



AGENDA MEMO - COMMUNITY DEVELOPMENT

PLANNING COMMISSION MEETING DATE: NOVEMBER 12, 2024
DEPARTMENT: COMMUNITY DEVELOPMENT
ITEM DESCRIPTION: APPLICANT/OWNER: JACK PARIPOVICH

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
24-0397-GPA1	Staff recommends DENIAL.	
24-0397-ZON1	Staff recommends DENIAL.	24-0397-GPA1
24-0397-SDR1	Staff recommends DENIAL, if approved subject to conditions:	24-0397-GPA1 24-0397-ZON1

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 13

NOTICES MAILED 202

PROTESTS 0

APPROVALS 0

**** CONDITIONS ****

24-0397-SDR1 CONDITIONS

Planning

1. Approval of a General Plan Amendment (24-0397-GPA1) and Rezoning (24-0397-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, landscape plan and building elevations, date stamped 10/16/24, except as amended by conditions herein.
4. The outdoor storage area shall be screened in accordance with Title 19.08.040(E)(4)(e).
5. An Exception from Title 19.08.110 is hereby approved, to allow one interior parking area tree/island where six are required.
6. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Division.
7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
8. 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.

Conditions Page Two**November 12, 2024 - Planning Commission Meeting****Planning (continued)**

9. Trash enclosures shall be provided in conformance with the provisions of Title 19.08.040.E.
10. Mechanical equipment shall be screened in accordance with Title 19 development standards.
11. 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.
 - a. A revised landscape plan in compliance with the recommendations of the Southern Nevada Regional Plant List shall be approved by the Department of Community Development prior to the issuance of a building permit.
12. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

13. Per Title 13.12, dedicate a 15-foot radius at both the northeast corner of Leon Avenue and Duncan Drive and the northwest corner of Helen Avenue and Duncan Drive prior to issuance of permits.
14. Construct half-street improvements including appropriate overpaving on Leon Avenue, Duncan Drive, and Helen Avenue adjacent to this site concurrent with development of this site unless a deferral of off sites is submitted to and approved by both The City of Las Vegas Engineer and City of Las Vegas Traffic Engineer. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete). 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.
15. Coordinate sewer connection at a size, depth, and location acceptable to the Sanitary Sewer Engineering Section of the Department of Public Works.
16. 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.

Conditions Page Three**November 12, 2024 - Planning Commission Meeting**

17. This site is in a Federal Emergency Management Area (FEMA) designated flood zone. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. Additionally, a Conditional Letter of Map Revision (CLOMR) must be obtained from FEMA prior to the issuance of any construction permits.

Fire & Rescue

18. 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.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a project request for a proposed contractor office and storage yard development on 1.22 acres located at the northeast corner of Duncan Drive and Leon Avenue.

ISSUES

- ***The applicant submitted revised plans, date stamped 10/16/24, with changes adhering to Title 19 in order to remove all Waiver requests.***
- A General Plan Amendment is requested from DR (Desert Rural Density Residential) to LI/R (Light Industry/Research). Staff does not support the request.
- A Rezoning is requested from R-E (Residence Estates) to C-M (Commercial/Industrial). Staff does not support the request.
- An Exception is requested to allow one interior parking area tree/island where six are required. Staff does not support the request.
- A Condition of Approval has been added requiring compliance with the recommendations of the Southern Nevada Regional Plant List.
- A Code Enforcement Case #CE24-06848 was opened on 09/03/24 regarding the unpermitted storage of construction equipment and materials onsite.

ANALYSIS

The subject 1.22-acre site is currently undeveloped and zoned R-E (Residence Estates) with a DR (Desert Rural Density Residential) land use designation. Surrounding properties adjacent to the north, south and east are R-E zoned while the property adjacent to the west is zoned C-2 (General Commercial). Existing surrounding land uses include a single-family dwelling, convalescent care facility and a building maintenance service and sales development.

Per Title 19, the Contractor's Plant, Shop & Storage Yard use is defined as, "A facility for the storage and maintenance of contractor's supplies and operational equipment, including accessory office uses." It is a permitted use in the proposed C-M (Commercial/Industrial) zoning district. There are no minimum requirements listed for this use. The applicant proposes to develop the subject site with a 3,000 square-foot, two-story contractor office and storage yard development.

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General Plan Amendment

A General Plan Amendment is requested from DR (Desert Rural Density Residential) to LI/R (Light Industry/Research). Approval of the request would allow medium to low intensity industrial activities, light assembly, commercial and business parks. The LI/R (Light Industry/Research) General Plan land use designation allows the M (Industrial), C-M (Commercial/Industrial), C-2 (General Commercial), C-1 (Limited Commercial), O (Office) and P-O (Professional Office) zoning districts. Staff recommends denial of the request as it is not compatible with the existing land use designations in the surrounding area which include O (Office) and DR (Desert Rural Density Residential).

Rezoning

A Rezoning is requested from R-E (Residence Estates) to C-M (Commercial/Industrial). The C-M District is a general commercial and restricted industrial district designed to provide for a variety of compatible business, warehouse, wholesale, office and limited industrial uses. This district is intended to be located away from areas of low and medium density residential development. The C-M District is consistent with the Light Industry/Research category of the General Plan. Staff recommends denial of the request as it is not compatible with the existing zoning districts in the surrounding area. Surrounding properties adjacent to the north, south and east are zoned R-E (Residence Estates). Furthermore, the proposal would be an example of Spot Zoning. Per Title 19, Spot Zoning is defined as, "Rezoning of a lot or parcel of land to benefit an owner for a use incompatible with surrounding land uses and that does not further the General Plan."

Site Development Plan Review

The submitted plans depict a two-story, 3,000 square-foot office building with an outdoor storage area. Access is proposed from Duncan Drive and Leon Avenue, both 60-foot Local Streets. The northeastern portion of the property will be utilized for outdoor storage of construction materials and equipment. A Condition of Approval has been added to ensure compliance with Title 19.08.040(E)(4)(e) outdoor storage screening requirements. The proposed building façade consists of stucco painted in neutral tones. Title 19 residential adjacency requirements are satisfied. The on-site parking requirement is one space for each 500 square feet of gross floor area. This requirement is met as a total of 10 parking spaces are provided where six are required. An Exception is requested to allow one interior parking area tree/island where six are required. Staff does not support the request.

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The subject site is located within the City of Las Vegas 2050 Master Plan Rancho Area. This area currently lacks cohesion, largely because of the lack of major city and community services. However, with a re-imagination of Rancho Drive, and the addition of high capacity transit routes along it, Decatur Boulevard, and Craig Road, the area can develop a new identity that balances transit-oriented mixed-use and existing developments. The future vision for the Rancho Area calls for medium to higher-density, suburban-oriented transit-oriented development to support existing well-established, yet older, shopping centers at key nodes that have potential to become neighborhood mixed-use centers. The proposed industrial development is not compatible with this vision.

The Department of Engineering - Traffic Engineering Division has commented, "This project is expected to add an additional 15 trips per day on Leon Avenue, Duncan Drive, Alexander Road and Rancho Drive. Currently, Leon Avenue is at about one percent of capacity, Alexander Road is at about 33 percent of capacity, and Rancho Drive is at about 48 percent of capacity. With this project, Leon Avenue and Alexander Road are expected to remain unchanged and Rancho Drive to be at about 49 percent of capacity. Counts are not available for Duncan Drive, but it is believed to be under capacity. Based on Peak Hour use, this development will add into the area roughly three additional peak hour trip, or about one every twenty minutes."

Even with the elimination of the previously requested Waivers, staff still finds the proposed development will not be harmonious and compatible with the existing development in the surrounding area. The proposed C-M Zoning District is intended to be located away from areas of low and medium density residential development and is too intense for immediate adjacency to an established large-lot, ranch style zoning district. The surrounding area is predominantly zoned R-E (Residence Estates). Furthermore, approval of the requested Rezoning would be an example of Spot Zoning, which is discouraged by City Code. Therefore, staff recommends denial of all entitlement requests. If approved, the Site Development Plan Review will be subject to conditions.

FINDINGS (24-0397-GPA1)

Section 19.16.030(I) of the Las Vegas Zoning Code requires that the following conditions be met in order to justify a General Plan Amendment:

1. **The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations,**

The proposed LI/R (Light Industry/Research) General Plan designation will allow low-intensity (non-polluting and non-nuisance) industrial uses, including light manufacturing, assembling and processing, warehousing and distributions, and research, development and testing laboratories, which is not compatible with the existing residential development in the surrounding area.

2. **The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts,**

The applicant has proposed a Rezoning from R-E (Residence Estates) to C-M (Commercial/Industrial), which is consistent with the proposed LI/R (Light Industry/Research) General Plan designation. However, the proposed land use is not compatible with the existing residential development in the surrounding area.

3. **There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and**

There are adequate utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment. Transportation facilities in the area were designed for residential traffic and not heavy commercial type traffic and vehicles.

4. **The proposed amendment conforms to other applicable adopted plans and policies.**

The proposed amendment does not align with the 2050 City of Las Vegas Master Plan which calls for medium to higher-density, suburban-oriented transit-oriented development.

FINDINGS (24-0397-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.

If approved, the proposed Rezoning to C-M (Commercial/ Industrial) would be in conformance with the proposed LI/R (Light Industry/Research) General Plan Designation under the Southeast Sector Plan of the General Plan.

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 industrial and commercial uses allowed with the approval of this rezoning request would not be compatible with the existing residential development in the surrounding area.

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

There are no development factors in the community that would warrant the proposed C-M (Commercial/ Industrial) zoning district on the subject site.

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.

Access is proposed from Duncan Drive and Leon Avenue, both 60-foot Local Streets. Transportation facilities in the area were designed for residential traffic and not heavy commercial type traffic and vehicles.

FINDINGS (24-0397-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 residential development in the surrounding area.

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

The proposed development is not consistent with the General Plan and other duly adopted city plans, policies and standards as the applicant is proposing an intense zoning district next to the least intense residential zoning district.

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

Site access is proposed from Duncan Drive and Leon Avenue, both 60-foot Local Streets. Transportation facilities in the area were designed for residential traffic and not heavy commercial type traffic and vehicles.

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

The proposed building façade will feature stucco in neutral tones which is appropriate for the city. A Condition of Approval has been added requiring compliance with 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 are not unsightly or obnoxious in appearance. However, the proposed warehouse building type is not compatible with the existing residential development in the surrounding area.

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

If approved, the proposed development will be subject to building permit and licensing reviews, thereby protecting the public health, safety and general welfare.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
09/03/24	Code Enforcement Case #CE24-06848 was opened regarding a semi-truck and construction materials being store onsite. The case remains open.
10/8/24	<p>The Planning Commission voted (5-2) to HOLD IN ABEYANCE on the following Land Use Entitlement project requests on 1.22 acres at the northeast corner of Duncan Drive and Leon Avenue (APN 138-12-110-033), Ward 5 (Crear).</p> <p>24-0397-GPA1 - GENERAL PLAN AMENDMENT - FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: LI/R (LIGHT INDUSTRY/RESEARCH)</p> <p>24-0397-ZON1 - REZONING - FROM: R-E (RESIDENCE ESTATES) TO: C-M (COMMERCIAL/INDUSTRIAL)</p> <p>24-0397-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 3,000 SQUARE-FOOT, TWO-STORY CONTRACTOR OFFICE AND STORAGE YARD DEVELOPMENT WITH WAIVERS OF PERIMETER LANDSCAPE BUFFER, BAY DOOR AND BUILDING ORIENTATION REQUIREMENTS</p>

<i>Most Recent Change of Ownership</i>	
11/27/23	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
There are no related building permits/business licenses of note.	

<i>Pre-Application Meeting</i>	
07/22/24	Staff conducted a pre-application meeting with the applicant where the submittal requirements and deadlines were reviewed for a proposed General Plan Amendment, Rezoning and Site Development Plan Review,

Neighborhood Meeting	
09/23/24	<p>A Neighborhood Meeting was held on Monday, September 23 at 6:30 p.m. at John Mull's Road Kill Grill</p> <p>Meeting Start Time: 06:30 p.m. Meeting End Time: 07:30 p.m.</p> <p>Attendance:</p> <ul style="list-style-type: none"> - 2 representatives for the applicant - 8 members of the public - 2 members of City of Las Vegas Staff (1 member Community Development / 1 member Ward 5 City Council Office) - 1 Planning Commissioner for Ward 6 <p>The applicant opened the meeting by introducing and presenting the proposed project and opened up the meeting to questions.</p> <ul style="list-style-type: none"> - Question regarding number of vehicles being stored. <ul style="list-style-type: none"> o Applicant clarified number and types of vehicles being stored. - Question whether if proposed business already has an existing home base. <ul style="list-style-type: none"> o Applicant clarified that they have two other locations and are only operating under leases. - Question regarding scope of business operations and what type of materials will be present (asphalt, gravel) <ul style="list-style-type: none"> o Applicant stated that materials like asphalt and gravel will not be present onsite. - Question regarding storage and whether anything that is demolished will be brought onsite. <ul style="list-style-type: none"> o Applicant clarified that nothing demolished will be brought onsite. - Question regarding economic impact and surrounding housing value changes as a result of zone change. <ul style="list-style-type: none"> o Applicant clarified that no economic impact analysis has been performed prior to requesting entitlements. - Question about potential storage of hazardous materials. <ul style="list-style-type: none"> o Applicant clarified that no hazardous materials will be stored onsite with the exception of 5-gallon containers of unspecified materials. - Concern about traffic, pedestrian safety, and hours of operation <ul style="list-style-type: none"> o Applicant stated that traffic will mainly be off of Duncan. - Concern from Planning Commissioner regarding ingress and egress. <ul style="list-style-type: none"> o Applicant stated that crash gate may installed for emergency ingress and egress onto Leon only. - Concern regarding residential general plan and zoning switching to commercial/industrial and land value dropping. - Concern whether development would turn into junkyard.

Neighborhood Meeting (continued)	
09/23/24	<ul style="list-style-type: none"> ○ Applicant clarified that that this would not become a junkyard and compared it to an existing business operation (Dans Welding) - Applicant confirmed 8-foot tall walls will be provided to screen development. - Concern whether conex boxes from current applicant residence would move to proposed development. Applicant did not clarify. - Question about what proposed building would be used for primarily <ul style="list-style-type: none"> ○ Applicant clarified that the building would mainly be for offices. - Question about maintenance of equipment and whether it's done onsite. <ul style="list-style-type: none"> ○ Applicant clarified maintenance is done offsite. - Question about potential 2nd building in the future that was not presented in plans. <ul style="list-style-type: none"> ○ Applicant discussed possibility of future improvements. - Question about where salvage will go. <ul style="list-style-type: none"> ○ Applicant clarified that not much salvage will be occurring onsite. - Concern about rezoning going through and development falling through and the potential for more intense development - Concern about stipulating prohibition of certain materials. <ul style="list-style-type: none"> ○ Applicant clarified this may be discussed in updated plans and justification letter - Question about why the applicant selected this parcel for proposed development. <ul style="list-style-type: none"> ○ Applicant clarified that surrounding area is already commercial and industrial - Concern that Duncan may not have enough capacity to support development. - Concern for drainage as site is within a FEMA flood zone. - Concern about future changes to plans. <ul style="list-style-type: none"> ○ Applicant stated that no future changes are proposed as of now. <p>The meeting was closed at 7:30. Overall, residents were in opposition to the proposed development plan.</p>

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Field Check	
08/29/24	Staff conducted a routine field check and found an undeveloped site. A semi-truck and outdoor storage of construction materials was observed. This was forwarded to Code Enforcement for review.

Details of Application Request	
Site Area	
Net Acres	1.22

Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Undeveloped	DR (Desert Rural Density Residential)	R-E (Residence Estates)
North	Residential, Single Family, Detached	DR (Desert Rural Density Residential)	R-E (Residence Estates)
South	Undeveloped	O (Office)	R-E (Residence Estates)
East	Convalescent Care Facility/Nursing Home	DR (Desert Rural Density Residential)	R-E (Residence Estates)
West	Building Maintenance Service and Sales	GC (General Commercial)	C-2 (General Commercial)

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

*The proposed amendment does not align with the City of Las Vegas 2050 Master Plan which calls for medium to higher-density, suburban-oriented transit-oriented development.

**It is the intent of the Rural Preservation Overlay District to ensure that the rural character of each rural preservation neighborhood is preserved.

DEVELOPMENT STANDARDS*Pursuant to Title 19.08, the following standards apply:*

Standard	Required/Allowed	Provided	Compliance
Min. Lot Size	N/A	53,142 SF	N/A
Min. Lot Width	100 Feet	180 Feet	Y
Min. Setbacks			
• Front	10 Feet	68 Feet	Y
• Corner	10 Feet	44 Feet	Y
• Rear	20 Feet	78 Feet	Y
Max. Building Height	N/A	27 Feet	N/A
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated, w/ a Roof or Trellis	Y
Mech. Equipment	Screened	Screened	By Condition

Residential Adjacency Standards	Required/Allowed	Provided	Compliance
3:1 proximity slope	81 Feet	81 Feet	Y
Adjacent development matching setback	35 Feet	81 Feet	Y
Trash Enclosure	50 Feet	100 Feet	Y

Existing Zoning	Permitted Density	Units Allowed
R-E (Residence Estates)	1 du/lot	1
Proposed Zoning	Permitted Density	Units Allowed
C-M (Commercial/Industrial)	N/A	N/A
Existing General Plan	Permitted Density	Units Allowed
DR (Desert Rural Density Residential)	2.5 du/ac	3
Proposed General Plan	Permitted Density	Units Allowed
LI/R (Light Industry/Research)	N/A	N/A

Pursuant to Title 19.08, the following standards apply:

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Buffer Trees:				
• North	1 Tree / 20 Linear Feet	14 Trees	14 Trees	Y
• South	1 Tree / 20 Linear Feet	7 Trees	7 Trees	Y
• East	1 Tree / 20 Linear Feet	10 Trees	10 Trees	Y
• West	1 Tree / 30 Linear Feet	5 Trees	7 Trees	Y
TOTAL PERIMETER TREES		36 Trees	38 Trees	Y
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	6 Trees	1 Trees	N*
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	8 Feet		8 Feet	Y
• South	15 Feet		15 Feet	Y
• East	15 Feet		15 Feet	Y
• West	15 Feet		15 Feet	Y
Wall Height	6 to 8 Feet Adjacent to Residential		Not Indicated	By Condition

*An Exception is requested to allow a reduction in required planting materials.

Street Name	Functional Classification of Street(s)	Governing Document	Actual Street Width (Feet)	Compliance with Street Section
Leon Avenue	Local Street	Title 13	60	Y
Duncan Drive	Local Street	Title 13	60	Y
Helen Avenue	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	
Contractor's Plant, Shop & Storage Yard	3,000 SF	One per 500 SF of GFA	6				
TOTAL SPACES REQUIRED			6		10		Y
Regular and Handicap Spaces Required			5	1	9	1	Y
Loading Spaces	Less than 10,000 SF		1		1		Y

Exceptions		
Requirement	Request	Staff Recommendation
Provide one tree/island per six uncovered parking spaces and one at the end of each parking row (six)	To allow one interior parking area trees/islands	Denial