

**AGENDA MEMO - PLANNING**

CITY COUNCIL MEETING DATE: AUGUST 17, 2022

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT/OWNER: MARCUS ALLEN

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
22-0223-ZON1	Staff recommends DENIAL.	
22-0223-VAR1	Staff recommends DENIAL, if approved subject to conditions:	22-0223-ZON1
22-0223-SDR1	Staff recommends DENIAL, if approved subject to conditions:	22-0223-ZON1 22-0223-VAR1

**** NOTIFICATION ******NEIGHBORHOOD ASSOCIATIONS NOTIFIED**

6

NOTICES MAILED

249 (by City Clerk)

PROTESTS

1

APPROVALS

0

**** CONDITIONS ****

22-0223-VAR1 CONDITIONS

Planning

1. Approval of a Rezoning (22-0223-ZON1) and approval of and conformance to the Conditions of Approval for Site Development Plan Review (22-0223-SDR1) 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 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.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

22-0223-SDR1 CONDITIONS

Planning

1. 36-inch box Palo Verde trees shall be planted.
2. Approval of a Rezoning (22-0223-ZON1) and approval of and conformance to the Conditions of Approval for a Variance (22-0223-VAR1) shall be required, if approved.
3. All mechanical equipment shall be adequately screened from view in conformance to Title 19.08.040.E.

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4. The site plan shall be revised and submitted to the Department of Planning for review prior to the time application is made for a building permit to depict minimum 23-foot long parallel parking spaces. The number of parking spaces shall not be reduced below 18 unless a Variance is approved.
5. Prior to the issuance of a building permit, provide Department of Planning staff with a letter from Republic Services confirming curbside refuse pickup from this site.
6. 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.
7. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 06/15/22, except as amended by conditions herein.
8. A Waiver from Title 19.08.070 is hereby approved, to allow zero-foot wide perimeter landscape buffers along the north, west and east property lines where eight feet is required and a three-foot wide buffer along the south property line where 15 feet is required.
9. An Exception from Title 19.08.110.C.12 is hereby approved, to allow zero parking lot shade trees where eight, 24-inch box shade trees are required.
10. An Exception from Title 19.08.110.C.12 is hereby approved, to allow a 2.5-foot wide paved buffer area between the parking lot and any building where a minimum five-foot sidewalk or combined three-foot sidewalk and two-foot landscape buffer is required.
11. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
12. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
13. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to the issuance of any building permits.

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14. 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.
15. 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:
 - Trees within the perimeter landscape buffer along the south property line shall be depicted on the north side of the property line.
 - A minimum of four (4) five-gallon shrubs shall be provided for each proposed tree within perimeter buffer planters.
 - All trees shall be of minimum 24-inch box size.
16. 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.
17. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

18. 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.
19. No queuing or backing in the public right-of-way is allowed.

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20. 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.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is requesting to convert two existing single-family dwellings at 1212 and 1224 West Lake Mead Boulevard into commercial office buildings and combine those properties with a third site containing an existing barber shop at 1200 West Lake Mead Boulevard.

ISSUES

- A Rezoning is requested from R-2 (Medium-Low Density Residential) to C-1 (Limited Commercial) for APNs 139-21-610-286 and 287 in order make the zoning across the subject site consistent and allow for the proposed commercial uses.
- A Site Development Plan Review is required for the conversion of single-family dwellings to commercial buildings and to determine conformance with commercial development standards.
- The applicant requests a Variance to allow a five-foot side yard setback where the C-1 (Limited Commercial) zoning district standards require 10 feet for the existing building at 1224 West Lake Mead Boulevard. Staff recommends denial.
- There are currently four driveways providing access to the site from Lake Mead Boulevard. Circulation is dependent on one-way traffic in and out of the site and two-way traffic at the rear in order to utilize proposed 90 degree parking spaces. One of the existing driveways is proposed to be eliminated.
- Title 19 requires perimeter walls adjacent to residential zoning districts to be a minimum of six feet in height. Existing walls adjacent to the R-2 (Medium-Low Density Residential) zoning district are currently five feet tall. A condition of approval addresses this issue.
- Waivers of Title 19 perimeter landscape standards are requested to allow no buffers along the north, west and east property lines where eight feet is required and a three-foot buffer along the south property line. Staff recommends denial. Where trees are provided, a condition of approval requires minimum 24-inch box tree size.
- An Exception is required to allow no parking lot trees where eight shade trees are required. Staff recommends denial.
- An Exception is required to allow a 2.5-foot paved buffer area between the parking lot and a building where a minimum five-foot sidewalk or combination three-foot sidewalk and two-foot landscape buffer is required. Staff recommends denial.

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- A separate mapping action is needed to consolidate the existing subdivided lots that make up the subject site. In addition to allowing for a uniform zoning district across the site, this would eliminate the need to request Waivers of perimeter landscape buffer standards along interior platted lot lines. A condition of approval addresses this issue.

ANALYSIS

This site is located within the West Las Vegas Plan Area as designated by the 2050 Las Vegas Master Plan. This area has a high percentage of vacant or underutilized lots, providing opportunities for infill and mixed-use redevelopment. Lake Mead Boulevard is a major east-west thoroughfare that is shifting away from direct residential access and toward commercial and civic uses.

The zoning of the current residential properties is R-2 (Medium-Low Density Residential), which is intended to accommodate low to medium density single-family detached and duplex units. The adjacent property included in this request is zoned C-1 (Limited Commercial), which is intended to allow retail, office, restaurants and personal services such as the existing barber shop. As the applicant intends to combine the existing lots into a single site with shared access and parking, the applicant has requested Rezoning to C-1. The C-1 zoning district is consistent with the existing MXU (Mixed Use) General Plan designation, which allows both residential and commercial zoning districts. A precedent for C-1 zoning is present on this block, but the parcels currently zoned C-1 are not located at the corner. This will leave residentially zoned properties on both sides of the current and proposed commercial areas.

Rezoning will require development on the western two lots to conform to C-1 development standards. The existing building at 1224 West Lake Mead Boulevard does not meet the side yard setback requirement and therefore requires a Variance. In addition, the lots are shallow (approximately 115 feet long), which presents a challenge in accommodating site circulation and parking, particularly behind the existing buildings. In addition to the Variance, an Exception of Title 19.08.110.C is requested to reduce the required buffer width between the parking area and the buildings at 1212 and 1224 West Lake Mead Boulevard to 2.5 feet where five feet is the minimum allowed. A sidewalk of at least three feet is preferred, but is unable to be provided because at least 24 feet is needed for two-way traffic and placement of 90 degree parking spaces. Staff recommends denial and recommends that the parking be reconfigured at an angle to provide safer vehicular and pedestrian circulation.

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Access to the rear is only possible from the easternmost driveway on Lake Mead Boulevard. One of the four current driveways is proposed to be removed. All access to and from Lake Mead Boulevard is restricted to one-way, as drive aisles connected to the access points are less than 24 feet wide. Parking spaces in front of and behind the barber shop are configured as parallel spaces that do not appear to be striped to the minimum required 23-foot length. The site plan will need to be revised as a condition of approval to extend these parallel spaces prior to issuance of a building permit.

According to the Traffic Engineering Section of the Department of Public Works, this project will add approximately 72 trips per day on Lake Mead Boulevard, Concord Street and Martin L. King Boulevard. Currently, Lake Mead Boulevard is at about 46 percent of capacity and Martin L. King Boulevard is at about 76 percent of capacity. With this project, these capacities are expected to remain unchanged. Counts are not available for Concord Street, but it is believed to be under capacity. Based on Peak Hour use, this development will add about seven vehicles in the peak hour, or about one every eight minutes.

Due to the size of the site and the configuration of existing buildings and parking, the site cannot meet several commercial development standards, including side yard setback, landscape buffer and parking lot landscaping requirements, parking lot buffering, mechanical screening, and screening standards from adjacent residential properties. Reconfiguration of the site to provide a single, compact commercial building or mixed use development could allow for conformance to zoning code requirements. Denial of the Variance is recommended, as the hardship in this case is self-imposed. In turn, because the site as proposed cannot meet these C-1 (Limited Commercial) standards, staff recommends denial of the Rezoning and Site Development Plan Review requests.

FINDINGS (22-0223-ZON1)

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

1. The proposal conforms to the General Plan.

The existing General Plan designation of the site is MXU (Mixed Use). The proposed Rezoning to C-1 (Limited Commercial) is in conformance to the density requirements of the MXU land use category.

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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 C-1 (Limited Commercial) zoning district allows for most retail and shopping services and is intended to be located at intersections of primary and secondary thoroughfares along major retail corridors. There are still a significant number of residentially zoned properties in this area, which is located on a midblock segment of Lake Mead Boulevard. Therefore, the intensity of possible uses may still be too high in this area.

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

Lake Mead Boulevard is a fully improved Primary Arterial street that is no longer appropriate for new residential development. However, the intensity of the uses allowed by the proposed C-1 (Limited Commercial) zoning district are not yet appropriate at this midblock location.

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.**

Lake Mead Boulevard adjacent to this site is a fully improved 100-foot wide Primary Arterial street that is sufficient to accommodate the needs of the proposed C-1 (Limited Commercial) zoning district.

FINDINGS (22-0223-VAR1)

In accordance with the provisions of Title 19.16.140(B), the Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

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Additionally, Title 19.16.140(L) states:

“Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution.”

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing to convert a single-family dwelling to a commercial office where it will not conform to C-1 (Limited Commercial) setback requirements. It is recommended that either the dwellings be removed and rebuilt to meet C-1 standards or the lots be rezoned to a P-O (Professional Office) zoning district, which would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site’s physical characteristics, it is concluded that the applicant’s hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

FINDINGS (22-0223-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 commercial development under the current configuration is of low intensity of use. However, the site layout requires a Variance of Title 19 C-1 standards and multiple waivers that is not compatible with the adjacent residential properties. In addition, the layout depicts a complex pattern of circulation for onsite traffic and parking placement that may be confusing for customers.

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

The proposed development does not meet Title 19 wall, landscaping, parking lot screening and mechanical screening standards. The General Plan supports either commercial or residential uses or mixed uses in this area. Several additional conditions are recommended to ensure code compliance and public safety.

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

The site is proposed to retain three of the four existing four driveways for access, which allows for one-way ingress and egress and two-way circulation for parking in the rear. The multiple driveways may negatively impact traffic along Lake Mead Boulevard. However, peak hour trips to and from this site are projected to be relatively low.

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

The existing stucco and vinyl materials used for building exteriors are acceptable for commercial use; however, concrete or clay tile roofing is preferred for all roofing.

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 submitted elevations indicate that the exteriors will not significantly change from their current appearance, thereby maintaining compatibility with the adjacent residential properties.

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

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

BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Bldg., etc.</i>	
11/19/03	The City Council approved a request for a Rezoning (ZON-3047) from R-2 (Medium-Low Density Residential) to C-1 (Limited Commercial) and to allow an 82-foot minimum lot width where 100 feet is the minimum required on 0.21 acres at 1200 West Lake Mead Boulevard. The Planning Commission and staff recommended approval.
11/19/03	The City Council approved a request for a Site Development Plan Review (SDR-3048) for a proposed 1,092 square foot barber shop and a reduction in the width of the perimeter landscape planter on 0.21 acres at 1200 West Lake Mead Boulevard. The Planning Commission and staff recommended approval.
11/17/15	Code Enforcement processed a Case (CE-161097) for trash, carts and outside storage at 1224 West Lake Mead Boulevard. The case was resolved on 12/23/15.
10/30/17	Code Enforcement processed a Case (CE-183743) for inoperable vehicles in the yard at 1212 West Lake Mead Boulevard. The case was resolved on 02/06/18.
11/20/17	Code Enforcement processed a Case (CE-184310) for vehicles parked in the yard at 1224 West Lake Mead Boulevard. The case was resolved on 12/04/17.
07/12/22	<p>The Planning Commission (6-0 vote) recommends APPROVAL on the following Land Use Entitlement project requests on 0.43 acres at 1200, 1212 and 1224 West Lake Mead Boulevard (APNs 139-21-610-285 through 287), R-2 (Medium-Low Density Residential) and C-1 (Limited Commercial) Zones, Ward 5 (Crear)</p> <ul style="list-style-type: none"> • 22-0223-ZON1 - REZONING - FROM: R-2 (MEDIUM-LOW DENSITY RESIDENTIAL) TO: C-1 (LIMITED COMMERCIAL) ON 0.22 ACRES AT 1212 AND 1224 WEST LAKE MEAD BOULEVARD (APNs 139-21-610-286 AND 287) • 22-0223-VAR1 - VARIANCE - TO ALLOW A FIVE-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED FOR AN EXISTING BUILDING • 22-0223-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR THE PROPOSED CONVERSION OF TWO EXISTING 1,200 SQUARE-FOOT SINGLE-FAMILY RESIDENTIAL DWELLINGS TO TWO OFFICE BUILDINGS AND OTHER SITE IMPROVEMENTS WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS

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Most Recent Change of Ownership	
09/10/03	A deed was recorded for a change in ownership on APN 139-21-610-285.
06/03/04	A deed was recorded for a change in ownership on APN 139-21-610-286.
08/11/04	A deed was recorded for a change in ownership on APN 139-21-610-287.

Related Building Permits/Business Licenses	
01/13/71	A building permit (#56770) was issued for a 1,320 square-foot single family dwelling at 1212 West Lake Mead Boulevard. The permit was finalized 09/02/71.
01/13/71	A building permit (#56771) was issued for a 1,320 square-foot single family dwelling at 1224 West Lake Mead Boulevard. The permit was finalized 03/22/71.
04/02/75	A building permit (#1211) was issued for a 1,092 square-foot single family dwelling at 1200 West Lake Mead Boulevard. The permit was finalized 07/01/75.
06/15/04	A business license (B04-01124) was issued for a barber shop (Masterpiece) at 1200 West Lake Mead Boulevard. The license remains active.

Pre-Application Meeting	
03/29/22	A pre-application meeting was held with the applicant to discuss submittal requirements for a Site Development Plan Review application. It was determined that C-1 development standards could not be met and therefore a Variance would be needed in combination with a Rezoning. Issues with site circulation and the parking layout were discussed that would require a new site plan before submittal.

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

Field Check	
06/01/22	The site contains two single family dwellings with trees in the front yards and a barber shop with parking in the front and rear of the building. An existing streetlight is located in the sidewalk in front of the building at 1212 West Lake Mead Boulevard. Existing CMU block walls are located on the north, west and east sides of the barber shop portion of the site. The building at 1212 West Lake Mead Boulevard was boarded up. All three buildings have rooftop mechanical units visible from the street.

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Details of Application Request	
Site Area	
Net Acres	0.43

Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	General Personal Service	MXU (Mixed Use)	C-1 (Limited Commercial)
	Single Family, Detached		R-2 (Medium-Low Density Residential)
North	Single Family, Detached	MLA (Medium Low Attached Density Residential)	R-2 (Medium-Low Density Residential)
South	Public or Private School, Primary and Secondary	C (Commercial)	C-V (Civic)
East	General Retail Store, Other Than Listed	MXU (Mixed Use)	C-1 (Limited Commercial)
West	Single Family, Detached	MXU (Mixed Use)	R-2 (Medium-Low Density Residential)

Master and Neighborhood Plan Areas	Compliance
2050 Las Vegas Master Plan Area: West Las Vegas	Y
West Las Vegas Plan	Y
Special Area and Overlay Districts	Compliance
A-O (Airport Overlay) District (105 Feet)	Y
Other Plans or Special Requirements	Compliance
Trails	N/A
Las Vegas Redevelopment Plan Area – Area 1	Y
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following standards apply:

Standard	Required/Allowed	Provided	Compliance
Min. Lot Size	N/A	18,920 SF	N/A
Min. Lot Width	100 Feet	159 Feet	Y
Min. Setbacks			
• Front	10 Feet	27 Feet	Y
• Side	10 Feet	5 Feet	N*
• Rear	20 Feet	43 Feet	Y
Max. Lot Coverage	50 %	19 %	Y
Max. Building Height	Limited by residential adjacency	12 Feet	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Existing curbside pickup	By condition
Mech. Equipment	Screened	Not indicated	By condition

*Applicant requests a Variance of this standard, which staff does not support.

Pursuant to Title 19.08.040, the following standards apply:

Residential Adjacency Standards	Required/Allowed	Provided	Compliance
3:1 proximity slope	5 Feet	5 Feet	Y
Adjacent development matching setback	5 Feet	5 Feet	Y
Trash Enclosure	50 Feet	N/A	N/A

Existing Zoning	Permitted Density	Units Allowed
R-2 (Medium-Low Density Residential)	6-12 du/ac	2
Proposed Zoning	Permitted Density	Units Allowed
C-1 (Limited Commercial)	N/A	N/A
Existing General Plan	Permitted Density	Units Allowed
MXU (Mixed Use)	Unlimited	Unlimited

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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	7 Trees	0 Trees	N
• South	1 Tree / 20 Linear Feet	3 Trees	3 Trees	Y
• East	1 Tree / 30 Linear Feet	3 Trees	0 Trees	N
• West	1 Tree / 20 Linear Feet	4 Trees	0 Trees	N
TOTAL PERIMETER TREES		17 Trees	3 Trees	N
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	8 Trees	0 Trees	N*
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	8 Feet		0 Feet	N**
• South	15 Feet		3 Feet	N**
• East	8 Feet		0 Feet	N**
• West	5 Feet		0 Feet	N**
Wall Height	6 to 8 Feet Adjacent to Residential		Existing 5-foot CMU adjacent to north, east and west PLs	By condition

*An Exception is requested. See Exception table below.

**A Waiver is requested. See Waiver table below.

Street Name	Functional Classification of Street(s)	Governing Document	Actual Street Width (Feet)	Compliance with Street Section
Lake Mead Blvd	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 Personal Service	5 barber chairs	2 spaces per barber chair	10				
Office, Other Than Listed	2,400 SF	1 space per 300 SF GFA	8				
TOTAL SPACES REQUIRED			18				
Regular and Handicap Spaces Required			17	1	19	1	Y

Waivers		
Requirement	Request	Staff Recommendation
15-foot wide perimeter landscape buffer along public rights-of-way	To allow a zero-foot wide buffer along the south property line (Lake Mead Blvd.)	Denial
8-foot wide perimeter landscape buffer along interior property lines	To allow zero-foot wide buffers along the north, east and west property lines	Denial

Exceptions		
Requirement	Request	Staff Recommendation
One 24" box shade tree for every 6 uncovered parking spaces, plus 1, 24" box shade tree at the ends of each parking row, in planter islands	To allow no parking lot trees or islands where 8 trees and islands are required	Denial
Min. 5' sidewalk buffer between buildings and the parking lot (including drive aisles) or a combination of a min. 3' sidewalk and landscaping	To allow a 2.5-foot wide paved buffer area between the parking lot and 1212 and 1224 W. Lake Mead Blvd. buildings	Denial