SUP-2041) for a Halfway House, Criminal (Six Beds) at 1111 and 1113 E Street. Staff recommended denial.
06/04/03	The City Council denied the appeal of the Planning Commission denial of a Site Development Plan Review (SDR-2040) for a proposed 1,632 square foot Halfway House, Criminal and Waivers of parking lot and perimeter landscape requirements and commercial development standards on 0.34 acres at 1111 and 1113 E Street. Staff recommended denial.
07/12/11	The Planning Commission approved a Site Development Plan Review (SDR-41925) to expand an existing parking lot with waivers of perimeter landscape requirements to allow a zero-foot landscape buffer along the north and east perimeters where 15 feet was required and to allow a six-foot buffer along the west perimeter where eight feet was required for APNs: 139-27-210-026 through 029. This Site Development Plan Review expired on 07/12/13. Staff recommended denial.
07/12/11	The Planning Commission approved a Special Use Permit (SUP-41927) to allow the expansion of a Church/House of Worship use for APNs: 139-27-210-026 through 029. This Special Use Permit expired on 07/12/13. Staff recommended denial.
01/20/21	The City Council approved a General Plan Amendment (20-0166-GPA1) for the area bound by Owens Avenue on the north, Interstate 15 and Main Street on the east, U.S. 95 on the south and Martin L. King Boulevard on the west, including the subject parcels, from multiple General Plan Designations to Form-Based Code.
01/20/21	The City Council approved a Rezoning (20-0166-ZON1) for the area bound by Owens Avenue on the north, Interstate 15 and Main Street on the east, U.S. 95 on the south and Martin L. King Boulevard on the west, including the subject parcels, from multiple zoning districts to transect zoning districts.

<i>Most Recent Change of Ownership</i>	
06/05/89	A deed was recorded for a change in ownership.

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Related Relevant Building Permits/Business Licenses	
11/13/50	A building permit (#10975) was issued for a church at 500 Madison Avenue.
04/26/73	A building permit (#10883) was issued for a projecting sign to replace an existing sign at 500 Madison Avenue. A final inspection was approved on 04/27/73.
07/29/87	A building permit (#0682) was issued for an addition and remodel of an existing church at 500 Madison Avenue.
07/30/87	A building permit (#06821) was issued for paving, landscaping and miscellaneous onsite improvements at 500 Madison Avenue.
Pre1991	A business license (R0700360) was issued for a restaurant at 1215 "E" Street. The license was marked out of business on 07/06/09.
01/24/94	A building permit (#94316539) was issued for internal tenant improvements at 500 Madison Avenue. A final inspection was approved on 05/10/94.
01/19/96	A business license (M0104988) was issued for a janitorial service at 1215 "E" Street. The license is still active.
09/17/03	A building permit (#03020084) was issued for a tenant improvement remodel of an existing church at 500 Madison Avenue. A final inspection was approved on 10/02/03.
07/07/06	A building permit (#06004537) was issued for a tenant improvement remodel of an existing church at 500 Madison Avenue. A final inspection was approved on 10/20/06.
07/15/06	A business license (G9900029) was issued for a charter school at 500 Madison Avenue. The license is still active.
04/22/09	A business license (N3100239) was issued for a nonprofit community service bookstore and gift shop at 500 Madison Avenue. The license is still active.
07/07/10	A building permit (#166909) for a parking lot with landscaping and lighting at 1113 E Street was submitted to the City of Las Vegas for review. The application was subsequently denied by the Department of Planning pending approval of a Special Use Permit and Site Development Plan Review for a parking lot.

Pre-Application Meeting	
10/02/23	A pre-application meeting was held to discuss the submittal requirements for a Rezoning and Site Development Plan Review.

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

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Field Check	
11/01/23	During a routine site visit staff observed several undeveloped properties and one developed parking lot which is constructed partly encroaching into the public right-of-way, and has minimal landscaping. The sites were free of debris and no potential code violations were noted.

Details of Application Request	
Site Area	
Gross Acres	1.16

Land Use per Title 19.12		General Plan	Zoning District
Subject Property	Parking Facility	Form-Based Code (FBC)	T4-N (T4 Neighborhood)
	Undeveloped	Form-Based Code (FBC)	T4-MS (T4 Main Street)
North	Church/House of Worship	Form-Based Code (FBC)	T4-N (T4 Neighborhood)
	Residential, Multi-Family	Form-Based Code (FBC)	T4-MS (T4 Main Street)
South	Duplex	Form-Based Code (FBC)	T4-N (T4 Neighborhood)
	Undeveloped	Form-Based Code (FBC)	T4-N (T4 Neighborhood)
East	Single Family, Detached Residence	Form-Based Code (FBC)	T4-MS (T4 Main Street)
West	Parking Facility	Form-Based Code (FBC)	T4-N (T4 Neighborhood)

Master and Neighborhood Plan Areas	Compliance
Master Plan 2050 Area: Downtown Las Vegas	Y
Historic Westside - The Hundred Plan	N*
Vision 2045 Downtown Las Vegas Master Plan	Y
Special Area and Overlay Districts	Compliance
A-O (Airport Overlay) District (175 Feet)	Y
DTLV-O (Downtown Las Vegas Overlay) District – Area 2 (Historic Westside)	Y
Other Plans or Special Requirements	Compliance
Trails (name and location)	N/A
Las Vegas Redevelopment Plan (Area 2)	Y
Interlocal Agreement	N/A
Project of Significant Impact	N/A
Project of Regional Significance	N/A

* The Historic Westside HUNDRED Plan created a concept plan which includes several of these parcels, for a central civic space for the West side to serve the outdoor spiritual and religious needs of the community.

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DEVELOPMENT STANDARDS*Pursuant to Title 19.09, Title 19.04, and Title 19.08.110, the following standards apply:*

Standard	Required/Allowed	Provided	Compliance
Table D. Building Types			
Building Type (None)	N/A	No Building(s) proposed	Y*
Table G. Frontages			
Frontage 1 [Madison Avenue] & Frontage 2 [E Street]	<p>Surface lots along front and corner side setbacks shall include a 10-foot landscaping buffer between the parking and sidewalk area, with 24-inch box trees placed every 15 feet on center and four five-gallon shrubs for every required tree.</p> <p>Common Yard Dooryard Forecourt Porch: Engaged Porch: Projecting Shopfront Stoop Terrace</p>	<p>10-foot buffer provided with trees every 20 feet on center, including on the eastern property line where no buffer trees are required.</p> <p>Common Yard</p>	N**
Table I. Use Types			
Church/House of Worship			Y*
Table J. Parking Standards			
Setback from Lot	10 Foot Front 10 Foot Corner Side	10 Foot Front 10 Foot Corner	Y
Parking Driveway Width	32 feet min. - 34 feet max.	24 Feet	N***
Handicapped Parking Requirement	Seven handicapped stalls are required.	Nine handicap accessible parking stalls are existing, across the street.	Y

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Standard	Required/Allowed	Provided	Compliance
Table J. Parking Standards			
Parking Lot Landscaping	Each Landscape island shall have 1 24-inch box tree and four 5-gallon shrubs. Interior landscape islands shall be provided for all parking lots as follows: (A) At the end of each row of parking spaces; (B) Either parallel to parking spaces, at a ratio of one landscape island for every six parking spaces, or perpendicular to parking spaces, if located between abutting rows of parking spaces; and (C) In addition to any required perimeter landscape areas.	Nine trees at the end of rows of parking spaces	N****
Table K. Required Street Trees			
Amenity Zone Tree Planting	50-foot minor neighborhood street with trees every 20 feet on center = 28 trees	31 trees provided	Y
Table L. Open Space			
Miscellaneous	Where no residential units are present, a minimum of five-percent of the lot area shall be provided as open space on-site.	None provided	N*****

* The Primary Structure is off-site, across Madison Avenue.

** A Waiver of Title 19.09.050.E.036.J requiring landscape buffer trees every fifteen feet on center is requested. A tree every twenty feet on center was provided, including on one of the internal side yards where no trees were required.

*** A Waiver of Title 19.09 Driveway Width standards would be required to allow for 24-foot driveway widths where 32 feet minimum is required.

**** A Waiver of Title 19.08.110 and 19.09 requirements for landscape islands within the parking lot area and an Exception of Title 19.08.110 and 19.09 requirements for the number of trees in the parking lot is requested.

***** A Waiver of Title 19.09 requirements that five-percent of the site is Open Space would be required to have zero open space on the property.

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Street Name	Functional Classification of Street(s)	Governing Document	Actual Street Width (Feet)	Compliance with Street Section
Madison Avenue	Local Street; Minor Neighborhood Street	19.04 Complete Streets	70	Y*
E Street	Local Street; Minor Neighborhood Street	19.04 Complete Streets	63	Y*

* The sidewalk is attached where the street section calls for detached sidewalk with a curbside amenity zone. As set forth in Title 19.04.010(B), the applicant can leave the existing sidewalk as attached.

For Parcel APN 139-27-210-024:

Existing Zoning	Permitted Density	Units Allowed
T4-MS (T4 Main Street)	5 stories max.	Determined by site design
Proposed Zoning	Permitted Density	Units Allowed
T4-N (T4 Neighborhood)	3 stories max.	Determined by site design

Pursuant to Title 19.09.050.E.036.J and Title 19.08.110, the following standards apply:

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Buffer Trees:				
• North (Madison Ave.)	1 Tree /15 Linear Feet	22 Trees	16	N*
• East (E St.)	1 Tree / 15 Linear Feet	7 Trees	5	N*
• East (along parcel 139-27-210-023)	None Required	0 Trees	7	Y
• West (E St.)	1 Tree / 15 Linear Feet	9 Trees	6	N*
TOTAL PERIMETER TREES		38 Trees	34	N*
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	35 Trees	9	N**

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	10 feet		10 feet	Y
• East	10 feet		10 feet	Y
• West	10 feet		10 feet	Y
Wall Height	6 to 8 Feet Adjacent to Residential		None proposed	Y

* A Waiver of Title 19.09 to allow 34 landscape buffer trees where 38 are required for a surface parking lot is requested.

** An Exception of Title 19.08.110 requirements for landscape islands within the parking lot area and to allow nine parking area trees where 35 are required is requested.

Parking Requirement - Downtown Area 2							
Use	Gross Floor Area or Number of Units	Base Parking Requirement			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Church/ House of Worship	1,200 fixed seats	One space for each 4 fixed seats	300				
TOTAL SPACES REQUIRED			300		238		N
Regular and Handicap Spaces Required			293	7	229	9	N
Downtown Form-Based Code Parking Standards – Title 19.09.100 G							
Parking Standards High Load – Zone 3		Between 40-percent and 70-percent of the parking requirement indicated in LVMC Section 19.12.060 (Parking Requirements) for the use			Min. 120 - Max. 210		N*
Bicycle Parking Requirements		2 min., plus 1 per every 8,000 GFA (Public Assembly) = Five spaces			0		N**

* A Waiver from Title 19.09 to allow 238 parking spaces where 210 is the maximum allowed is requested.

** A Waiver from Title 19.09 to provide zero bicycle parking stalls where five are required is requested.

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Waivers		
Requirement	Request	Staff Recommendation
Between 40-percent and 70-percent of the parking requirement indicated in LVMC Section 19.12.060.	To allow 238 parking spaces where 210 is the maximum allowed.	Approval
32 feet of width for a two-way driveway is required.	To allow a 24-foot driveway widths where 32 feet minimum is required.	Approval
Where no residential units are present, a minimum of five-percent of the lot area shall be provided as open space on-site.	To allow zero open space where five-percent of the lot [2,527 square feet] is required.	Approval
Bicycle Parking at a rate of two plus one for every 8,000 square feet of gross floor area for a Public Assembly use.	To provide zero bicycle parking spaces where five are required.	Denial
Landscape buffer trees for surface parking lots in T4-N (T4 Neighborhood) at a rate of one tree every fifteen feet on center is required.	To allow 34 landscape buffer trees where 38 are required for a surface parking lot is requested.	Denial

Exceptions		
Requirement	Request	Staff Recommendation
Parking lot landscaping at a rate of one Tree for every six uncovered spaces, plus one tree at the end of each row of spaces.	To allow nine parking lot trees where 35 are required.	Denial
One parking lot landscaping island for every six parking stalls is required.	To allow zero planter fingers where 26 planter fingers are required.	Denial