



**AGENDA MEMO - COMMUNITY DEVELOPMENT**

**PLANNING COMMISSION MEETING DATE: MAY 14, 2024**  
**DEPARTMENT: COMMUNITY DEVELOPMENT**  
**ITEM DESCRIPTION: APPLICANT/OWNER: NEVADA HEALTH AND BIOSCIENCE ASSET CORPORATION**

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
24-0161-SDR1	Staff recommends APPROVAL, subject to conditions:	

**\*\* NOTIFICATION \*\***

**NEIGHBORHOOD ASSOCIATIONS NOTIFIED**                      30

**NOTICES MAILED**    91

**PROTESTS**    0

**APPROVALS**    0

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

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**24-0161-SDR1 CONDITIONS**

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**Planning**

1. 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.
2. All development shall be in conformance with the site plan and landscape plan, date stamped on 04/16/24 and building elevations, date stamped on 03/21/24, except as amended by conditions herein.
3. A Waiver from Title 19.09 is hereby approved, to allow a Flex Mid-Rise Main Body Depth of 179 Feet where 175 Feet is the maximum allowed.
4. A Waiver from Title 19.09 is hereby approved, to allow a Flex Mid-Rise Main Body Depth of 270 Feet where 175 Feet is the maximum allowed.
5. A Waiver from Title 19.09 is hereby approved, to allow pedestrian access to the building to not come from a thoroughfare or courtyard.
6. A Waiver from Title 19.09 is hereby approved, to allow a 38.9 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 a zero percent building façade alignment on Shadow Lane where 80 percent is the minimum required
8. A Waiver from Title 19.09 is hereby approved, to allow a Common Yard frontage type on Shadow Lane where such is not permitted in the T6-UG zone.
9. A Waiver from Title 19.09 is hereby approved, to allow a 43-foot parking driveway width where 34 feet is the maximum allowed.
10. A Waiver from Title 19.09 is hereby approved, to allow 357 parking spaces where 367 is the minimum required.
11. An Exception from Title 19.09 is hereby approved, to allow a 12-foot front side yard setback (Shadow Lane) where 10 feet is the maximum allowed.

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12. An Exception from Title 19.09 is hereby approved, to allow a 12-foot front side yard setback (Pinto Lane) where 10 feet is the maximum allowed.
13. 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.
14. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
15. All utility or mechanical equipment shall comply with the provisions of the Interim Downtown Las Vegas Development Standards, unless approved by a separate Waiver.
16. A revised site plan shall be submitted to and approved by the Department of Community Development, prior to the time application is made for a building permit, to reflect the changes herein.
  - a) The minimum of 36 bicycle racks shall be provided
17. 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 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.
18. A Comprehensive Construction Staging Plan shall be submitted to the Department of Community Development for review and approval prior to the issuance of any building permits. The Construction Staging Plan shall include the following information: Design and location of construction trailer(s); design and location of construction fencing; all proposed temporary construction signage; location of materials staging area; and the location and design of parking for all construction workers.
19. Prior to the submittal of a building permit application, the applicant shall meet with Department of Community Development staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.

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20. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

**Public Works**

21. 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.
22. The proposed throat depth and new driveway accessing this site from Pinto Lane is hereby approved as a Deviation of Standards. Any further deviations, if any, to width or ingress/egress radii will require separate approval from the City Engineer.
23. An update to the previously approved Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or the submittal of any construction drawings, whichever may occur first. Comply with the recommendations of the approved update to the Traffic Impact Analysis prior to occupancy of the site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development
24. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to submittal of any construction drawings or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage study update.

**Fire & Rescue**

25. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

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

**PROJECT DESCRIPTION**

The applicant is proposing to develop a four-story, 100,000 square-foot medical office, a four-story, 72,000 square-foot medical laboratory and a utility plant 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].
- 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 Flex Mid-Rise Main Body Depth of 179 Feet where 175 Feet is the maximum allowed. Staff supports this request.
  - A Waiver of Title 19.09 is requested to allow a Flex Mid-Rise Main Body Depth of 270 Feet where 175 Feet is the maximum allowed. Staff supports this request.
  - A Waiver of Title 19.09 is requested to allow pedestrian access to the building to not come from a thoroughfare or courtyard. Staff supports this request.
  - A Waiver of Title 19.09 is requested to allow a 38.9 percent building façade alignment on Pinto Lane where 80 percent is the minimum required. Staff supports this request.
  - A Waiver of Title 19.09 is requested to allow a zero percent building façade alignment on Shadow Lane where 80 percent is the minimum required. Staff supports this request.
  - A Waiver of Title 19.09 is requested to allow a Common Yard frontage type on Shadow Lane where such is not permitted in the T6-UG zone. Staff supports this request.
  - A Waiver of Title 19.09 is requested to allow 357 parking spaces where 367 is the minimum required. Staff supports this request.
  - A Pre-Entitlement Exception of Title 19.09 has been approved administratively by the Department of Community Development to allow an 11-foot front yard setback on Pinto Lane and a 12-foot front yard setback on Shadow Lane where 10 feet is the maximum allowed.
- 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 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 located in a T6-UG (T6 Urban General) transect zone.

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. By doing so, the T6-UG transect zone provides a compact urban form that accommodates a variety of urban housing choices as well as limited retail and services. This transect zone reinforces the walkable nature of the neighborhood, supports neighborhood-serving commercial or service uses, and supports public transportation alternatives.

This transect zone is governed by Title 19.09 which regulates the form-based code development standards. 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. On the remaining portion of the site, the applicant is proposing to develop a proposed four-story, 100,000 square-foot medical office, a four-story, 72,000 square-foot medical laboratory and a utility plant. The proposed development are categorized as a Flex Mid-Rise building types with a Shopfront frontage on Pinto Lane and a Common Yard frontage on Shadow Lane.

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The Office, Medical or Dental use is defined as “a professional office for the administration of professional medical, psychological or dental care, including examinations, screenings and minor outpatient surgical procedures. This use does not include a facility that provides housing for individuals, a clinic...” 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,”...” The centralized plant shown on the site plan is n

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 367 parking spaces to a maximum of 681 parking spaces. The parking for the proposed development is outside of this threshold as 357 parking spaces are provided; a Waiver of Title 19.09 is requested to allow 357 parking spaces where 367 is the minimum required. Similarly, to provide adequate on-site circulation a maximum parking driveway width of 34 feet is required; by providing a 35 (northern driveway) and 42-foot (southeast driveway) 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 compliments the floor plan providing a further explanation of the operation. The justification letter explains that the laboratory building will feature a series of medical laboratories, an onsite blood donation center, a shelled level for a future incubator space, and associated office spaces. The clinic and mental health facility will feature the Grant a Gift Autism Foundation, Clinical and Mental Health Facility, and Adult/Pediatric Cardiology Clinic.

The building elevations demonstrate two four story, 174 and 178-foot tall mid-rise buildings primarily comprised of a variety of materials. The building primarily consists of textured colored walls, insulated glass units, and a glazed storefront system. All sides of the proposed building are coherently designed and treated with a consistent level of detailing and finish in compliance with Title 19.08.

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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. Neither the proposed Chinquapin Oaks nor the Collibah Trees are listed on the district-specific tree palette for the Medical District. As such, Condition of Approval #17 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.

The subject site is located within the Master Plan 2050 designated area of Downtown Las Vegas which is the City's civic, commercial, and cultural hub. Downtown continues to attract visitors looking for a historic and authentic Las Vegas experience. The Downtown of tomorrow is envisioned as a vibrant and livable urban environment and will continue to "Reinvent the Legend" through the complete implementation of the Vision 2045 Downtown Las Vegas Masterplan.

The Vision 2045 Downtown Las Vegas Master Plan notes that the Medical District was initially established by the City in 2002 for supporting 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 polices. Health and medical services is identified as a critical path to economic diversification. The proposed development supports the objectives of the Vision 2045 Downtown Las Vegas Master Plan by focusing on medical-related uses and by developing training facilities. The project contributes to bolster the Medical District's reputation as a regional healthcare center. Further the expansion of the UNLV Medical Campus will continue to drive economic growth within the district for medical and healthcare industries. Lastly, 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.

The proposed site is also located within the Redevelopment Expansion Area and if approved would support the goals of the Redevelopment Agency by striving to create an environment reflecting a high level of concern for architectural, landscape, urban design, and land use principles appropriate for the attainment of the objectives of the Redevelopment Plan. Additionally, the proposed development redevelops an area that is stagnant or improperly used.

As the proposed development supports goals and policies identified in the 2050 Master Plan and Vision 2045 Downtown Master Plan, staff finds that the proposed development can be harmonious and compatible with the surrounding area and therefore recommends approval, subject to conditions.

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**FINDINGS (24-0161-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 office and laboratory development is compatible with the medical-related developments within the surrounding area of the subject site.

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

The proposed medical development helps further several Medical District-related goals and objectives identified in the Vision 2045 Downtown Master Plan.

- 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;**

Building elevations and design characteristics are not unsightly or obnoxious in appearance and create an orderly and aesthetically pleasing environment. The elevation plan shows the façade comprised of a variety of materials. The building primarily consists of textured colored walls, insulated glass units, and a glazed storefront system. All sides of the proposed building are coherently designed and treated with a consistent level of detailing and finish in compliance with Title 19.08.

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- 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**

<b><i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i></b>	
06/15/16	The City Council adopted Resolution R-05-2016m, adopting the Vision 2045 Downtown Master Plan.
10/17/18	The City Council (6-0) adopted Ordinance #6649, which introduced a new Chapter 19.09 Form-Based Code into the Unified Development Code.
12/05/18	The City Council (5-0) 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
1/16/19	The City Council (6-0) 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.

<b><i>Most Recent Change of Ownership</i></b>	
06/25/20	A deed was recorded for a change in ownership.

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<b>Related Building Permits/Business Licenses</b>	
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.
11/29/22	A Building Permit (C22-04262) was issued for two exterior illuminated signs at 625 Shadow Lane.

<b>Pre-Application Meeting</b>	
03/14/24	A preliminary meeting was held with Public Works and Traffic to discuss the viability of the proposed driveways.
03/19/24	A pre-application meeting was held with the applicant to discuss the submittal requirements for a Site Development Plan Review for a proposed medical office and laboratory at the subject site.

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

<b>Field Check</b>	
04/04/24	A routine field check was conducted at the subject site; staff found an existing university building, nothing was noted of concern.

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

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<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	Undeveloped	FBC (Form Based Code)	T6-UG (T6 Urban General)
North	Government Facility		T5-C (T5 Corridor)
South	Medical Office		T6-UG (T6 Urban General)
	Storage		T6-UG-L (T6 Urban General - Limited)
East	Hospital		T6-UG (T6 Urban General)
	Multi-Family Residential		T6-UG-L (T6 Urban General - Limited)
West	Hospital		T6-UG-L (T6 Urban General - Limited)

<b>Master and Neighborhood Plan Areas</b>	<b>Compliance</b>
Las Vegas 2050 Master Plan Area: Downtown Las Vegas	Y
Vision 2045 Downtown Las Vegas Master Plan: Las Vegas Medical District	Y
<b>Special Area and Overlay Districts</b>	<b>Compliance</b>
A-O (Airport Overlay) District (175 Feet)	Y
DTLV-O (Downtown Las Vegas Overlay) District - Area 3	Y
LW-O (Live/Work Overlay) District	N/A
<b>Other Plans or Special Requirements</b>	<b>Compliance</b>
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:*

<b>Standard</b>	<b>Required/Allowed</b>	<b>Provided</b>	<b>Compliance</b>
<b>Table D. Building Types</b>			
Building Type Flex Mid-Rise [Clinic & Mental Health Facility]	Main Body Width: 100% of Lot	33.7%	Y
	Main Body Depth: 175 Feet	179 Feet	N*
	Secondary Wing Width: 75 Feet	N/A	N/A
	Secondary Wing Depth: 100 Feet	N/A	N/A

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Standard	Required/Allowed	Provided	Compliance
<b>Table D. Building Types</b>			
Building Type Flex Mid-Rise [Public Health Lab]	Main Body Width: 100% of Lot Main Body Depth: 175 Feet Secondary Wing Width: 75 Feet Secondary Wing Depth: 100 Feet	11.2% 270 Feet N/A N/A	Y N* N/A N/A
Access Standards	Pedestrian access to the building must be from the thoroughfare or courtyard.		N*
<b>Table E. Building Placement</b>			
Setback Distance (Front) - Shadow Lane	5 Feet Minimum 10 Feet Maximum	12 Feet	Y**
Setback Distance (Front Side) - Pinto Lane	5 Feet Minimum 10 Feet Maximum	11 Feet	Y**
Setback Distance (Rear)	0 Feet Minimum	83 Feet	Y
Building Façade (Front) [Pinto Lane]	80% Minimum	38.9%	N*
Building Façade (Front) [Shadow Lane]	80% Minimum	0%	N*
<b>Table F. Building Form Standards</b>			
Building Height	4 Stories Minimum 12 Stories Maximum	4 Stories	Y
Floor-to-Ceiling (Ground)	13 Feet Minimum	16 Feet	Y
Floor-to-Ceiling (Upper)	9 Feet Minimum	15 Feet	Y
Footprint – Lot Coverage	90% Maximum	23%	Y
Depth – Gross Floor Space	20 Feet Minimum	30 Feet	Y
<b>Table G. Frontages</b>			
Frontage 1 [Pinto Lane]	Arcade Forecourt Gallery Shopfront Terrace	Common Yard	N*
Frontage 2 [Shadow Lane]		Shopfront	N*
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

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Standard	Required/Allowed	Provided	Compliance
<b>Table H. Encroachments into the Façade Zone</b>			
Encroachment Type	N/A	N/A	Y
<b>Table I. Use Types</b>			
College, University, or Seminary			Existing
Office, Medical or Dental			Permitted
Laboratory, Medical or Dental			Permitted
<b>Table J. Parking Standards</b>			
Setback from Lot	Front: 10 Feet	83 Feet+	Y
	Rear: 0 Feet	15 Feet+	Y
Parking Driveway Width: Two-Way	32 Feet Minimum 34 Feet Maximum	32, 35, and 42 Feet	N*
<b>Table K. Required Street Trees</b>			
Amenity Zone Tree Planting (Less than 81 Fee)	Chilopsis Linearis (Desert Willow) Parkinsonia Praecox (Palo Brea) Pittoposrum Angustifolium (Willow Pittosporum) Prosopis x Alba (Thornless Hybrid Mesquite) Prosopis Glandulosa (Thornless Honey Mesquite) Quercus Cambyi (Canby Oak) Quercus Fusiformis (Escarpment Oak) Quercus Polymorpha (Monterrey Oak) Quercus Shumardii (Shumard Oak) Sophora Secundiflora (Texas Mountain Laurel) Ulmus Crassifolia (Cedar Elm)	Collibah Tree Chinquapin Oak	N*** N***
<b>Table L. Open Space</b>			
Miscellaneous	20 Feet Minimum Width 20 Feet Minimum Depth	26 Feet 620 Feet	Y Y
	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	29,597 SF+	Y

\*Waivers of Title 19.09 are requested.

\*\*A Pre-Entitlement Exception has been approved administratively by the Department of Community Development.

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\*\*\*Condition of Approval #17 has been added to ensure compliance with this standard.

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	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	60	Y
	Primary Thoroughfare	Title 19.09		Y
	Commercial Street			Y

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, or Seminary [Existing]	360 Students	1 per every 4 students	90				
Office, Medical or Dental*	100,000 SF	1 per 200 SF [2,000 SF max]	10				
Laboratory, Medical or Dental*	72,000 SF	1 per 175 SF thereafter	560				
TOTAL SPACES REQUIRED (unweighted)			10				
TOTAL SPACES REQUIRED (weighted requirement; see below)			400				N**
Regular and Handicap Spaces Required			359	8	349	8	N**

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<b>Parking Requirement - Downtown (Areas 1-3)</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>	
<b>Downtown Form Based Code Parking Standards - Title 19.09.100.G</b>					
Parking Standards Medium Load - Zone 2			Between 35% and 65%	367 681	N
Bicycle Parking Requirements			2 min., plus 1 per every 8,000 GFA	36	24***

Projects located within the Downtown Las Vegas Overlay District may be evaluated based on a weighted parking requirement as detailed in Title 19.09.100. This table compares the Title 19.12 parking requirements for this project with the weighted requirement in Title 19.09, but is not determinative of code conformance. Projects located within the Downtown Las Vegas Overlay (Area 1) are not subject to the automatic application of parking requirements. However, the above table should be used to illustrate the requirements of an analogous project in another location in the City.

*\*For parking calculations under Title 19.09 Form Based Code, the first 2,000 square feet is reduced from the parking demand.*

*\*\* A Waiver of Title 19.09 is requested.*

*\*\*\*Condition of Approval #16 has been added to ensure compliance with this standard.*

<b>Waivers</b>		
<b>Requirement</b>	<b>Request</b>	<b>Staff Recommendation</b>
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.	Approval
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.	Approval
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.	Approval

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<b>Waivers</b>		
<b>Requirement</b>	<b>Request</b>	<b>Staff Recommendation</b>
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.	Approval
	To allow a zero percent building façade alignment on Shadow Lane where 80 percent is the minimum required.	Approval
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.	Approval
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.	Approval
Based on the proposed development and the Form-Based Code parking reduction, a minimum of 30 parking spaces to a maximum of 52 parking spaces shall be provided.	To allow 357 parking spaces where 367 is the minimum required.	Approval
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.	Denial*
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.	Denial*

*\*Condition of Approval #16 and #17 has been added to ensure compliance with these standards.*

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<b>Pre-Entitlement Exceptions</b>		
<b>Requirement</b>	<b>Request</b>	<b>Staff Recommendation</b>
The front yard setback shall be between a five-foot minimum to a 10 feet maximum in the T6-UG transect zone.	To allow an 12-foot front yard setback (Shadow Lane) where 10 feet is the maximum allowed	Approved
	To allow an 11-foot front yard setback (Pinto Lane) where 10 feet is the maximum allowed	Approved

<b>Las Vegas Valley Water District (LVVWD)</b>
<b>Comments:</b>
Water services need to be established: <ul style="list-style-type: none"> <li>• Civil plans will need to be submitted to Las Vegas Valley Water District (LVVWD).</li> </ul>