

**AGENDA MEMO - PLANNING**

CITY COUNCIL MEETING DATE: AUGUST 17, 2022

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT: IZ DESIGN STUDIO - OWNER: DORIS H. LAUER TRUST

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

| CASE NUMBER | RECOMMENDATION | REQUIRED FOR APPROVAL |
|---------------------|---|--|
| 22-0229-GPA1 | Staff recommends DENIAL. | |
| 22-0229-ZON1 | Staff recommends DENIAL. | 22-0229-GPA1 |
| 22-0229-VAR1 | Staff recommends DENIAL, if approved subject to conditions: | 22-0229-GPA1 22-0229-ZON1 22-0229-SDR1 |
| 22-0229-SDR1 | Staff recommends DENIAL, if approved subject to conditions: | 22-0229-GPA1 22-0229-ZON1 22-0229-VAR1 |

**** NOTIFICATION ******NEIGHBORHOOD ASSOCIATIONS NOTIFIED** 24**NOTICES MAILED** 159 (by City Clerk)**PROTESTS** 3**APPROVALS** 0

**** CONDITIONS ****

22-0229-VAR1 CONDITIONS

Planning

1. A Variance is hereby approved to allow a 48-foot residential adjacency setback where 87 feet is required and an eight-foot trash enclosure setback from a protected property line where 50 feet is required.
2. Approval of a General Plan Amendment (22-0229-GPA1) and Rezoning (22-0229-ZON1) and approval of and conformance to the Conditions of Approval for Site Development Plan Review (22-0229-SDR1) shall be required, if approved.
3. 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.
4. 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.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

22-0229-SDR1 CONDITIONS

Planning

1. 36-inch box shade trees shall be planted.
2. Approval of a General Plan Amendment (22-0229-GPA1) and Rezoning (22-0229-ZON1) and approval of and conformance to the Conditions of Approval for Variance (22-0229-VAR1) shall be required, if approved.
3. 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.
4. All development shall be in conformance with the site plan date stamped 05/04/22, landscape plan and building elevations, date stamped 05/03/22, except as amended by conditions herein.
5. A Waiver from Title 19.08 is hereby approved, to allow no landscape buffer along a portion of the west property line where 15 feet is required.
6. A Waiver from Title 19.08 is hereby approved, to allow a six-foot wide landscape buffer along the north property line where eight feet is required.
7. An Exception from Title 19.08 is hereby approved, to allow five interior parking area trees where seven are required.
8. 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.
9. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
10. 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.

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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.
12. 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.
13. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

14. 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.
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. 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, whichever may occur first. Provide and improve all drainage ways as recommended.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a Site Development Plan Review request for a proposed 6,265 square-foot office building development on a 0.46-acre undeveloped parcel at 1700 South Buffalo Drive.

ISSUES

- A General Plan Amendment is requested from DR (Desert Rural Density Residential) to O (Office). Staff does not support the request.
- A Rezoning is requested from R-E (Residence Estates) to P-O (Professional Office). Staff does not support the request.
- The Office, Other than Listed use is permitted in the P-O (Professional Office) zoning district. It is not permitted in the existing zoning district of R-E (Residence Estates).
- A Variance is requested to allow a 48-foot residential adjacency setback where 87 feet is required and an eight-foot trash enclosure setback from a protected property line where 50 feet is required. Staff does not support the request.
- A Waiver is requested to allow no landscape buffer along a portion of the west property line. Staff does not support the request.
- A Waiver is requested to allow a six-foot landscape buffer width along the north property line where eight feet is required. Staff does not support the request.
- An Exception is requested to allow five interior parking area trees where seven are required. Staff does not support the request.

ANALYSIS

The subject 0.46-acre undeveloped site is currently zoned R-E (Residence Estates) with a DR (Desert Rural Density Residential) land use designation. It is subject to Title 19 development standards and abuts an undeveloped parcel to the east, a single-family dwelling to the north, a private country club to the south and a City park to the west. Surrounding properties are zoned C-V (Civic) to the west and R-E (Residence Estates) to the north, south and east. The applicant proposes to develop the subject site with a 6,265 square-foot office building development. Per Title 19, the Office, Other than Listed use is permitted in the proposed P-O (Professional Office) zoning district.

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General Plan Amendment

A General Plan Amendment is requested from DR (Desert Rural Density Residential) to O (Office). Per the City of Las Vegas 2050 Master Plan, the O (Office) land use designation is intended to allow small lot office conversions as a transition from residential and commercial uses and for large planned offices. It is compatible with the P-O (Professional Office) and O (Office) zoning districts. Staff finds the amendment request is not compatible and harmonious with the existing development in the surrounding area which predominantly consists of large, detached single-family residential lots.

Rezoning

A Rezoning is requested from R-E (Residence Estates) to P-O (Professional Office). Per Title 19, The P-O District is intended to allow for office uses in an area which is predominantly residential but because of traffic and other factors is no longer suitable for the continuation of low density residential uses. This district is designed to be a transitional zone to allow low intensity administrative and professional offices. These uses are characterized by a low volume of direct daily client and customer contact. To decrease the impact to adjacent residential uses, single family structures should be retained or new development in the P-O District should be constructed to maintain a residential character. The P-O District is consistent with the Office category of the General Plan.

Staff finds the Rezoning request is not compatible and harmonious with the existing development in the surrounding area which predominantly consists of large detached single-family residential lots. Per Title 19.08.050, if approved, all proposed development located in the P-O District shall conform to the following restrictions:

1. No products shall be stored, displayed or sold on the premises.
2. Except as otherwise provided in this Paragraph (2), no trucks, vans, or other commercial vehicles shall be stored or parked on the property overnight. No more than two vehicles that are used in connection with the operation of a business located on the site may be parked on the property overnight, but the permissible parking of such vehicles is subject to the following additional limitations and requirements:
 - a. Each such vehicle must be a passenger vehicle in a mechanically operable condition with a maximum capacity of one ton. Vehicles or trailers designed or intended solely for commercial use, including without limitation tow trucks, box trucks, dump trucks, buses, taxis, limousines, food trucks or trailers, ice cream trucks or trailers, forklifts, backhoes, concrete mixers and mobile sign trucks or trailers are prohibited.
 - b. An additional number of vehicles may be permitted by means of the approval of a Special Use Permit pursuant to LVMC 19.16.110.
 - c. Vehicle storage is prohibited

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3. No services shall be performed upon a client except those related to the service of the medical profession including dentists, opticians, optometrists, chiropractors, psychologists, et cetera.
4. Services shall not include the production nor repair of any goods except as an incidental use to the permitted service.
5. Instructional services at a physician's office must be provided with a pupil/ instructor ratio no greater than two to one; provided, however, that the Director may approve a higher pupil/instructor ratio upon a showing that sufficient off-street parking is available for the number of pupils anticipated. Equipment used for instructional purposes must be stored within the building.
6. Except in accordance with a Special Use Permit approving the establishment of a Mixed-Use use as defined by LVMC Chapter [19.18](#), there shall be no mixed residential and commercial use of any property and in the event there is an existing residential use on a property, no commercial use of the property shall be permitted until the residential use has permanently ceased.
7. No use or business activity shall remain open to the public for business between the hours of 9:00 p.m. through 7:00 a.m. All exterior lighting, except for security lighting, shall be turned off.

Site Development Plan Review

The submitted plans depict a two-story, 6,265 square-foot office building development. It has a maximum height of 28 feet and features a stucco façade in neutral tones. The west elevation depicts a pop out with wood paneling. The building is oriented to the northeast corner of Buffalo Drive and Oakey Boulevard. The parking requirements are met as a total of 21 parking spaces are provided where 21 are required, and the proposed planting materials adhere to the recommendations of the Southern Nevada Regional Plant List. A Waiver is requested to allow a zero-foot landscape buffer width along a portion of the west property line where 15 feet is required, and a six-foot landscape buffer width along the north property line where eight feet is required. Staff does not support these requests.

Per Title 19, all property to be developed for nonresidential or multifamily residential use that is located adjacent to property which is zoned R-E, shall conform to the residential adjacency standards. No building subject to the residential adjacency standards shall exceed the height of a line drawn from the property line of a protected property at a 3:1 slope directly into the property. For example, a 100-foot high building must be set back 300 feet from the property line of the protected property. In addition, trash receptacles are required to be located a minimum of 50 feet from any property line of a protected property. A Variance is requested to allow a 48-foot residential adjacency setback where 87 feet is required and an eight-foot trash enclosure setback from a protected property line where 50 feet is required. Staff does not support the Variance requests.

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The Department of Public Works – Traffic Engineering Division has commented, “This project will add approximately 61 trips per day on Oakey Boulevard and Buffalo Drive. Currently, Oakey Boulevard is at about 29 percent of capacity and Buffalo Drive is at about 99 percent of capacity. With this project, these capacities are expected to remain unchanged. Based on Peak Hour use, this development will add about 7 vehicles in the peak hour, or about one every eight minutes.”

The subject site is located within the 2050 Las Vegas Master Plan Charleston Area. This area includes the Charleston Boulevard corridor which is the City’s major east-west link and commercial corridor between Downtown Las Vegas and its western suburbs. Comprised of both the City’s earliest inner-ring suburbs and new suburban neighborhoods, this area has high potential for transit-oriented development and new place types along multiple corridors with the introduction of high capacity transit over the next thirty years. The future focus is for more intense, higher density transit-oriented development and developing new place and housing types at specific locations and strips. The subject site for the proposed office development does not align with the Master Plan. The subject site is also located within the Rural Preservation Overlay District (RP-O). The intention of the district is to ensure that the rural character of each rural preservation neighborhood is preserved.

Staff finds that the proposed development is not compatible nor harmonious with the existing development in the surrounding area, which predominantly consists of large, detached, single-family residential lots. This is evidenced by the associated Variance, Waiver and Exception requests. Furthermore, approval of the requested General Plan Amendment and Rezoning would create a spot zoning situation. Title 19 defines Spot Zoning 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. As such, staff recommends denial of all land use entitlement requests.

FINDINGS (22-0229-GPA1)

Section 19.16.030(l) 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 O (Office) designation is not compatible with the existing surrounding area which predominantly consists of large lot, detached, single-family dwellings.

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

The proposed O (Office) designation, if approved, would allow for Rezoning to a P-O (Professional Office) or O (Office) zoning district. These districts are not compatible with the existing zoning districts in the surrounding area, which predominantly consists of R-E (Residence Estates).

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

Adequate transportation and utility facilities are existing in the area that would accommodate the commercial uses allowed by the proposed O (Office) land use designation.

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

The subject site is located within the 2050 Las Vegas Master Plan Charleston Area. This area includes the Charleston Boulevard corridor which is the City's major east-west link and commercial corridor between Downtown Las Vegas and its western suburbs. Comprised of both the City's earliest inner-ring suburbs and new suburban neighborhoods, this area has high potential for transit-oriented development and new place types along multiple corridors with the introduction of high capacity transit over the next thirty years. The future focus is for more intense, higher density transit-oriented development and developing new place and housing types at specific locations and strips. The subject site for the proposed office development does not align with the Master Plan. The subject site is also located within the Rural Preservation Overlay District (RP-O). An intention of the district is to ensure that the rural character of each rural preservation neighborhood is preserved.

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FINDINGS (22-0229-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 the associated General Plan Amendment is approved, the proposed P-O (Professional Office) zoning district will conform to 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 proposed P-O (Professional Office) zoning district would allow land uses by right such as a Copy Center, Desktop Publishing and Offices (Medical, Dental, Other). Staff finds these land uses are not compatible with the existing rural residential land uses in the area.

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

Growth and development factors in the community indicate this area will remain low density, large-lot single-family residential in nature.

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.

The subject site is accessed from Oakey Boulevard, an 80-foot Collector Street and Buffalo Drive, a 100-foot Primary Arterial which are adequate in size to meet the needs of the proposed zoning district.

FINDINGS (22-0229-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 a development design that fails to adhere to Title 19 residential adjacency 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 (22-0229-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 office development is not compatible with the large lot, single-family developments 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 applicant has requested a Variance, Waiver and Exception in relation to the residential adjacency setback and landscaping of the proposed development, and is not consistent with Title 19.

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

The subject site is accessed from Oakey Boulevard, an 80-foot Collector Street and Buffalo Drive, a 100-foot Primary Arterial which are adequate in size to meet the needs of the proposed development.

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

The proposed building façade is stucco in neutral tones which is appropriate for the area. The proposed landscape materials adhere to 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 design is not compatible with the existing development in the surrounding area as evidenced by the associated Variance request to allow a reduced residential adjacency setback, and Waivers of the perimeter landscape buffer requirements.

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 business license review, thereby protecting the public health, safety and general welfare.

BACKGROUND INFORMATION

| <i>Related Relevant City Actions by Planning, Fire, Bldg., etc.</i> | |
|--|--|
| 05/16/90 | The City Council denied Rezoning (Z-0043-90) request from R-E (Residence Estates) to P-R (Professional Offices and Parking) at the subject site. The Planning Commission and Staff recommended denial. |
| 05/19/21 | Code Enforcement Case #CE21-02091 was opened regarding high grass and vegetation issues. The case was resolved on 10/06/21. |

| <i>Related Relevant City Actions by Planning, Fire, Bldg., etc.</i> | |
|--|---|
| 07/12/22 | <p>The Planning Commission (6-0 vote) recommends APPROVAL on the following Land Use Entitlement project requests on 0.46 acres at 1720 South Buffalo Drive (APN 163-03-201-007), Ward 1 (Knudsen)</p> <ul style="list-style-type: none"> • 22-0229-GPA1 - GENERAL PLAN AMENDMENT - FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: O (OFFICE) • 22-0229-ZON1 - REZONING - FROM: R-E (RESIDENCE ESTATES) TO: P-O (PROFESSIONAL OFFICE) • 22-0229-VAR1 - VARIANCE - TO ALLOW A 48-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 87 FEET IS REQUIRED AND AN EIGHT-FOOT TRASH ENCLOSURE SETBACK FROM A PROTECTED PROPERTY LINE WHERE 50 FEET IS REQUIRED • 22-0229-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 6,265 SQUARE-FOOT OFFICE DEVELOPMENT WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS |

| <i>Most Recent Change of Ownership</i> | |
|---|--|
| 04/25/05 | 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> | |
|---------------------------------------|---|
| 04/19/22 | Staff conducted a pre-application meeting with the applicant where the submittal requirements and deadlines were reviewed for a proposed office building development. |

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| Neighborhood Meeting | |
|-----------------------------|--|
| 06/23/22 | <p>Meeting Start Time: 5:30 pm Meeting End Time: 6:15pm</p> <p>Attendance: 5 Applicant Representatives 1 Planning Department Staff Member 2 Members of the Public</p> <p>The meeting was opened with the applicant giving an overview of the proposed development and why the subject site was chosen. The floor was then opened for comments/questions.</p> <p>Concerns:</p> <ul style="list-style-type: none"> • Comment made there may have been confusion about meeting location as neighborhood meetings in the past have been held at the Sahara library • Concern stated that the property will eventually turn into a marijuana use • Comment made that there are several other unused existing office spaces available in the area • Comment made that there should be more revitalization of existing older buildings • Comment made that the lot should remain residential • Concern stated regarding increased traffic to the area |
| | <ul style="list-style-type: none"> • Concern stated regarding the parking area being utilized during closed business hours • Suggestion made to install gates/signage • Concern stated regarding future use of the building if the applicant decides to sell it • Concern stated regarding the proposed parking area lighting • Question posed about the expected number of employees utilizing the building (12 max per applicant) • Comment made regarding speaker sounds in the neighborhood • Concern made about crime/trash in the area • Concern made that there are already too many pot, sex and pay day locations in the area • Concern made that businesses don't care about the neighborhood • Question posed would any of the office space be leased out? (Yes, per applicant) <p>The meeting ended with the applicant representative explaining the process going forward. The public members in attendance are opposed to the development.</p> |

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| Field Check | |
|--------------------|--|
| 06/07/22 | Staff conducted a routine field check and found an undeveloped lot with several political signs. |

| Details of Application Request | |
|---------------------------------------|------|
| Site Area | |
| Net Acres | 0.46 |

| 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 | Single Family, Detached | DR (Desert Rural Density Residential) | R-E (Residence Estates) |
| South | Country Club, Private | DR (Desert Rural Density Residential) | R-E (Residence Estates) |
| East | Undeveloped | DR (Desert Rural Density Residential) | R-E (Residence Estates) |
| West | City Park | PR-OS (Park/Recreation/Open Space) | C-V (Civic) |

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

*The proposed office development does not align with the existing large lot, rural character of the surrounding are.

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following standards apply:

| Standard | Required/Allowed | Provided | Compliance |
|----------------------|---------------------------------------|---------------------------------------|-------------------|
| Min. Lot Size | N/A | 20,037 SF | N/A |
| Min. Lot Width | 60 Feet | 90 Feet | Y |
| Min. Setbacks | | | |
| • Front | 20 Feet | 20 Feet | Y |
| • Side | 5 Feet | 48 Feet | Y |
| • Corner | 15 Feet | 15 Feet | Y |
| • Rear | 15 Feet | 82 Feet | Y |
| Max. Lot Coverage | 50% | 32% | Y |
| Max. Building Height | 2 stories/35 Feet | 2 stories/28 Feet | Y |
| Trash Enclosure | Screened, Gated, w/ a Roof or Trellis | Screened, Gated, w/ a Roof or Trellis | Y |
| Mech. Equipment | Screened | Screened | Y |

| Residential Adjacency Standards | Required/Allowed | Provided | Compliance |
|--|-------------------------|-----------------|-------------------|
| 3:1 proximity slope | 84 Feet | 48 Feet | N* |
| Adjacent development matching setback | 10 Feet | 48 Feet | Y |
| Trash Enclosure | 50 Feet | 8 Feet | N* |

*A Variance is requested to allowed residential adjacency setback areas.

| Existing Zoning | Permitted Density | Units Allowed |
|---------------------------------------|--------------------------|----------------------|
| R-E (Residence Estates) | 1 unit per lot | 1 |
| Proposed Zoning | Permitted Density | Units Allowed |
| P-O (Professional Office) | N/A | N/A |
| Existing General Plan | Permitted Density | Units Allowed |
| DR (Desert Rural Density Residential) | 2.5 du/acre | 1 |
| Proposed General Plan | Permitted Density | Units Allowed |
| O (Office) | N/A | N/A |

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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 | 9 Trees | 9 Trees | Y |
| • South | 1 Tree / 20 Linear Feet | 7 Trees | 7 Trees | Y |
| • East | 1 Tree / 20 Linear Feet | 5 Trees | 5 Trees | Y |
| • West | 1 Tree / 20 Linear Feet | 4 Trees | 4 Trees | Y |
| TOTAL PERIMETER TREES | | 25 Trees | 25 Trees | Y |
| Parking Area Trees | 1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces | 7 Trees | 5 Trees | N* |
| LANDSCAPE BUFFER WIDTHS | | | | |
| Min. Zone Width | | | | |
| • North | 8 Feet | | 6 Feet | N** |
| • South | 15 Feet | | 15 Feet | Y |
| • East | 8 Feet | | 8 Feet | Y |
| • West | 15 Feet | | 0-20 Feet | N** |
| Wall Height | 6 to 8 Feet Adjacent to Residential | | Not Indicated | Y*** |

*An Exception is requested to allow five interior parking area trees where seven are required.

**Waivers are requested to allow reduced landscape buffer widths along portions of the north and west property lines.

***This requirement will be met via condition of approval.

| Street Name | Functional Classification of Street(s) | Governing Document | Actual Street Width (Feet) | Compliance with Street Section |
|--------------------|---|---|-----------------------------------|---------------------------------------|
| Oakey Boulevard | Collector | Master Plan of Streets and Highways Map | 80 | Y |
| Buffalo Drive | 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 | ADA | Regular | ADA | |
| Office, Other than Listed | 6,265 SF | 1:300 SF | 21 | | | | |
| TOTAL SPACES REQUIRED | | | 21 | | 21 | | Y |
| Regular and Handicap Spaces Required | | | 20 | 1 | 20 | 1 | Y |

| Waivers | | |
|--|---|-----------------------------|
| Requirement | Request | Staff Recommendation |
| Provide a 15-foot wide landscape buffer along the west property line. | To allow no landscape buffer along a portion of the west property line. | Denial |
| Provide an eight-foot wide landscape buffer along the north property line. | To allow a six-foot landscape buffer width along the north property line. | Denial |

| Exceptions | | |
|--|--|-----------------------------|
| Requirement | Request | Staff Recommendation |
| Provide seven interior parking area trees. | To allow five interior parking area trees. | Denial |