



AGENDA MEMO - COMMUNITY DEVELOPMENT

CITY COUNCIL MEETING DATE: MARCH 20, 2024

DEPARTMENT: COMMUNITY DEVELOPMENT

**ITEM DESCRIPTION: APPLICANT: PETERSEN MANAGEMENT - OWNER:
MADISON CHURCH, LLC**

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
23-0627-SDR1	Staff recommends APPROVAL, subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 33

NOTICES MAILED 150 (by City Clerk)

PROTESTS 0

APPROVALS 3 – 23-0627-SDR1

**** CONDITIONS ****

23-0627-SDR1 CONDITIONS

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, landscape plan, and building elevations, date stamped 01/29/24, except as amended by conditions herein.
3. A Waiver from Title 19.08. is hereby approved, to allow a five foot corner setback and six foot front setback where ten feet is required.
4. A Waiver from Title 19.08. is hereby approved, to allow a rear setback to be ten feet where 20 feet is required.
5. A Waiver from Title 19.08. is hereby approved, to allow zero-foot landscape buffers on all sides, where 15-feet is required for the street frontages and eight feet is required along internal lot lines.
6. A Waiver from Title 19.12. is hereby approved, to allow 126 parking stalls where 153 are required.
7. An Exception from Title 19.08. is hereby approved, to allow five landscape buffer trees where 40 trees are required.
8. An Exception from Title 19.08. is hereby approved, to allow two parking lot landscaping trees where four are required
9. 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.
10. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

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11. All utility or mechanical equipment shall comply with the provisions of the Interim Downtown Las Vegas Development Standards, unless approved by a separate Waiver.
12. 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:
 - Street shade trees will be required every 20 feet on-center, coordinated with the City's Capital Improvement Project along 7th avenue.
13. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
14. 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.
15. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

16. Construct half street improvements on 7th Street and Bridger Avenue, per Downtown Masterplan standards, matching improvements to the north and west respectively including replacing existing streetlights. 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.
17. Coordinate with the Environmental Compliance & Enforcement staff of the Department of Public Works to locate any required grease interceptor and sand/oil interceptors in acceptable locations prior to submittal of sewer-related plans. Comply with the recommendations and requirements of the Environmental Compliance & Enforcement staff prior to issuance of permits. The team may be contacted at 702-229-6594 or emailed at ece@lasvegasnevada.gov.

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18. Coordinate sewer connection at a size, depth, and location acceptable to the Sanitary Sewer Engineering Section of the Department of Public Works. Connect to the 21-inch sewer in Bridger Avenue unless otherwise allowed by the Sanitary Sewer Engineering Section of the Department of Public Works.
19. Coordinate the modification of existing on-street parking with Parking Division of the Department of Economic and Urban Development (702-229-6085). Comply with the requirements of the Parking Division. If an accessible space is required, comply with applicable Public Right-of-Way Accessibility Guidelines (PROWAG).
20. Contact the City Engineer's Office at 702-229-6272 to coordinate the development of this project with the 7th Street Complete Street CIP (MWA166) project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
21. 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.
22. Prior to the submittal of construction drawings for this site, in accordance with Section 2.2 of the City's Vision Zero Action Plan, submit a pedestrian circulation plan to identify nearby pedestrian attractors and recommend measures to accommodate pedestrians, such as but not limited to pedestrian access, crosswalk, pedestrian activated flashers and temporary sidewalks. Comply with the recommendation of the approved pedestrian circulation plan.
23. Queues shall not extend into the public right-of-way as a result of the parking garage operations on this site.
24. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans, the issuance of any building or grading permits, or the submittal of a map for this site, whichever may occur first. Provide and improve all drainage ways as recommended.

Fire & Rescue

25. Applicant shall coordinate with LVFR Prior to final tree selection along the Aerial Apparatus Access Road, 7th Street per IFC 2021 503.2.10.3 (as amended).
26. 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

The applicant is requesting to construct a five-story tall, 92-unit mixed-use development with 7,520 square feet of commercial retail space on the ground level at 300 South 7th Street.

ISSUES

- A Major Site Development Plan Review and a public hearing is required for projects that do not qualify for a Minor Review under 19.16.100(F).
- As depicted in the Floor Plan, the proposed lot coverage is approximately 74 percent. As set forth in Title 19.08, the allowed lot coverage for mixed-use developments may be increased up to a maximum of seventy-five percent of the net lot area upon the approval of a Site Development Plan Review application in accordance with LVMC 19.16.100.
- A Waiver from Title 19.08. is requested to allow a five-foot corner setback and six-foot front setback where ten feet is required. Staff supports this request.
- A Waiver from Title 19.08. is requested to allow a ten foot rear setback where 20 feet is required. Staff supports this request.
- A Waiver from Title 19.08. is requested to allow zero-foot landscape buffers on all sides, where 15 feet is required adjacent to street frontages and eight feet is required adjacent to internal lot lines. Staff supports this request.
- A Waiver from Title 19.12. is requested to allow 126 parking stalls where 153 are required. Staff supports this request.
- An Exception from Title 19.08. is requested to allow five landscape buffer trees where 40 trees are required. Staff supports this request.
- An Exception from Title 19.08. is requested to allow two parking lot landscaping trees where four are required. Staff supports this request.
- A Condition of Approval number twelve (12) has been added to require that the street shade trees shall be provided every 20 feet on-center in coordination with the City's Capital Improvement Project along 7th avenue.

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ANALYSIS

The subject site is within the Downtown Las Vegas Master Plan area, and is subject to Appendix F Interim Downtown Las Vegas Development Standards. The subject site is in Area 2 of the Downtown Las Vegas Overlay, in the Founders District. Multiple Exceptions and Waivers of the Appendix F Interim Downtown Las Vegas Development Standards are requested as a part of this application. Area 2 of the Downtown Las Vegas Overlay was designated to recognize the peripheral location relative to the urban core. The subject site is in an increasingly urbanizing area and is half a block west of the Area 1 boundary. Within Area 2 of the Downtown Las Vegas Overlay, deviations from the zoning district requirements are treated as Waivers rather than Variances.

The subject site is zoned C-1 (Limited Commercial) where Mixed-Use developments are a conditionally-allowed use in the C-1 zoning district. The Mixed-Use use is defined as “the vertical integration of residential uses and commercial or civic uses within a single building or a single development, where the uses share pedestrian access, vehicular access, parking functions, or any combination thereof” under Title 19.12. The proposed use meets the Conditional Use Regulations. The landscape buffer provided to screen the parking areas on the site is required to meet those Conditional Use Regulations.

The proposed Mixed-Use development is aligned with the goals of the Founders District for “a historic neighborhood augmented with transit-oriented mixed-use”, as set forth in the Vision 2045 Downtown Las Vegas Master Plan. The proposed Mixed-Use development is complimentary with several neighboring land uses, which include a school and some offices. Several of the surrounding buildings are a consistent size and scale as the proposed development.

The building elevation depicts a mix of building exteriors including brick, and corrugated metal veneers, all colored to complement each other and the aluminum accents. The building elevations are not unsightly or undesirable in the proposed location. The proposed elevations meet the Title 19.08.040 requirement that building surfaces over twenty feet high or fifty feet in length shall be relieved with a change of wall plane or by other means that provide strong shadow and visual interest.

The landscape plan depicts several shrub planters throughout the site, and street shade trees every 20 feet on-center in an amenity zone within the public right-of-ways along 7th Street and Bridger Avenue. Condition of Approval number twelve (12) has been added to require that the street shade trees shall be provided every 20 feet on-center in coordination with the City's Capital Improvement Project along 7th avenue. Further, Condition of Approval number twenty-five (25) has been added to require coordination with Las Vegas Fire Engineering Review prior to final tree selection along the Aerial Apparatus Access Road, 7th Street.

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Requested Waivers for setbacks and zero-foot landscape buffers are the result of the proposed development orienting their building to corner and building to an urban street frontage. A Waiver from Title 19.08. is requested to allow a five-foot corner setback and six-foot front setback where ten feet is required. A Waiver from Title 19.08. is requested to allow a ten foot rear setback where 20 feet is required. A Waiver from Title 19.08. is requested to allow zero-foot landscape buffers on all sides, where 15 feet is required adjacent to street frontages and eight feet is required adjacent to internal lot lines. A similar project within the nearby Area 1 Downtown Las Vegas Overlay area would meet setback and landscape buffer width requirements.

Similarly, if this proposed building were within the nearby Area 1 Downtown Las Vegas Overlay area, the minimum parking requirements would not be automatically applied. A Waiver from Title 19.12. is requested to allow 126 parking stalls where 153 are required. The applicant has proposed two levels of subterranean parking in addition to a smaller surface lot accessed off 7th Street. The overall parking deficiency is a result of the number of units. While the city supports compliance with the Title 19.12 parking requirements, the applicant is providing much-needed housing units in downtown Las Vegas. Area 2 of the Downtown Las Vegas Overlay was designated to recognize the peripheral location relative to the urban core, and this site is in proximity to transit options in a relatively walkable area of the downtown.

Due to the lack of a landscape buffer, an Exception from Title 19.08. is requested to allow five landscape buffer trees where 40 trees are required. Street trees are depicted and shall be required by condition, however those street trees are not counted towards on-site landscaping requirements. An Exception from Title 19.08. is also requested to allow two parking lot landscaping trees where four are required. The requested Exception is a result of the building overhang and the applicant's choice to not locate required landscape trees beneath the overhang where sunlight is limited and the success of the landscaping is more difficult.

Surrounding development has largely been built up to the property line, including the adjacent properties to the west and to northeast of the subject site. Given the proximity of this project to the more urban development pattern, staff is able to support the Waivers and Exceptions to the Appendix F Interim Downtown Las Vegas Development Standards.

The proposed Site Development Plan Review and accompanying Waivers and Exceptions can be conducted in a harmonious and compatible way with surrounding land uses, and staff recommends approval subject to conditions.

FINDINGS (23-0627-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:

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

The proposed Mixed-Use development can be conducted in a harmonious and compatible manner with the surrounding land uses. Mixed-use developments are encouraged by the Vision 2045 Downtown Las Vegas Master Plan objectives for the Founders District.

- 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 consistent with the 2050 Master Plan objectives for Downtown Las Vegas and the Vision 2045 Downtown Las Vegas Master Plan objectives for the Founders District. Several Waivers and Exceptions are requested to relieve the proposed development from some of the more suburban requirements for parking, setbacks, and landscape buffers as required by the C-1 (Limited Commercial) zoning district. Within Area 2 of the Downtown Las Vegas Overlay, deviations from the zoning district requirements are treated as Waivers rather than Variances.

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

7th Street and Bridger Avenue are 80-foot Local Streets and Collector streets and are subject to Title 13 regulations. These two streets are adequate in size to serve the traffic of the proposed Mixed-Use development. The subject site is physically suitable for the intensity of the proposed use.

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

The proposed building and landscape materials are generally appropriate for the area and for the City. The specific variety of oak tree that is proposed, Texas Red Oak, is not a district-specific supported tree species for the street trees and Condition of Approval number twelve (12) has been added to require that the street shade trees shall be provided every 20 feet on-center in coordination with the City's Capital Improvement Project along 7th avenue.

- 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;**

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The building elevation depicts a mix of building exteriors including brick, and corrugated metal veneers, all colored to complement each other and the aluminum accents. The building elevations are not unsightly or undesirable in the proposed location.

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

The proposed mixed-Use development will be subject to business licensing requirements, thereby protecting public health, safety, and welfare.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Code Enforcement, etc.</i>	
10/18/57	The City Board of Commissioners approved a Variance (V-0037-55) Request of First Church of Christ, Scientist to build an addition to their church to the rear property line and to within five feet of the side property line.
04/11/74	The Planning Commission approved a Use Permit for the Church Parking Lot (U-0013-74) at 300 South 7 th Street.
11/16/88	The City Council approved a Rezoning from R-3 (Medium Density Residential) to C-1 (Limited Commercial) for 300 South 7 th Street.
01/03/90	The City Council approved a Plot Plan Review (Z-0110-88) For the Church/House of Worship for 300 South 7 th Street.
2/13/24	The Planning Commission voted (6-1) For possible action on a Land Use Entitlement project request FOR A PROPOSED FIVE-STORY TALL, 92-UNIT MIXED-USE DEVELOPMENT WITH 7,520 SQUARE FEET OF COMMERCIAL AREA WITH WAIVERS OF APPENDIX F INTERIM DOWNTOWN LAS VEGAS AREA 2 DEVELOPMENT STANDARDS on 0.80 acres at 300 South 7th Street (APN 139-34-710-035), C-1 (Limited Commercial) Zone, Ward 3 (Diaz).

<i>Most Recent Change of Ownership</i>	
06/10/22	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
01/12/90	A building permit was issued for the church expansion for 300 South 7 th Street.

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Pre-Application Meeting	
11/28/23	A pre-application meeting was held to discuss the submittal requirements for a Site Development Plan Review.

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

Field Check	
01/10/23	During a routine site visit, staff observed a Church/House of Worship and a parking lot. There was adjacent roadwork, and the site was generally well maintained.

	Land Use per Title 19.12	General Plan	Zoning District
Subject Property	Church/House of Worship	C (Commercial)	C-1 (Limited Commercial)
North	Undeveloped	C (Commercial)	C-2 (General Commercial)
South	Multi-Family Residential	C (Commercial)	R-5 (Apartment)
East	School	PF (Public Facilities)	C-V (Civic)
West	Office	C (Commercial)	C-2 (General Commercial)
	Office		C-1 (Limited Commercial)

Site Area	
Gross Acres	0.80

Master and Neighborhood Plan Areas	Compliance
Master Plan 2050 Area: Downtown Las Vegas	Y
Vision 2045 Downtown Las Vegas Master Plan	Y
Special Area and Overlay Districts	Compliance
DTLV-O (Downtown Las Vegas Overlay) District – Area 2 (Founders District)	Y
LW-O (Live/Work Overlay) District	Y

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<i>Other Plans or Special Requirements</i>	<i>Compliance</i>
Trails	N/A
Las Vegas Redevelopment Plan (Area 1)	Y
Interlocal Agreement	N/A
Project of Significant Impact	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

<i>Pursuant to Title 19.08 the following standards apply:</i>			
<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Setbacks			
• Front	10 Feet	6 Feet	N*
• Side	10 Feet	20 Feet	Y
• Corner	10 Feet	5 Feet	N*
• Rear	20 Feet	10 Feet	N
Max. Lot Coverage	75 % ***	73.7 %	Y*
Max. Building Height	None	75 Feet	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated, w/ a Roof or Trellis	Y
Mech. Equipment	Screened; On-site	On-site; Screened by landscaping	Y*

**A Waiver is requested to allow a five-foot corner setback and six-foot front setback where ten feet is required.*

***A Waiver is requested to allow a rear setback to be 10 feet where 20 feet is required.*

****Lot coverage for mixed-use developments may be increased up to a maximum of seventy-five percent of the net lot area upon the approval of a Site Development Plan Review application in accordance with LVMC 19.16.100.*

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Parking Requirement - Downtown							
Use	Gross Floor Area or Number of Units	Base Parking Requirement			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Residential Multi-Family <ul style="list-style-type: none">16, 2-bedroom76, 1-bedroom /studio	92	1.75/unit for two bedroom units 1.25/ unit for one bedroom units 1:6 Guest	139				
Retail, Less than 25,000	7,520	1:175 SF	43				

Parking Requirement - Downtown							
Use	Gross Floor Area or Number of Units	Base Parking Requirement			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
TOTAL SPACES REQUIRED			182		126		N*
Regular and Handicap Spaces Required			176	6	120	6	N*
Loading Spaces	1 for commercial spaces less than 10,000 SF	1		1		Y	

*A Waiver is requested to allow 126 parking stalls where 153 are required.

Mixed-Use Alternative Parking Requirement							
Use	Gross Floor Area or Number of Units	Weekdays			Weekends		
		Mid – 7AM	7AM – 6PM	6PM – Mid	Mid – 7AM	7AM – 6PM	6PM – Mid
Retail & Professional Services	7,520 SF	0.00	43.00	34.40	0.00	43.00	25.80
Residential	92 Units	139.00	76.45	118.15	139.00	90.35	104.25
Total Spaces Required		139.00	119.45	152.55	139.00	90.35	104.25
Total Spaces Provided		126*					

*A Waiver is requested to allow 126 parking stalls where 153 are required.

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Pursuant to Title 19.08, the following standards apply:

<i>Landscaping and Open Space Standards</i>				
<i>Standards</i>	<i>Required</i>		<i>Provided</i>	<i>Compliance</i>
	<i>Ratio</i>	<i>Trees</i>		
Buffer Trees:				
• North (~140')	1 Tree / 20 Linear Feet	7 Trees	0 Trees	N *
• South	1 Tree / 20 Linear Feet	7 Trees	2 Trees	N *
• East (~250')	1 Tree / 20 Linear Feet	13 Trees	2 Trees	N *
• West	1 Tree / 20 Linear Feet	13 Trees	1 Tree	N *
TOTAL PERIMETER TREES		40 Trees	5 Trees	N *
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	4 Trees	2 Trees	N **

Landscaping and Open Space Standards			
Standards	Required	Provided	Compliance
LANDSCAPE BUFFER WIDTHS			
Min. Zone Width			
• North	15 Feet	0 Feet	N ***
• South	8 Feet	0 Feet	N ***
• East	15 Feet	0 Feet	N ***
• West	None Required - Alley	0 Feet	Y

**An Exception is requested to allow five landscape buffer trees where 40 trees are required.*

***An Exception is requested to allow two parking lot landscaping trees where four are required*

****A Waiver is requested to allow zero-foot landscape buffers where 15 feet is required for the street frontages and eight feet is required along internal lot lines.*

<i>Street Name</i>	<i>Functional Classification of Street(s)</i>	<i>Governing Document</i>	<i>Actual Street Width (Feet)</i>	<i>Compliance with Street Section</i>
Bridger Avenue	Local Street, Collector	Title 13	80 Feet	Y*
7 th Street	Local Street, Collector	Title 13	80 Feet	Y*

** Condition of Approval number twenty (20) has been added to coordinate streetscape improvements with the City's work on 7th Street and Bridger Avenue.*

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District Palette for Street Trees and Landscaping Requirements

<i>Tree Species</i>	<i>District</i>	<i>Allowed Species (ROW < 81 feet)</i>	<i>Compliance</i>
Quercus Texana (Texas Red Oak)	Founders District	Celtis Reticulata (Netleaf Hackberry) Dalbergia Sissoo (Indian Rosewood) Koelreuteria paniculata (Goldenrain Tree) Maclura Pomifera (Osage Orange) Olea Europaea (Fruitless Olive) Parkinsonia Praecox (Palo Brea) Pistacia Atlantica (Red Push Pistache) Platanus Occidentalis Var. Mexicana (Mexican Sycamore) Prosopis x Alba (Thornless Hybrid Mesquite) Prosopis Glandulosa (Thornless Honey Mesquite) Quercus Cambyi (Canby Oak) Quercus Douglasii (Blue Oak) Quercus Fusiformis (Escarpment Oak) Quercus Macrocarpa (Bur Oak) Quercus Polymorpha (Monterrey Oak)	N*

<i>Tree Species</i>	<i>District</i>	<i>Allowed Species (ROW < 81 feet)</i>	<i>Compliance</i>
Quercus Texana (Texas Red Oak)	Founders District	Quercus Shumardii (Shumard Oak) Quercus Virginiana (Cathedral Live Oak) Quercus Virginiana (High Rise Live Oak) Quercus Virginiana (Southern Live Oak) Quercus x Virginiana (Heritage Live Oak) Styphnolobium japonicum (Japanese Pagoda Tree) Ulmus Crassifolia (Cedar Elm)	N*

**A Condition of Approval #12 has been added to revise the proposed street tree species to be an approved district-specific street tree. Additionally, a Department of Fire Engineering review will be required prior to building permit issuance*

<i>Proposed 92 Multi-Family Units:</i>			
Student Yield	Elementary School	Middle School	High School
Multi-Family Units (92)	92 x 0.134	92 x 0.063	92 x 0.082
Total Additional Students	13	6	8

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<i>Schools Serving the Area:</i>					
Name	Address	Grade	Capacity	Enrollment	Site Date
Hollingsworth Elementary	1776 East Ogden Road	Kindergarten - 5 th Grade	722 Students	510 Students	12/01/2023

<i>Schools Serving the Area:</i>					
Martin Middle School	200 North 28 th Street	6 th - 8 th Grade	1,697 Students	1,208 Students	12/01/2023
Rancho High school	1900 Searle's Ave.	9 th - 12 th Grade	2,368 Students	2,953 Students	12/01/2023

**Rancho HS is over capacity for the 2023-2024 school year. Rancho High school is at 124.70 percent of program capacity.*

<i>Waivers</i>		
<i>Requirement</i>	<i>Request</i>	<i>Staff Recommendation</i>
153 parking stalls are required for the proposed mix of uses.	A Waiver from Title 19.12. is requested to allow 126 parking stalls where 153 are required.	Approval
A 20-foot rear setback is required.	A Waiver from Title 19.08. is requested to allow a rear setback to be ten feet.	Approval
A ten-foot front and corner setback are required.	A Waiver from Title 19.08. is requested to allow a five foot corner setback and six foot front setback.	Approval
A 15-foot landscape buffer is required for the street frontages and eight feet is required along internal lot lines.	A Waiver from Title 19.08. is requested to allow zero-foot landscape buffers on all sides.	Approval

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<i>Exceptions</i>		
<i>Requirement</i>	<i>Request</i>	<i>Staff Recommendation</i>
40 landscape buffer trees are required.	An Exception from Title 19.08. is requested to allow five landscape buffer trees.	Approval
Four parking lot area trees are required.	An Exception from Title 19.08. is requested to allow two parking lot landscaping trees.	Approval