



AGENDA MEMO - PLANNING

CITY COUNCIL MEETING DATE: JULY 20, 2022

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT/OWNER: STEWART PLAZA, LLC

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
22-0228-SDR1	Staff recommends APPROVAL, subject to conditions:	22-0228-VAR1

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 30

NOTICES MAILED 93 (by City Clerk)

PROTESTS 0

APPROVALS 0

**** CONDITIONS ****

22-0228-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 and landscape plan, date stamped 05/25/22 and building elevations, date stamped 04/27/22, except as amended by conditions herein.
3. A Waiver from Title 19.08.070 is hereby approved, to allow a 10-foot perimeter landscape buffer along the west property line and a minimum five-foot perimeter landscape buffer along the south property line where 15 feet is required.
4. An Exception from Title 19.08.110 is hereby approved, to allow 10 parking lot trees in the newly proposed parking lot area where 26 trees are required.
5. 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 Department of Building and Safety.
6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
7. The minimum distance between buildings shall be 10 feet.
8. 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:
 - Provide one 24-inch box tree along at maximum 20-foot intervals along Stewart Avenue.

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- Provide four, five-gallon shrubs for every required tree in perimeter buffer and parking lot planters.
9. 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.
 10. Prior to the submittal of a building permit application, the applicant shall meet with Department of Planning 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.
 11. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

12. The sidewalk adjacent to this site shall meet Public Right-of-Way Accessibility Guidelines (PROWAG) in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site. Grant any Pedestrian Access Easement needed to complete this requirement.
13. This site shall connect to the public sewer system at a location and depth acceptable to the Sanitary Sewer Section of the Department of Public Works.
14. 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 702-229-2338 or emailed at ece@lasvegasnevada.gov.
15. 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.
16. Condition of Approval #4 of TIA76073 is hereby nullified. The driveways for this development are approved as depicted on the approved site plan.

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17. 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.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is proposing to construct three, three-story apartment buildings in the vacant area adjacent to a newly constructed 4,025 square-foot convenience store at the northwest corner of Stewart Avenue and Mojave Road. A total of 69 multi-family for-rent units are proposed. Building C, which faces Stewart Avenue, is proposed to contain a mixed-use component on the ground floor containing 2,601 square feet of commercial uses.

ISSUES

- Mixed-Use is a conditional use in the C-1 District. The Multi-Family Residential component is conditional, while commercial uses are permitted, conditional or require a SUP as indicated in Title 19.12. All conditions of the use are met by the proposal.
- The applicant has requested a Waiver to allow a 10-foot perimeter landscape buffer along the west property line and a minimum five-foot perimeter landscape buffer along the south property line where 15 feet is required. Staff recommends approval of the request.
- The applicant has requested an Exception to allow 10 parking lot trees where 26 trees are required within planters. Staff approves the Exception.
- There is an existing 25-foot wide utility easement along the west property line that may affect the height of trees within the proposed buffer area.

ANALYSIS

The site is zoned C-1 (Limited Commercial), which allows both multi-family residential and commercial uses. The C-1 zoning district conforms to the existing SC (Service Commercial) General Plan designation on this site. The development as proposed meets Title 19 C-1 standards.

The convenience store development was previously approved through a Site Development Plan Review (SDR-72189) with several Waivers and an Exception of perimeter and parking lot landscaping. The current proposal would infill the remainder of the site with mixed-use development.

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The Mixed-Use use is defined by Title 19.18 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.” Building C, which is the building nearest to Stewart Avenue, is proposed to contain 2,601 square feet of commercial uses on the ground floor and multi-family residential units on the upper two floors, thereby satisfying this definition. Buildings A and B, which do not face a public street, contain only multi-family residential uses.

The Mixed-Use use is conditional in the C-1 zoning district. This is to ensure that definitional requirements will be met as well as aesthetic and design concerns. The following conditions must be satisfied for this use; otherwise, a Special Use Permit is required:

1. Residential uses permitted as of right in the R-3 and R-4 Zoning Districts are permitted as conditional uses within a C-1 or C-2 Zoning District.

The proposed development will contain 69 multi-family residential units, which are permitted as of right in the R-3 and R-4 zoning districts. They will be treated as conditional uses in the C-1 zoning district.

2. Commercial uses or civic uses shall at a minimum be located at the ground level fronting the primary public rights-of-way and may extend beyond the ground floor. The principal entryway to access those uses, whether individually or collectively, shall be directly accessed from and oriented to the public sidewalk.

The proposed commercial uses are located at the ground level facing Stewart Avenue, with direct pedestrian access from Stewart Avenue.

3. Residential uses shall not be permitted on the ground floor fronting on primary public rights-of-way, but may be located at or above the second level of the building. Residential uses may be located on the ground floor of any building or portion thereof that is located at the interior of the development site and does not front on an arterial or collector street.

Residential units occurring on the ground floor of Buildings A and B do not front on public rights-of-way; these buildings are located on the interior of the site.

4. Surface parking lots shall be located to the side or the rear of the principal building(s) on the site, and shall be screened from view of the adjacent rights-of-way by the principal building(s) or a landscape buffer in conformance with the requirements of LVMC Chapter 19.08. Parking structures shall not be located along the street frontages of the development site, but shall be screened from view of the adjacent rights-of-way by the principal building(s).

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The surface parking lot is located to the side and rear of the principal mixed-use building (Building C) on the site. Parking in front of the convenience store is already existing as approved through a previous action.

Landscaping is provided along the perimeter per Title 19 standards. On the landscape plan submitted for building permit, four, five-gallon shrubs will be required for each required tree in the planters, including within the parking lot. An Exception is requested to allow 10 parking lot trees where 26 are required in the newly proposed parking area. Staff approves this Exception, as additional trees are proposed adjacent to the proposed buildings at the rear of the existing convenience store. Reduced perimeter buffers are proposed along the west and south sides of the site. Staff recommends approval of the requested waivers of buffer width, as this will allow adequate parking to be provided, and the reduced width will not have a negative effect on the visual appearance of the site.

The submitted elevations depict three, three-story buildings with similar architectural features. The maximum height proposed is 41 feet. Rooflines are flat with a cornice element. The exteriors consist of various colors of painted stucco that break up the mass of each building. Elevations feature variations of wall plane for visual interest.

Perimeter walls are proposed along the north, west and south property lines. The wall along the west property line is required to screen the street and adjacent properties from the parking area that abuts it. Per Title 19.08.040 and 19.08.070, perimeter walls must be decorative and contain at least 20 percent contrasting material and/or color. Pilasters must occur at no greater than 24-foot intervals. The provided elevations show that the proposed walls would be painted a shade of green to match one of the primary colors shown on the building elevations, but the walls do not otherwise indicate that they are decorative or contain pilasters; a standard condition of approval requires conformance to all Title 19 requirements, except where Waivers of Exceptions of standards are approved.

A Multi-Use Non-Equestrian trail is required along the west side of Mojave Road and on the north side of the property abutting I-515/U.S. 95. The trail segment along Mojave Road was incorrectly constructed next to the convenience store and is being reinstalled per the approved civil plans. The trail section on the north side of the property is in the freeway right-of-way and is under the jurisdiction of the Nevada Department of Transportation.

This project will add approximately 474 trips per day on Stewart Avenue and Mojave Road. Currently, Stewart Avenue is at about 47 percent of capacity and Mojave Road is at about 43 percent of capacity. With this project, Stewart Avenue is expected to be at about 56 percent of capacity and Mojave Road to be at about 52 percent of capacity. Based on Peak Hour use, this development will add about 40 vehicles in the peak hour, or about two every three minutes.

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The Clark County School District (CCSD) has commented on the impact future development might have on the three levels of schools in the area. CCSD projects that 19 additional primary and secondary school students would be generated by the proposed development on this site. According to CCSD, Sunrise Acres Elementary School and Martin Middle School are each under capacity for the 2021-22 school year. Desert Pines High School is about 27 percent over capacity.

The proposed mixed-use development provides infill development in this area, and the location is appropriate near other multi-family residential uses, the I-515 freeway and various civic uses. The development generally meets Title 19 standards. Therefore staff recommends approval of the requested Site Development Plan Review. If denied, permits could not be obtained to construct the proposed mixed-use development.

FINDINGS (22-0228-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 compatible with adjacent development in surrounding area, which include fourplexes, a City of Las Vegas recreation center, and a City of Las Vegas Fire Department Training Center.

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

The proposed mixed-use development conforms to the General Plan and is generally consistent with Title 19. Staff recommends approval of the proposed perimeter landscape buffer waivers.

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

Site access from Stewart Avenue and Mojave Road will adequately serve the proposed development. According to the Traffic Engineering Section, this project will add approximately 474 trips per day on Stewart Avenue and Mojave Road. Currently, Stewart Avenue is at about 47 percent of capacity and Mojave Road is at about 43 percent of capacity. With this project, Stewart Avenue is expected to

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be at about 56 percent of capacity and Mojave Road to be at about 52 percent of capacity. Based on Peak Hour use, this development will add about 40 vehicles in the peak hour, or about two every three minutes.

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

The proposed buildings feature stucco exteriors with flat roofs containing decorative cornices. These materials are typical for commercial and residential buildings in this area. The proposed landscape materials are drought resistant and appropriate for this area.

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 create an orderly and aesthetically pleasing environment and will be harmonious and compatible with the existing convenience store development as well as existing surrounding development.

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

Site development is subject to permit review and inspection, thereby protecting the public health, safety and general welfare.

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BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Bldg., etc.</i>	
05/16/07	The City Council approved a request for a General Plan Amendment (GPA-20188) to amend a portion of the Southeast Sector Plan of the Master Plan from PF (Public Facility) to M (Medium Density Residential) on 3.98 acres on the northwest corner of Stewart Avenue and Mojave Road. The Planning Commission recommended denial (could not reach a supermajority); staff recommended approval.
	The City Council approved a request for a Rezoning (ZON-20192) from C-1 (Limited Commercial) to R-PD14 (Residential Planned Development – 14 Units Per Acre) on the northwest corner of Stewart Avenue and Mojave Road. The Planning Commission and staff recommended approval. A Resolution of Intent to R-PD14 expired 05/16/09.
05/16/18	The City Council approved a request for a General Plan Amendment (GPA-72182) to amend the land use designation from M (Medium Density Residential) to SC (Service Commercial) on 2.83 acres at the northwest corner of Stewart Avenue and Mojave Road. The Planning Commission and staff recommended approval.
	The City Council approved a request for a Special Use Permit (SUP-72188) for a proposed 4,110 square-foot Beer/Wine/Cooler Off-Sale Establishment use within a proposed General Retail Store (Convenience Store) with a waiver to allow a 150-foot distance separation from a city park where 400 feet is required at the northwest corner of Stewart Avenue and Mojave Road. The Planning Commission recommended approval; staff recommended denial.
	The City Council approved a request for a Special Use Permit (SUP-72667) for a proposed Car Wash, Full Service or Auto Detailing use at the northwest corner of Stewart Avenue and Mojave Road. The Planning Commission recommended approval; staff recommended denial.
02/04/22	The City Council approved a request for a Site Development Plan Review (SDR-72189) for a proposed 4,110 square-foot General Retail Store (Convenience Store) with fuel pumps [canopy] and a 900 square-foot car wash with waivers to not orient the building to the corner where such is required and to allow the car wash bay to face the public right-of-way where such is not permitted on a portion of 2.83 acres at the northwest corner of Stewart Avenue and Mojave Road. The Planning Commission recommended approval; staff recommended denial.
	A two-lot Parcel Map (100198-PMP) on 2.78 acres at the northwest corner of Stewart Avenue and Mojave Road was submitted for technical review. Staff did not accept the map due to incompleteness and no fees were paid.

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<i>Related Relevant City Actions by Planning, Fire, Bldg., etc.</i>	
06/02/21	The City Council approved a General Plan Amendment (21-0029-GPA1) to adopt the City of Las Vegas 2050 Master Plan and amend the City Of Las Vegas General Plan from: Various Categories to: TOD-1 (Transit Oriented Development-1), TOD-2 (Transit Oriented Development-2), TOC-1 (Transit Oriented Corridor-1), TOC-2 (Transit Oriented Corridor-2), OR NMU (Neighborhood Center Mixed Use) within the City of Las Vegas. The Planning Commission and staff recommended approval.
03/23/22	Building & Safety Department staff approved a License Agreement (L19-00346-A003) for landscaping within the Mojave Road right-of-way in conjunction with an approved convenience store development at the northwest corner of Stewart Avenue and Mojave Road.
06/21/22	The Planning Commission (6-0 vote) recommends APPROVAL on a Land Use Entitlement project request FOR A PROPOSED THREE-STORY MIXED-USE DEVELOPMENT WITH 69 MULTI-FAMILY RESIDENTIAL UNITS AND 2,601 SQUARE FEET OF COMMERCIAL FLOOR AREA IN CONJUNCTION WITH AN EXISTING 4,025 SQUARE-FOOT CONVENIENCE STORE WITH FUEL PUMPS, CANOPY AND CAR WASH WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS on 2.78 acres at the northwest corner of Stewart Avenue and Mojave Road (APN 139-36-603-001), C-1 (Limited Commercial) Zone, Ward 3 (Diaz)

<i>Most Recent Change of Ownership</i>	
06/15/17	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
02/19/20	Civil Improvement Plans (L19-00346) were approved for an approved convenience store development at the northwest corner of Stewart Avenue and Mojave Road. The permit was renewed 11/16/21. The CLV Drawing Number is 107V8130. A final inspection has not been completed (revision submitted 05/04/22 for trail along Mojave Road).
04/09/20	A building permit (C19-02728) was issued for a convenience store and car wash totaling 5,031 square feet at 321 North Mojave Road. A final inspection was approved 04/22/22.
04/09/20	A building permit (C19-02729) was issued for onsite improvements, hardscape and utilities at 321 North Mojave Road. A final inspection was approved 04/19/22.
04/09/20	A building permit (C19-02730) was issued for two-foot tall retaining walls at 321 North Mojave Road. A final inspection was approved 03/16/22.

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Pre-Application Meeting	
04/14/22	A pre-application meeting was held with the applicant to discuss submittal requirements for several applications, including a Site Development Plan Review. Working with staff, the applicant was able to eliminate the need for variances and a special use permit.

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

Field Check	
05/12/22	The southeast corner of the site is developed with a convenience store, car wash, fuel pumps and fuel canopy. The remaining area is vacant but cleared of vegetation. An existing sidewalk is constructed adjacent to Stewart Avenue and 30th Street, and the sidewalk/trail adjacent to Mojave Road was under reconstruction. An electrical utility pole is located at the northwest corner of the site, and overhead electrical lines run parallel to 30th Street. There were several political signs posted on the vacant portion of the property.

Details of Application Request	
Site Area	
Net Acres	2.78

Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	General Retail Store, Other Than Listed	SC (Service Commercial)	C-1 (Limited Commercial)
North	U.S. 95/I-515 Freeway	Right-of-Way	Right-of-Way
South	Government Facility	PF (Public Facilities)	C-V (Civic)
East	Custodial Institution	PF (Public Facilities)	C-V (Civic)
West	Multi-Family Residential	M (Medium Density Residential)	R-3 (Medium Density Residential)

Master and Neighborhood Plan Areas	Compliance
2050 Las Vegas Master Plan Area: East Las Vegas	Y
Special Area and Overlay Districts	Compliance
No Applicable Special Area or Overlay Districts	N/A

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<i>Other Plans or Special Requirements</i>	<i>Compliance</i>
Trails - shared-use trail (W side of Mojave) – under construction; NDOT trail (adjacent to U.S. 95 freeway) – partially constructed	Y
Las Vegas Redevelopment Plan Area – Area 1	Y
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following standards apply:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	N/A	121,097 SF	N/A
Min. Lot Width	100 Feet	302 Feet	Y
Min. Setbacks			
• Front (Mojave Rd)	10 Feet	121 Feet	Y
• Side	10 Feet	10 Feet	Y
• Corner	10 Feet	10 Feet	Y
• Rear	20 Feet	25 Feet	Y
Max. Lot Coverage	75%	23%	Y
Max. Building Height	10 stories/150 feet, whichever is less	3 stories/41 Feet	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated, w/ a Roof or Trellis	Y
Mech. Equipment	Screened	Parapet screened	Y

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	1 Tree / 20 Linear Feet	12 Trees	13 Trees	Y
• South	1 Tree / 20 Linear Feet	12 Trees	12 Trees	Y
• East	1 Tree / 20 Linear Feet	8 Trees	4 Trees	Y*
• West	1 Tree / 20 Linear Feet	11 Trees	13 Trees	Y
TOTAL PERIMETER TREES		43 Trees	42 Trees	Y*
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	26 Trees	10 Trees	N*

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LANDSCAPE BUFFER WIDTHS			
Min. Zone Width			
• North	8 Feet	10 Feet	Y
• South	15 Feet	5 Feet	N
• East	NA	NA	NA
• West	15 Feet	10 Feet	N
Wall Height	N/A	30" wall on W PL adjacent to parking	N/A

*An Exception to allow four trees in the east perimeter landscape buffer and two trees in the south perimeter buffer where 15 total trees were required was approved as part of SDR-72189. This Exception also allowed zero trees in the convenience store parking area where 15 were required. An Exception is required for a deficiency in the number of trees in the newly proposed parking area.

Street Name	Functional Classification of Street(s)	Governing Document	Actual Street Width (Feet)	Compliance with Street Section
Stewart Avenue	Primary Arterial	Master Plan of Streets and Highways Map	100-124	Y
Mojave Road	Primary Arterial	Master Plan of Streets and Highways Map	100	Y

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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	
General Retail Store, Other Than Listed (previously approved)	4,025 SF	1 space per 175 SF GFA	23				
Car Wash, Full Service (previously approved)	0 SF habitable space	1 space per 150 SF GFA	0				
General Retail Store, Other Than Listed (proposed)	2,601 SF	1 space per 175 SF GFA	15				
Multi-Family Residential - 1 BR	47 units	1.25 spaces per unit	59				
Multi-Family Residential - 2 BR	22 units	1.75 spaces per unit	39				
Multi-Family Residential – Guest Parking	69 units	1 space per 6 units	12				
TOTAL SPACES REQUIRED			148		132		Y*
Regular and Handicap Spaces Required			144	4	128	4	Y**
Loading Spaces	6,626 SF commercial	Less than 10,000 SF GFA	1		1		Y

*Complies when Mixed-Use Development Alternative Parking Requirement is used. See table below.

**Due to the proposed mixed commercial and residential occupancies, one fewer ADA accessible space is required than for a fully commercial occupancy.

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The applicant has the option of using the Mixed-Use Development Alternative Parking Requirement found in Table 2 of Title 19.18.030(D). As illustrated by the table below, fewer spaces are required using the alternative requirement than with standard Title 19.12 requirements, and the mixed-use parking standards are met by the proposal.

Mixed Use Alternative	Parking Ratio	Mid-7am	Mid-7am	7am-6pm	7am-6pm	6pm-Mid	6pm-Mid
Retail & Personal Services	1 space per 175 SF GFA	0%	0	100%	14.86	80%	11.89
Residential – studio/1 BR	1.25 spaces per unit	100%	58.75	55%	32.31	85%	49.94
Residential – 2 BR	1.75 spaces per unit	100%	38.50	55%	21.18	85%	32.73
Residential – Guest Parking	1 space per 6 units	100%	11.50	55%	6.33	85%	9.78

Mixed Use Alternative	Parking Ratio	Mid-7am	Mid-7am	7am-6pm	7am-6pm	6pm-Mid	6pm-Mid
WEEKDAY TOTAL			109		75		105
Retail & Personal Services	1 space per 175 SF GFA	0%	0	100%	14.86	60%	8.92
Residential – studio/1 BR	1.25 spaces per unit	100%	58.75	65%	38.19	75%	44.06
Residential – 2 BR	1.75 spaces per unit	100%	38.50	65%	25.03	75%	28.88
Residential – Guest Parking	1 space per 6 units	100%	11.50	65%	7.48	75%	8.63
WEEKEND TOTAL			109		86		91
TOTAL MIXED USE REQUIREMENT			109				
Previously approved commercial development	See table above		23				
TOTAL PARKING REQUIREMENT			132				

At most, 132 spaces are required for the proposed development using this method. The site plan indicates that 132 spaces will be provided.

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<i>Waivers</i>		
<i>Requirement</i>	<i>Request</i>	<i>Staff Recommendation</i>
15-foot perimeter landscape buffer adjacent to public rights-of-way	To allow a 10-foot buffer along the west PL and a 5-foot buffer along the south PL	Approval

<i>Exceptions</i>		
<i>Requirement</i>	<i>Request</i>	<i>Staff Recommendation</i>
One, 24-inch box tree per 6 uncovered parking spaces, plus one tree at the end of each parking row	To allow 10 parking lot trees where 26 trees are required	Approval