

**AGENDA MEMO - PLANNING**

CITY COUNCIL MEETING DATE: NOVEMBER 16, 2022

DEPARTMENT: COMMUNITY DEVELOPMENT

ITEM DESCRIPTION: APPLICANT: DR. JULIE ANN YLARDE - OWNER:
WOOLDRIDGE LAW, LTD.**** STAFF RECOMMENDATION(S) ****

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
22-0453-ZON1	Staff recommends APPROVAL.	
22-0453-SDR1	Staff recommends APPROVAL, subject to conditions:	22-0453-ZON1

**** NOTIFICATION ******NEIGHBORHOOD ASSOCIATIONS NOTIFIED** 32**NOTICES MAILED** 577 (by City Clerk)**PROTESTS** 6**APPROVALS** 0

**** CONDITIONS ****

22-0453-SDR1 CONDITIONS

Planning

1. Approval of Rezoning (22-0453-ZON1) 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 development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 08/18/22, except as amended by conditions herein.
4. A Waiver from Title 19.08.060 is hereby approved, to allow a 51-foot wide lot where 100 feet is the minimum allowed.
5. A Waiver from Title 19.08.060 is hereby approved, to allow a five-foot side yard setback where 10 feet is required.
6. A Waiver from Title 19.08.060 is hereby approved, to allow an 11-foot corner side yard setback where 15 feet is required.
7. A Waiver from Title 19.08.060 is hereby approved, to allow a 32 percent lot coverage where 30 percent is the maximum allowed.
8. A Waiver from Title 19.08.060 is hereby approved, to allow a zero-foot buffer along the west and south perimeter where 15 feet is required and to allow a zero-foot buffer along the north perimeter where eight feet is required.
9. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
10. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

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11. 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.
12. A revised site plan shall be submitted to and approved by the Department of Planning Department, prior to the time application is made for a building permit, to reflect the changes herein. The applicant must provide a van-accessible ADA parking space with eight-foot and five-foot access aisles.
13. 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.
14. 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.
15. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

16. 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.
17. Landscape and maintain all unimproved right-of-way, if any, on 6th Street and Garces Avenue adjacent to this site.
18. Submit a License Agreement for landscaping and private improvements in the public rights of way, if any, prior to the issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the License Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property within the public right-of-way at the applicant's expense pursuant to the terms of the City's License Agreement. The installation and maintenance of all private improvements in the public right of way shall be the responsibility of the applicant and any successors in interest to the property and assigns pursuant to the terms of the License Agreement. Coordinate all requirements for the License Agreement with the Land Development Section of the Department of Building and Safety (229-4836).

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is proposing to convert an existing 2,234 square-foot office building into a proposed Animal Hospital at 629 and 701 South 6th Street.

ISSUES

- The subject site is located within Area 2 of the Downtown Las Vegas Overlay District. Pursuant to Title 19 Appendix F.C.2, deviations from development standards that support City goals and expressed in the Vision 2045 Downtown Las Vegas Master Plan may be waived by the City Council in conjunction with a Site Development Plan Review.
- The applicant has requested a Rezoning (22-0453-ZON1) from R-4 (High Density Residential) to C-1 (Limited Commercial). Staff recommends approval of the request. On October 11th 2022 at the Planning Commission Meeting, the applicant amended the request to rezone the site to the O (Office) zoning district.
- The proposed Animal Hospital, Clinic, or Shelter (with no Outside Pens) is a conditional land use within the proposed O (Office) zoning district.
- Pursuant to Title 19 Appendix F, a Waiver of Title 19.08.060 has been requested to allow a 51-foot wide lot where 100 feet is the minimum allowed. Staff recommends approval of the request.
- Pursuant to Title 19 Appendix F, a Waiver of Title 19.08.060 has been requested, to allow a five-foot side yard setback where 10 feet is required. Staff recommends approval of the request.
- Pursuant to Title 19 Appendix F, a Waiver of Title 19.08.060 has been requested, to allow an 11-foot corner side yard setback where 15 feet is required. Staff recommends approval of the request.
- Pursuant to Title 19 Appendix F, a Waiver of Title 19.08.060 has been requested, to allow a 32 percent lot coverage where 30 percent is the maximum allowed. Staff recommends approval of the request.
- Pursuant to Title 19 Appendix F, a Waiver of Title 19.08.060 has been requested, to allow a zero-foot buffer along the west and south perimeter where 15 feet is required and to allow a zero-foot buffer along the north perimeter where eight feet is required. Staff recommends approval of the request.

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- Currently, there is an existing historic lot line that bisects the subject site. The applicant will be required to remove the existing historic lot lines through a future mapping action. The Department of Public Works has requested that the Department of Planning add a condition of approval that “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.”

ANALYSIS

The site is located within the Downtown Las Vegas Overlay District (DTLV-O) within Area 2. Area 2 standards shall conform to Title 19 development standards; however, any deviation from these standards (including those normally requiring a variance) shall require approval of a Waiver that may be attached to a Site Development Plan Review.

The subject parcel is included in the Vision 2045 Master Plan for Downtown Las Vegas within an area called the Founders District. The Founders District is an area that contains primarily historic residential dwellings, many of which have converted to professional office space. This transition is expected to continue, as traditional suburban-type residential uses become less suited for an area containing collector streets on each block and an expanding market for higher density mixed-use developments near major transit corridors evolves. The City of Las Vegas 2050 Master Plan indicates, “More recently, mid-century modern housing, shopping centers, and buildings have undergone adaptive reuse to breathe new life into the structure while preserving its history and character. An example of this are structures and shopping centers located within the Founders District of Downtown Las Vegas. Adaptive reuse and structural upgrades can be made in an effort to improve the properties and bring new vitality to the area.” The proposed adaptive reuse of the existing office for the proposed Animal Hospital supports this objective. The project is also located at northeast corner of the intersection of 6th Street and Garces Avenue, which are two Major Collector Streets. Existing commercial office uses are located to the west, east and north of the subject site, which are zoned C-1 (Limited Commercial) and P-R (Professional Office and Parking).

The subject parcel is currently zoned R-4 (High Density Residential) with an underlying MXU (Mixed Use) General Plan designation, which allows for both residential and commercial zoning districts. The City of Las Vegas 2050 Master Plan indicates the MXU (Mixed Use) designation allows the following zoning designations [R-E (Residence Estates), R-MH (Mobile/ Manufactured Home), R-1 (Single Family Residential), R-2 (Medium-Low Density Residential), R-3 (Medium Density Residential), R-4 (High Density Residential), R-TH (Single Family Attached), O (Office), P-O (Professional Office), C-1 (Limited Commercial) and C-2 (General Commercial)].

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As is common within the Founders District, the immediate area consists primarily of single-family dwellings that have been converted to or entirely replaced by professional offices and rezoned to P-R (Professional Office and Parking). However, the Civic & Business District area is located directly west of the subject site across 6th Street and it consists primarily of single-family dwellings that have been converted to or entirely replaced by professional offices and zoned to C-1 (Limited Commercial). Streets in this area are designed for higher capacities than in residential areas. Due to the proximity of other commercial developments in the area that are zoned P-R (Professional Office and Parking) and C-1 (Limited Commercial), staff has determined that proposed Rezoning (22-0453-ZON1) to O (Office) is appropriate and staff recommends approval of the request. The proposed Animal Hospital, Clinic, or Shelter (with no Outside Pens) is a conditional land use within the proposed O (Office) zoning district.

The Animal Hospital, Clinic, or Shelter (with no Outside Pens) is defined in Title 19.12 as, "A facility that:

1. Provides medical or surgical treatment for animals or pets, as well as shelter and care during the time of such treatment; and
2. Does not use any outdoor pens in providing such shelter and care.

Animal Hospital, Clinic, or Shelter (with no Outside Pens) - Conditional Use Regulations:

1. The use shall have access to a collector street or larger.

This condition has been met, the subject site is located on the northeast corner of the intersection of 6th Street and Garces Avenue, which are both designated in the Master Plan of Streets and Highways as 80-foot wide Major Collector Streets.

2. Animals shall be confined within an enclosed building at all times.

This condition has been met, the submitted justification letter indicates the facility will have no outdoor pens on the property or dog runs. All animals will be confined to the interior of the building at all times. Animals will be required to stay with the owner or be placed in a kennel.

3. The building shall be designed to provide complete sound barriers and odor protection for adjacent properties.

This condition has been met, the submitted justification letter indicates that all interior kennels will be located on the south side center of the building. This interior location will provide adequate sound and odor barriers to surrounding developments.

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4. Rooms containing cages or pens are not permitted to have windows, doors or other penetrations on exterior walls adjacent to residences.

This condition has been met, the submitted justification letter indicates that all interior kennels will be located on the south side center of the building.

5. Noise levels must comply with the applicable provisions of LVMC Title 7.

This condition has been met, the submitted justification letter indicates that all applicable Las Vegas Municipal Code Title 7 provisions will be met. There will be no continuous barking yelping or braying as animals are under full control during visits.

6. No more than 25% of the floor area may be used for the boarding of animals.

This condition has been met, the submitted justification letter indicates that the facility will not provide any boarding, grooming, day care or overnight hospitalized care. No animals will be boarded overnight, animal care will be transferred to overnight local facilities.

On June 23, 1983 the Board of Zoning Adjustment approved a request for a Special Use Permit and Plot Plan Review (U-0041-83) to allow a professional office development at 629 South 6th Street within an R-4 (High Density Residential) zoning district. The existing site design is consistent with this approved Special Use Permit and Plot Plan Review. The applicant has proposed no modifications to the subject site, except the installation of one ADA parking space on the southern perimeter of the site adjacent to Garces Avenue, previously this area was utilized for two regular parking spaces.

However, any new site development is subject to Title 19.08.060 requirements for the O (Office) zoning district, as well as Title 19.12 parking standards. The subject site is approximately 6,969 square feet in area and 51 feet wide, an artifact of 100-year old subdivision practices in the Downtown area. The current site is nonconforming to the existing R-4 (High Density Residential) development standards that require a minimum lot size of 7,000 square feet, but must conform to O (Office) standards as a result of the proposed Rezoning action. The applicant has requested the following Waivers of Title 19.08.060 O (Office) zoning district development standards:

- To allow a 51-foot wide lot where 100 feet is the minimum allowed.
- To allow a five-foot side yard setback where 10 feet is required.
- To allow an 11-foot corner side yard setback where 15 feet is required
- To allow a 32 percent lot coverage where 30 percent is the maximum allowed.
- To allow a zero-foot buffer along the west and south perimeter where 15 feet is required and to allow a zero-foot buffer along the north perimeter where eight feet is required.

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Staff recommends approval of the requested Waivers as they are consistent with the existing professional office and limited commercial development in the area and will not negatively impact the surrounding area.

When this area was subdivided in 1913, lots were typically 25 feet in width and conveyed in appropriate numbers to accommodate the intended use of the property. Currently, there is an existing historic lot line that bisects the subject site. The applicant will be required to remove the existing historic lot lines through a future mapping action. The Department of Public Works has requested that the Department of Planning add a condition of approval that “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.”

The Rezoning of the subject site to O (Office) is appropriate within this area of the Founders District, and the proposed Animal Hospital, Clinic, or Shelter (with no Outside Pens) adheres to the conditions outlined in Title 19.12 and objectives of the Vision 2050 Master Plan for Downtown Las Vegas. Staff therefore recommends approval of the requested Site Development Plan Review, subject to conditions.

FINDINGS (22-0453-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 proposed O (Office) zoning district conforms to the existing MXU (Mixed Use) General Plan designation, which allows a range of residential and commercial land use designations.

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 O (Office) zoning district is designed to provide for the development of office uses, supporting service uses and low intensity commercial uses performing administrative, professional and personal services. These uses are compatible with the P-R (Professional Office and Parking), R-4 (High Density Residential) and C-1 (Limited Commercial) zoning districts on adjacent parcels.

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

The subject property lies on a Major Collector street as classified by the city's Master Plan of Streets and Highways. The transition of this area from single family residential uses to light intensity commercial and office uses is nearing completion. This fact indicates that rezoning of this property to a commercial zoning district is appropriate.

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.**

Currently, 6th Street and Garces Avenue are planned 80-foot rights-of-way that are fully improved. Given the relatively small volume of traffic expected to be generated by this project under the proposed zoning district, the current facilities are adequate to meet the needs of the O (Office) zoning district.

FINDINGS (22-0453-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 Animal Hospital is compatible in height and scale to offices on adjacent parcels.

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

The proposed animal hospital development is consistent with the objectives of the vision of the City of Las Vegas 2050 Master Plan for the Downtown area, which encourages the adaptive reuse of buildings within the Founders District.

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

Access to the site is provided from Garces Avenue and 6th Street, which are classified as a Major Collector Streets according to the Master Plan of Streets and Highways. The proposed development is expected to have minimal impact on neighborhood traffic.

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

The applicant has proposed to maintain the building and landscape materials associated with the existing office development, which are appropriate for the area and the city.

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 elevations indicate a one-story structure that is at a compatible scale with other offices and residential dwellings in this area.

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

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

BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Bldg., etc.</i>	
06/23/83	The Board of Zoning Adjustment approved a request for a Special Use Permit and Plot Plan Review (U-0041-83) to allow Professional Offices at 629 South 6 th Street within an R-4 (High Density Residential) zoning district.
06/19/19	A Business License Enforcement case (#BLE779078) was processed for an unlicensed office (Wooldridge Law Office) at 629 South 6 th Street. The case was resolved on 07/30/19.
04/30/20	A Code Enforcement case (#CE20-02449) was processed for two dead trees about 45 to 50 feet tall on Garces Avenue between 6th Street and 7th Street. The trees are located on the north side of the street are dead and rotting and could fall over and collapse at 629 South 6 th Street. The case has not been resolved.

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<i>Related Relevant City Actions by Planning, Fire, Bldg., etc.</i>	
10/11/22	<p>The Planning Commission voted (7-0) to recommend APPROVAL of the following Land Use Entitlement project requests on 0.16 acres at 629 and 701 South 6th Street (APN 139-34-410-217), Ward 3 (Diaz).</p> <p>22-0453-ZON1 - REZONING - FROM: R-4 (HIGH DENSITY RESIDENTIAL) TO: O (OFFICE)</p> <p>22-0453-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR THE PROPOSED CONVERSION OF AN EXISTING 2,234 SQUARE-FOOT OFFICE INTO AN ANIMAL HOSPITAL (WITH NO OUTDOOR PENS) WITH WAIVERS OF APPENDIX F INTERIM DOWNTOWN LAS VEGAS AREA 2 DEVELOPMENT STANDARDS</p>

<i>Most Recent Change of Ownership</i>	
09/28/18	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
01/01/51	A business license (#P50-02456) was issued for Professional Services for a court reporting firm (Colucci Reporting Service) at 629 South 6 th Street. The license was marked inactive on 09/22/14.
08/31/05	A business license (#P50-01302) was issued for Professional Services for a Law Firm (Carmine J. Colucci CHTD) at 629 South 6th Street. The license was marked inactive on 08/26/15.
01/20/15	A business license (#G62-06193) was issued for Professional Services for a court reporting firm (Colucci Reporting Service) at 629 South 6 th Street. The license is still active.
04/18/19	A building permit (#C19-01731) was issued for an electrical panel change out same for same (Wooldridge) at 629 South 6 th Street. The permit has not been finalized.
07/31/19	A business license #(G67-04733) was issued for Professional Services for an administrative office space for our existing Criminal Defense Law Firm (LV Criminal Defense) at 629 South 6th Street - Building B. The license is still active.

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Related Building Permits/Business Licenses	
12/14/21	<p>A business license (#G69-08245) was denied for Professional Services to provide ABA therapy - autism therapy services (Nevada Autism Center) at 629 South 6th Street. On 01/04/22 the license application was denied due to an inspection performed by the City of Las Vegas Department of Fire and Rescue. The following violation(s) have been found:</p> <ul style="list-style-type: none"> 1/4/22-Business license received and failed for Nevada Autism Center. This location was previously visited and I was advised that there is no business by that name here. Tried to contact the applicant via the phone number provided and reached a voicemail, message left.

Pre-Application Meeting	
08/09/22	A pre-application meeting was conducted with the applicant to go over the application materials and submittal requirements for a Rezoning and Site Development Plan Review for a proposed Animal Hospital development on the subject site.

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

Field Check	
08/25/22	During a routine site visit staff observed a well maintained commercial office development.

Details of Application Request	
Site Area	
Net Acres	0.16

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<i>Surrounding Property</i>	<i>Existing Land Use Per Title 19.12</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property	Office, Other than Listed	MXU (Mixed Use)	R-4 (High Density Residential)
North	Office, Other than Listed	MXU (Mixed Use)	P-R (Professional Office and Parking)
South	Undeveloped	MXU (Mixed Use)	R-4 (High Density Residential)
East	Office, Other than Listed	MXU (Mixed Use)	P-O (Professional Office)
West	Office, Other than Listed	C (Commercial)	C-1 (Limited Commercial)

<i>Master and Neighborhood Plan Areas</i>	<i>Compliance</i>
Master Plan 2050 Area: Downtown	N/A
Las Vegas High School Neighborhood District	N/A
<i>Special Area and Overlay Districts</i>	<i>Compliance</i>
DTLV-O (Downtown Las Vegas Overlay) District – Area 2 (Founders District)	N*
LW-O (Live/Work Overlay) District	Y
<i>Other Plans or Special Requirements</i>	<i>Compliance</i>
Trails	N/A
Las Vegas Redevelopment Plan (Area 1)	Y
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to 19.08,060 and approved Special Use Permit and Plot Plan Review (U-0041-83), the following standards apply:

Standard	Required/Allowed	Provided	Compliance
Min. Lot Width	100 Feet	51 Feet	N*
Min. Setbacks			
• Front (west)	10 Feet	13 Feet	Y
• Side (north)	10 Feet	5 Feet	N*
• Corner (south)	15 Feet	11 Feet	N*
• Rear (east)	15 Feet	31 Feet	Y
Max. Lot Coverage	30 %	32 %	N*
Max. Building Height	N/A	One Story	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Unscreened	Y**
Mech. Equipment	Screened	Screened	Y

*The applicant has requested a Waiver to allow reduced lot width, building setbacks; and to allow lot coverage that exceeds the maximum allowed.

**Pursuant to approved Special Use Permit and Plot Plan Review (U-0041-83) the existing trash enclosure is not required to be screened and is to be located at the northeast corner of the site adjacent to the alleyway.

Existing Zoning	Permitted Density	Units Allowed
R-4 (High Density Residential)	Unlimited	Unlimited
Proposed Zoning	Permitted Density	Units Allowed
O (Office)	N/A	N/A
Existing General Plan	Permitted Density	Units Allowed
MXU (Mixed Use)	N/A	N/A

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Pursuant to 19.08 and approved Special Use Permit and Plot Plan Review (U-0041-83), the following standards apply:

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Buffer Trees:				
• North	1 Tree / 20 Linear Feet	0 Trees	0 Trees	Y
• South	1 Tree / 20 Linear Feet	0 Trees	0 Trees	Y
• East	N/A	N/A	N/A	Y
• West	1 Tree / 20 Linear Feet	0 Trees	0 Trees	Y
TOTAL PERIMETER TREES		0 Trees	0 Trees	Y
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	0 Trees	0 Trees	Y
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	8 Feet		0 Feet	N*
• South	15 Feet		0 Feet	N*
• East	N/A		N/A	Y
• West	15 Feet		0 Feet	N*
Wall Height	6 to 8 Feet Adjacent to Residential		Not Indicated	Y

*A Waiver has been requested to allow reduced landscape buffers, which staff supports.

Street Name	Functional Classification of Street(s)	Governing Document	Actual Street Width (Feet)	Compliance with Street Section
6 th Street	Major Collector	Master Plan of Streets and Highways Map	80	Y
Garces Avenue	Major Collector	Master Plan of Streets and Highways Map	80	Y

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

<i>Parking Requirement</i>							
<i>Use</i>	<i>Gross Floor Area or Number of Units</i>	<i>Required</i>		<i>Provided</i>		<i>Compliance</i>	
		<i>Parking Ratio</i>	<i>Parking</i>		<i>Parking</i>		
			Regular	Handi-capped	Regular	Handi-capped	
Animal Hospital, Clinic, or Shelter (with No Outside Pens)	2,234 SF (4 On-Duty Employees / # Doctors and 2 Exam Rooms)	One space for every 2 on-duty employees, plus one space per doctor and one space per examination room.	5				
TOTAL SPACES REQUIRED			5		8		Y
Regular and Handicap Spaces Required			4	1	7	1	Y

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Waivers		
Requirement	Request	Staff Recommendation
A 100-foot wide lot is required pursuant to Title 19.08.060 development standards.	To allow a 51-foot wide lot where 100 feet is required.	Approval
A five-foot side yard building setback is required pursuant to Title 19.08.060 development standards.	To allow a five-foot side yard setback where 10 feet is required.	Approval
A 15-foot corner side yard building setback is required pursuant to Title 19.08.060 development standards.	To allow an 11-foot corner side yard setback where 15 feet is required.	Approval
A 30 percent lot coverage is the maximum allowed pursuant to Title 19.08.060 development standards.	To allow a 32 percent lot coverage where 30 percent is allowed.	Approval
15-foot perimeter landscape buffer along west and south property line	To allow min. zero-foot perimeter landscape buffers	Approval
8-foot perimeter landscape buffer along north property line	To allow min. zero-foot perimeter landscape buffers	Approval