

**AGENDA MEMO - PLANNING**

CITY COUNCIL MEETING DATE: OCTOBER 19, 2022

DEPARTMENT: PLANNING

 ITEM DESCRIPTION: APPLICANT/OWNER: GREEN ENVIRONMENTAL
 LANDSCAPE, INC.
**** STAFF RECOMMENDATION(S) ****

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
22-0199-VAR1	Staff recommends DENIAL, if approved subject to conditions:	
22-0199-SDR1	Staff recommends DENIAL, if approved subject to conditions:	22-0199-VAR1

**** NOTIFICATION ******NEIGHBORHOOD ASSOCIATIONS NOTIFIED** 11**NOTICES MAILED** 138 (by City Clerk)**PROTESTS** 4**APPROVALS** 0

**** CONDITIONS ****

22-0199-VAR1 CONDITIONS

Planning

1. A Variance is hereby approved to allow a zero-foot side yard building setback on the south side of the subject site where 10 feet is required.
2. A Variance is hereby approved to allow existing eight-foot walls/fences within the front yard setback area where six feet is allowed.
3. Approval of and conformance to the Conditions of Approval for a Site Development Plan Review (22-0199-SDR1) shall be required, if approved.
4. 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.
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. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

22-0199-SDR1 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for a Variance (22-0199-VAR1) shall be required, if approved.
2. Outdoor storage on this site is subject to the screening requirements of Title 19.08.040.E.4, except as allowed by an approved Variance. Prior to issuance of a business license, all applicable outdoor storage requirements shall be met.
3. Heavy equipment and machinery, including, but not limited to tractors, backhoes, dump trucks, tow trucks, bucket or ladder trucks, front end loaders, semi-trucks and trailers and similar vehicles, shall not be parked or stored at the subject site. No equipment that is available for rent shall be stored outside.
4. 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.
5. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 08/22/22, except as amended by conditions herein.
6. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

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8. Prior to or at the time of submittal for any building permit, the applicant shall provide written verification by the Federal Aviation Administration (FAA) and/or the Clark County Department of Aviation of the following:
 - a. Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Clark County Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Clark County Department of Aviation;
 - b. No building permit or other construction permit shall be issued for any structure greater than 35 feet above the surface of land that, based upon the FAA's 7460 airspace determination (the outcome of filing the FAA Form 7460-1) would (a) constitute a hazard to air navigation, (b) would result in an increase to minimum flight altitudes during any phase of flight (unless approved by the Department of Aviation), or (c) would otherwise be determined to pose a significant adverse impact on airport or aircraft operations.
 - c. Applicant is advised that FAA's airspace determinations are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments.
9. 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.
10. 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.
11. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

12. Construct half street improvements on Thom Boulevard adjacent to this site meeting current City Standards concurrent with on-site development activities unless an administrative deferral is approved.
13. Gates shall remain open during business hours.

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14. 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.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is requesting to construct a proposed two-story, 5,876 square-foot building on an undeveloped 0.89-acre site at 3311 Thom Boulevard. The building interior would consist of offices and an equipment storage area. Parking and landscaping is provided in front of the building and in the rear yard. No accessory buildings are proposed.

PROJECT UPDATE

The applicant submitted revised plans date stamped August 22, 2022 that show the following changes from the plans submitted for the August 9, 2022 Planning Commission meeting:

- All perimeter landscape buffers now conform to Title 19.08 requirements. No Waivers are requested or needed.
- Parking lot landscaping now conforms to Title 19.09 requirements. No Exceptions are requested or needed.
- Explicit reference to outdoor storage has been removed. The applicant expects approximately 10 fleet vehicles to be parked onsite during overnight hours and a staff of 20 employees to use the onsite spaces during business hours.
- Offsite improvements in Thom Boulevard, including curb, gutter and attached sidewalk are now proposed that tie into existing improvements to the south of this site; the applicant therefore requested to withdraw 22-0199-VAR2, and this request was approved by the Planning commission on 09/13/22 without prejudice.
- The existing walls contain approximately two feet of wrought iron for which no building permit has been issued. The eight-foot wall and fence combination is allowed on the perimeter of the site except within the front yard setback area, where 20-0141-VAR1 allows a maximum of six feet. The applicant therefore requests a new Variance (part of 21-0199-VAR1) to allow the existing eight feet.

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ISSUES

- The Planning Commission voted 09/13/22 to approve the applicant's request to Withdraw Without Prejudice a Variance (22-0199-VAR2) to allow no offsite improvements where such are required adjacent to this site. Revised plans date stamped 08/22/22 include the required improvements in Thom Boulevard and thus the Variance was no longer necessary.
- Building Maintenance Service and Sales is a permitted use in the C-2 (General Commercial) zoning district. Outside storage is permitted as an accessory use in the C-2 (General Commercial) zoning district.
- The Clark County Department of Aviation (CCDOA) has notified the City of Las Vegas that the proposed development would exceed a slope of 100:1 for a distance of 20,000 feet from the nearest point of an airport runway and therefore the applicant is required to formally notify the Federal Aviation Administration of possible construction. A condition of approval addresses this issue.
- The applicant has requested a Variance (22-0199-VAR1) to allow a zero-foot side yard setback where 10 feet is required in the C-2 zoning district. This Variance includes a request to allow existing eight-foot tall walls/fences within the front yard setback area where six feet is the maximum allowed. Staff recommends denial of the Variance. A condition of approval requires all necessary permits and inspections to be obtained and completed.
- Staff has added conditions if approved to ensure any proposed outdoor storage is in conformance to Title 19 screening standards for outdoor storage areas.

ANALYSIS

The site is zoned C-2 (General Commercial) with a GC (General Commercial) General Plan land use designation, which allows for the proposed uses. The site is proposed to be developed with a landscaping contractor's office. The Building Maintenance Service and Sales use is a permitted use in the C-2 zoning district that allows for contracting services related to building maintenance. Staff has determined that landscaping contracting services fall into this land use category. In the C-2 zoning district, the Outdoor Storage use is allowed only as an accessory use to a primary use, and is subject to the standards contained in Title 19.08.040.E.4 for screening from adjacent properties. As an accessory use, no more than 50 percent of the building area for the primary use may be occupied for outdoor storage purposes. The revised plans date stamped 08/22/22 do not indicate any proposed outdoor storage areas.

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Placement of the building is shown on the interior of the site along the south property line. A Variance is requested to allow a zero-foot side yard setback where 10 feet is required. Staff notes that buildings on the adjacent commercial properties to the north and south are already constructed at or near a property line; however, there is no physical characteristic of the subject site that poses a hardship to placement of the building in conformance to Title 19 C-2 setback standards. The building footprint could be designed to be narrower to allow both for two-way access and to meet the required setbacks. Therefore, staff recommends denial of the requested Variance, subject to conditions if approved.

An existing eight-foot, non-decorative block wall with a gate is located along the front property line; this includes two feet of wrought iron bars on top of a six-foot solid wall, presumably for security purposes. A six-foot solid CMU block wall within the front yard setback area was permitted through a previous Variance approval (20-0141-VAR1); however, the building permit issued for perimeter walls on this site does not indicate iron bars on top of any wall. The applicant is requesting a Variance that is part of 22-0199-VAR1 to allow the eight-foot walls that are within the front yard setback area. Staff also recommends denial of this portion of the request.

Parking is proposed along the front of the building for customers and in the rear yard for customers, employees and fleet vehicles. A condition of approval will require the gate to remain open during business hours to allow access to customers and ensure sufficient onsite parking is provided.

Development is subject to residential adjacency standards, as properties zoned R-E (Residence Estates) are located on the east side of Thom Boulevard directly across from the subject site. This includes a required 50-foot front setback from Thom Boulevard to match the 50-foot setback required for the R-E-zoned property on the east side of Thom Boulevard. The site plan indicates the proposed building would be set back 64 feet from the front property line along Thom Boulevard and screened from view of the adjacent residential properties by the existing eight-foot wall along the east property line.

Perimeter landscaping is proposed along the entire perimeter per Title 19.08 standards except where occupied by the proposed building. Parking lot landscaping consists of alternating 24-inch box Chitalpa and Desert Willow trees within planter islands and at the ends of parking rows in conformance with Title 19.08. As residential adjacency standards require at least a 50-foot setback for a commercial building on this site, a Waiver of commercial building placement standards to allow the building to be set back beyond the required front setback line is not required. No Exceptions are necessary.

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All offsite improvements are required with development of a commercial site. Citing compatibility with the rural character of the area, the applicant had previously requested a Variance (22-0199-VAR2) to allow no offsite improvements with this project with no deferral for future improvements. This would include curb, gutter, sidewalk and streetlight requirements. Staff notes that these improvements have already been provided on the property to the south. According to Title 19.02.025, all development must, at a minimum, match and extend existing improvements that are immediately adjacent to the proposed development. The Department of Public Works does, however, have discretion to determine the extent of required offsite improvements. Revised plans submitted August 22, 2022 indicate that the required improvements will be provided; as a result, the Planning Commission approved a request to withdraw 22-0199-VAR2 without prejudice.

Due to its location within the Airport Overlay District and proximity to the North Las Vegas Airport, no structures may exceed 35 feet in height without a Special Use Permit and permission from the Clark County Department of Aviation (CCDOA). The submitted elevations indicate the height of the building will be 30 feet in conformance to the Airport Overlay District requirements. If approved, additional conditions of approval will apply, as the proposed development would exceed a slope of 100:1 for a distance of 20,000 feet from the nearest point of an airport runway, triggering formal notification to the Federal Aviation Administration.

The proposed elevations show a two-story building that is aesthetically pleasing and compatible with other commercial buildings in this area. Exteriors are proposed to consist of painted stucco with flat rooflines. The stucco façades are painted various colors to provide visual interest. The front side of the building contains an awning. The north side of the building contains two roll up doors in a color contrasting with the main exterior color. Windows are provided on the north, west and east elevations to break up large expanses of wall.

The Traffic Engineering Section of the Department of Public Works projects that the proposed development will add approximately 57 trips per day on Thom Boulevard, Donnie Avenue, Rancho Drive and Cheyenne Avenue, assuming all traffic from this development will use all named streets. Currently, Rancho Drive is at about 51 percent of capacity and Cheyenne Avenue is at about 68 percent of capacity. With this project, Rancho Drive is expected to remain unchanged and Cheyenne Avenue is expected to be at about 69 percent of capacity. Counts are not available for Thom Boulevard or Donnie Avenue in this vicinity, but they are believed to be under capacity. Based on Peak Hour use, this development will add about seven vehicles in the peak hour (both morning and afternoon), or about one every nine minutes.

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The proposed Building Maintenance Service and Sales development is overbuilt for a site of this size. As a result, a Variance is required, which staff cannot support. In addition, two additional feet of wrought iron was added to the existing six-foot tall CMU wall in the front yard setback area without prior approval, which does not meet Title 19 requirements. Staff therefore recommends denial of all applications, subject to conditions if approved, including those specifically regarding outdoor storage areas.

FINDINGS (22-0199-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.”

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 construct a building on the south property line with no setback and constructing existing eight-foot tall walls within the front yard setback area where only six feet was previously allowed. Placing the building 10 feet to the north and reducing the existing walls to the permitted height of six feet would allow conformance to the Title 19 requirements and prior Variance approval. 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 (22-0199-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 Building Maintenance Service and Sales development is overbuilt for the shape and size of the subject site. Screening from adjacent properties is provided; however, the additional two feet of wrought iron added to the existing perimeter walls must be permitted and inspected.

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

The project as proposed is consistent with the General Plan for this area, but does not meet multiple Title 19 standards.

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

Existing access is provided to the site from Thom Boulevard, which is a 60-foot public right-of-way that is currently only improved to 28 feet adjacent to this site. The existing gate must be open during business hours to ensure proper access to the site and onsite parking and to reduce negative impacts to neighborhood traffic. Traffic is only expected to moderately increase as a result of the proposed project.

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

Building materials are typical for buildings in this area. Landscape materials are drought tolerant and appropriate for this area. Revised plans indicate that the minimum required amount of planting materials will be provided.

5. **Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;**

The proposed building elevations are harmonious and compatible with development in this area.

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>	
01/18/06	The City Council approved a request for a Site Development Plan Review (SDR-9197) for a proposed 11,540 square-foot retail center and waivers to allow no side yard setback where 10 feet is required; waivers of perimeter, parking lot landscaping and foundation landscaping requirements; and a waiver of the building placement requirement on 1.22 acres at the northeast corner of Donnie Avenue and Rancho Drive. The Planning Commission recommended approval; staff recommended denial.
08/06/08	The City Council denied a request for a Variance (VAR-28081) to allow a 0.5-foot side yard setback where 10 feet is required for an existing building on 0.48 acres at 3320 North Rancho Drive. The Planning Commission recommended approval; staff recommended denial.
	The City Council denied a request for a Site Development Plan Review (SDR-28080) for an existing Building & Landscape Material/Lumber Yard with a waiver to allow a zero-foot landscape buffer along the north, south and east perimeter where an eight-foot buffer is required on 0.96 acres at 3320 and 3340 North Rancho Drive. The Planning Commission recommended approval; staff recommended denial.
11/18/20	The City Council approved a request for a Variance (20-0141-VAR1) to allow a six-foot tall solid screen wall within the front yard setback area where five feet with two feet solid is the maximum allowed on 0.89 acres on the west side of Thom Boulevard, approximately 100 feet north of Donnie Avenue. The Planning Commission recommended approval; staff recommended denial.
04/29/21	A Code Enforcement Case (CE21-01732) was processed for possible encroachment of a utility trench onto neighboring property at 3311 Thom Boulevard. The case was resolved 05/05/21.
07/12/22	The Planning Commission voted (6-0) to HOLD IN ABEYANCE 22-0199 [VAR1, VAR2 and SDR1] to the August 9, 2022 Planning Commission meeting at the applicant's request.
08/09/22	The Planning Commission voted (6-0) to HOLD IN ABEYANCE 22-0199 [VAR1, VAR2 and SDR1] to the September 13, 2022 Planning Commission meeting at the applicant's request.

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Related Relevant City Actions by Planning, Fire, Bldg., etc.	
09/13/22	<p>The Planning Commission (7-0 vote) recommends APPROVAL on the following Land Use Entitlement project requests on 0.89 acres on the west side of Thom Boulevard, approximately 100 feet north of Donnie Avenue (APN 138-12-810-009), C-2 (General Commercial) Zone, Ward 5 (Crear)</p> <ul style="list-style-type: none"> • 22-0199-VAR1 - VARIANCE - TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED AND EXISTING EIGHT-FOOT TALL WALLS IN THE FRONT YARD SETBACK AREA WHERE SIX FEET IS ALLOWED • 22-0199-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED TWO-STORY, 5,876 SQUARE-FOOT BUILDING MAINTENANCE SERVICE AND SALES DEVELOPMENT WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS <p>The Planning Commission (7-0 vote) APPROVED the applicant's request to Withdraw Without Prejudice a Variance (22-0199-VAR2) to allow no offsite improvements where such are required on 0.89 acres on the west side of Thom Boulevard, approximately 100 feet north of Donnie Avenue.</p>

Most Recent Change of Ownership	
09/30/21	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
03/17/08	A building permit (C-110828) was issued for four-foot tall temporary chain link fencing at 3311 Thom Boulevard. A final inspection was approved 03/25/08.
08/26/20	A building permit (C20-02934) was issued for six-foot tall perimeter block walls on the rear and right side of the property at 3311 Thom Boulevard. A final inspection was approved 12/07/20.
11/30/20	Application was made for a Covenant Running With Land Agreement (A20-00068) at 3311 Thom Boulevard. Processing of the agreement has not been completed.
12/01/20	A building permit (C20-04519) was issued for six-foot tall perimeter block walls on the front, left and right sides of the property at 3311 Thom Boulevard. A final inspection was approved 12/08/20.
01/14/21	A building permit (L20-02754) was issued to install sewer service at 3311 Thom Boulevard. A final inspection was approved 03/30/22.

Related Building Permits/Business Licenses	
04/06/21	A building permit (C21-00426) was issued to install a 200A 120/240V single meter pedestal for temporary storage at 3311 Thom Boulevard. The Department of Planning review noted that the site could not be used for storage until such time as a primary use was established; however, minimal utilities could be provided for purposes of maintenance and security. Any commercial use of the property would require a Site Development Plan Review. A final inspection was completed 08/12/21.

Pre-Application Meeting	
04/06/22	A pre-application meeting was held with the applicant to discuss submittal requirements for applications in conjunction with a proposed landscape contractor business. The applicant requested that no offsite improvements adjacent to this site be required.

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

Field Check	
06/01/22	The site is unpaved with no permanent buildings. The site is enclosed on the east by a solid screen wall with a rolling gate, on the south by an existing building (on the adjacent lot) and screen wall, on the west by an existing screen wall, and on the north by an existing building (on the adjacent lot) and screen wall. All walls contained 1-2 feet of wrought iron on top of the masonry. Fleet vehicles were parked on the north side of the site. The site also contained a security trailer, two large storage containers and large refuse bins. No heavy machinery was observed on the property.

Details of Application Request	
Site Area	
Gross Acres	0.89
Net Acres	0.89

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Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Undeveloped	GC (General Commercial)	C-2 (General Commercial)
North	Liquor Establishment (Tavern)	GC (General Commercial)	C-2 (General Commercial)
South	General Retail Store, Other Than Listed	GC (General Commercial)	C-2 (General Commercial)
East	Single Family, Detached	DR (Desert Rural Density Residential)	R-E (Residence Estates)
West	General Retail Store, Other Than Listed	GC (General Commercial)	C-2 (General Commercial)

Master and Neighborhood Plan Areas	Compliance
2050 Las Vegas Master Plan Area: Rancho	Y
Special Area and Overlay Districts	Compliance
A-O (Airport Overlay) District (35 and 70 Feet)	Y
RP-O (Rural Preservation Overlay) District (330' buffer from existing RPN)	Y

Other Plans or Special Requirements	Compliance
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following standards apply:

Standard	Required/Allowed	Provided	Compliance
Min. Lot Size	N/A	38,769 SF	N/A
Min. Lot Width	100 Feet	100 Feet	Y
Min. Setbacks			
• Front	50 Feet*	64 Feet	Y
• Side	10 Feet	0 Feet	N**
• Rear	20 Feet	212 Feet	Y

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Standard	Required/Allowed	Provided	Compliance
Max. Lot Coverage	50 %	12 %	Y
Max. Building Height	Limited by residential adjacency standards	30 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

*The minimum building setback is 10 feet in the C-2 District; however, residential adjacency standards require the building setback to match the setback for the adjacent residential property, which is 50 feet.

**The applicant has requested a Variance (22-0199-VAR1) as part of this project.

Pursuant to Title 19.08.040, the following standards apply:

Residential Adjacency Standards	Required/Allowed	Provided	Compliance
3:1 proximity slope	90 Feet	124 Feet	Y
Adjacent development matching setback	50 Feet	64 Feet	Y
Trash Enclosure	50 Feet	213 Feet	Y

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 / 30 Linear Feet	13 Trees	13 Trees	Y
• South	1 Tree / 30 Linear Feet	8 Trees	9 Trees	Y
• East	1 Tree / 20 Linear Feet	3 Trees	3 Trees	Y
• West	1 Tree / 30 Linear Feet	4 Trees	4 Trees	Y
TOTAL PERIMETER TREES		28 Trees	29 Trees	Y
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	8 Trees	8 Trees	Y

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LANDSCAPE BUFFER WIDTHS			
Min. Zone Width			
• North	8 Feet	8 Feet	Y
• South	8 Feet	0 Feet	N†
• East	15 Feet	15 Feet	Y
• West	8 Feet	8 Feet	Y
Wall Height	6 to 8 Feet Adjacent to Residential 6 Feet allowed within front setback area 8 Feet screening of storage areas	Existing 8-Foot CMU walls. No outdoor storage proposed	N*

*The applicant has requested a Variance (22-0199-VAR1) as part of this project.

†If the associated Variance (22-0199-VAR1) is approved, no waiver to allow a zero-foot perimeter landscape buffer is necessary.

Street Name	Functional Classification of Street(s)	Governing Document	Actual Street Width (Feet)	Compliance with Street Section
Thom Blvd	Minor Collector	Title 13	28	N

If curb, gutter and sidewalk are provided, this will add six feet to the street width.

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement						
Use	Gross Floor Area or Number of Units	Required Parking Ratio	Required Parking		Provided Parking	
			Parking		Parking	
			Regular	Handi-capped	Regular	Handi-capped
Building Maintenance Service and Sales	5,876 SF	1 space per 300 SF GFA	20			
TOTAL SPACES REQUIRED			20		25	
Regular and Handicap Spaces Required			19	1	24	1
Loading Spaces	5,876 SF	Less than 10,000 SF	1		1	