



AGENDA MEMO - PLANNING

CITY COUNCIL MEETING DATE: DECEMBER 21, 2022
DEPARTMENT: COMMUNITY DEVELOPMENT
ITEM DESCRIPTION: APPLICANT/OWNER: CITY OF LAS VEGAS

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
22-0533-ZON1	Staff recommends APPROVAL.	
22-0533-SDR1	Staff recommends APPROVAL, subject to conditions:	22-0533-ZON1

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 14

NOTICES MAILED 188 (by City Clerk)

PROTESTS 0

APPROVALS 1

**** CONDITIONS ****

22-0533-SDR1 CONDITIONS

Planning

1. Approval of Rezoning (22-0533-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 landscape plan and building elevations, date stamped 09/22/22, and site plan date stamped on 12/01/22, except as amended by conditions herein.
4. A Waiver from Title 19.09 is hereby approved, to allow a main body building depth of 242 feet where 100 feet is the maximum allowed.
5. A Waiver from Title 19.09 is hereby approved, to allow no pedestrian building access from a thoroughfare or courtyard where such is required.
6. A Waiver from Title 19.09 is hereby approved, to allow a 39-foot front yard setback where 15 feet is the maximum allowed.
7. A Waiver from Title 19.09 is hereby approved, to allow a 25-foot corner side yard setback where 15 feet is the maximum allowed.
8. A Waiver from Title 19.09 is hereby approved, to allow a 246-foot interior side yard setback where 15 feet is the maximum allowed.
9. A Waiver from Title 19.09 is hereby approved, to allow a zero percent building façade alignment on D Street where 75 percent is the minimum required.
10. A Waiver from Title 19.09 is hereby approved, to allow a zero percent building façade alignment on Jefferson Avenue and C Street where 50 percent is the minimum required
11. A Waiver from Title 19.09 is hereby approved, to allow a single-story building height where two stories is the minimum height allowed.

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12. A Waiver from Title 19.09 is hereby approved, to allow a 10-foot ground floor-to-ceiling height where 13 feet is the minimum height required.
13. A Waiver from Title 19.09 is hereby approved, to allow a Common Yard street frontage type where such is not allowed in the T4-C transect zone.
14. A Waiver from Title 19.09 is hereby approved, to allow a 0.22-acre plaza where 0.25-acres is the minimum size allowed.
16. A Waiver from Title 19.09 is hereby approved, to allow 115 parking spaces where 52 is the maximum allowed.
17. 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.
18. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
19. 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.
20. All utility or mechanical equipment shall comply with the provisions of the Interim Downtown Las Vegas Development Standards, unless approved by a separate Waiver.
21. 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.
 - a. The minimum of four bicycle racks shall be provided.
22. 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 the visibility of any traffic control device. The technical landscape plan shall include the following changes from the conceptual landscape plan:
 - a. Any non-district specific landscaping within the amenity zone areas shall be replaced with Historic Westside-specific landscaping as reflected in Title 19.09.040.

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23. A fully operational fire protection system, including fire apparatus roads, fire hydrants, and water supply, shall be installed and shall be functioning prior to the construction of any combustible structures.
24. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

25. Grant a minimum 20-foot wide Public Sewer Easement to be privately maintained that runs east-west through the center of the parcel.
26. 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 the development of this site.
27. Coordinate with the Environmental Compliance & Enforcement staff of the Department of Public Works to locate any required grease interceptor and sand/oil interceptors in acceptable locations prior to the submittal of sewer-related plans. Comply with the recommendations and requirements of the Environmental Compliance & Enforcement staff prior to issuance of permits. The team may be contacted at 702-229-2338 or emailed at ece@lasvegasnevada.gov.
28. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with the development of this site.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is proposing to develop a single-story 15,062 square-foot trade school development on 3.03-acres at the southeast corner of Jefferson Avenue and D Street.

ISSUES

- A Rezoning is requested from T4-N (T4 Neighborhood) to T4-C (T4 Corridor). Staff supports this request.
- The subject site is within the confinements of the Vision 2045 Downtown Las Vegas Master Plan (Historic Westside District) [Area 2].
- The proposed development is subject to The Hundred Plan and the West Las Vegas Plan.
- The following Waivers of the Title 19.09 Form-Based Code Development Standards are requested:
 - To allow a main body building depth of 242 feet where 100 feet is the maximum allowed. Staff supports this request.
 - To allow no pedestrian building access from a thoroughfare or courtyard where such is required. Staff supports this request.
 - To allow a 39-foot front yard setback where 15 feet is the maximum allowed. Staff supports this request.
 - To allow a 25-foot corner side yard setback where 15 feet is the maximum allowed. Staff supports this request.
 - To allow a 246-foot interior side yard setback where 15 feet is the maximum allowed. Staff supports this request.
 - To allow a zero percent building façade alignment on D Street where 75 percent is the minimum required. Staff supports this request.
 - To allow a zero percent building façade alignment on Jefferson Avenue and C Street where 50 percent is the minimum required. Staff supports this request.
 - To allow a single-story building height where two stories is the minimum height allowed. Staff supports this request.
 - To allow a 10-foot ground floor-to-ceiling height where 13 feet is the minimum height required. Staff supports this request.
 - To allow a Common Yard street frontage where such is not allowed in the T4-C (T4 Corridor) transect zone. Staff supports this request.
 - To allow a 27-foot parking driveway width where 32 feet is the minimum required. Staff supports this request.
 - To allow a 0.22-acre plaza where 0.25-acres is the minimum size allowed. Staff supports this request.

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- To allow 115 parking spaces where 52 is the maximum allowed. Staff supports this request.

ANALYSIS

Adopted by the City Council in June 2016, the Vision 2045 Downtown Las Vegas Master Plan (Downtown Master Plan) is the policy document that provides an overall vision, policy direction, and implementation strategy in support of the ongoing recovery and revitalization in Downtown Las Vegas. The Downtown Master Plan envisions and encourages downtown Las Vegas to achieve a compact, vibrant urban environment, with a focus on higher-density mixed-use development around transit hubs and activity nodes. The Master Plan is intended to enable an energetic, urban way of life and a high-quality physical environment for locals and visitors alike.

Adopted under the requirements of the Las Vegas Municipal Code and other applicable laws, the Title 19.09 Form-Based Code establishes the new form-based standards for the area of the City included within the Downtown Las Vegas Overlay (DTLV-O). Eventually, the Form-Based Code will be applied to each of the twelve Downtown Districts within the Downtown Las Vegas Overlay District.

The subject site is located within the Historic Westside District of Downtown Las Vegas. Historic Westside District is dominated mostly by low-rise residential neighborhoods and industrial zones. The neighborhood consists of a few historical sites, poor housing conditions, vacant parcels, and a lack of parks and amenities. The district is in need of environmental upgrades and social services. The subject site is governed by Title 19.09 which regulates the form-based code development standards. For the subject site, the primary street frontage is considered to be D Street based on the hierarchy of roadways and building orientation.

The 3.03-acre subject site consists of two parcels generally located at the southeast corner of Jefferson Avenue and D Street. In a partnership between the City of Las Vegas and the College of Southern Nevada, and partially funded through the United States Department of Commerce, Economic Development Administration, the applicant is proposing to develop a proposed single-story, 15,062 square-foot trade school development. The subject site is categorized as a Flex Low-Rise building type and contains a Common Yard frontage type. A Waiver of Title 19.09 is requested as the Common Yard frontage type is not allowed in the T4-C (T4 Corridor) zoning district and intended for neighborhood-oriented transect zones (T3-N, T4-N, and T5-N).

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Rezoning

The proposed T4-C (T4 Corridor) transect zoning district is intended to enhance the City's existing corridors by allowing a wide variety of building types to accommodate a range of commercial, retail, office, and service uses in small to large-footprint buildings along major arterial corridors carrying high volumes of vehicular traffic. With the future development of Bus Rapid Transit or Light Rail transportation options, these corridors, such as the Multi-Functional Spine or Iconic/Ceremonial Corridors, supported by this Zone will likely transition to a more urban and walkable built environment with residential uses behind or above the commercial uses.

Site Development Plan Review

The submitted site plan date stamped on 12/01/22, depicts the overall layout of the proposed development. Multiple Waivers of the 19.09 Form-Based Code Development Standards are requested to allow the proposed building. In order to create the compact, vibrant urban environment intended by the Vision 2045 Downtown Las Vegas Master Plan, the Form-Based Code Development Standards support development tied closely to the streetscape. Facing three right-of-ways, the subject site is located on an entire block and therefore the proposed development is set back from the streetscape. Waivers are requested to allow setback distances in excess of the maximum front yard, corner side, and interior side yard setbacks. Similarly, the building should be oriented toward the façade zone; as the proposed development is quite distant from the setbacks, a Waiver is requested to allow this deviation on D Street, C Street, and Jefferson Avenue frontages. Due to these excessive setbacks, pedestrian access to the building is not viable through the provided thoroughfares or courtyards; thereby a Waiver is requested to allow a deviation from this standard. Additionally, based on the size of the building, a Waiver is requested to allow a main body depth of 242 feet where 100 feet is the maximum allowed.

The submitted floor plan date stamped on 09/22/22 shows the interior layout of the building. A variety of specialized classrooms are found throughout the building. As stated in the justification letter date stamped on 9/22/22, the facility will feature a healthcare laboratory; manufacturing, construction, and welding classrooms; computer labs; and offices.

The building elevations date stamped on 09/22/22 demonstrate a 39-foot, single-story flex low-rise building primarily comprised of a variety of materials. The building primarily consists of metal panels and is accented by concrete masonry units and insulated glass glazing. All sides of the proposed building are coherently designed and treated with a consistent level of detailing and finish in compliance with Title 19.08. While the maximum building height is 39 feet tall, the proposed building is single-story where a building height of two to five stories is required; the applicant is requesting a Waiver of this standard.

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Additionally, in the justification letter date stamped on 09/22/22, the applicant requests a Waiver to allow a ground floor height of 10 feet where 13 feet is required in the T4-C (T4 Corridor) transect zone. The applicant explains that this is requested for the optimal function of the spaces as well as for heating and cooling requirements.

The landscape plan date stamped on 09/22/22 depicts a variety of 24-inch box trees and five-gallon bushes interchangeably used throughout the site. Within the Form-Based Code Development Standards, district-specific trees are required within the amenity zone area, creating a defining character and comprehensive neighborhood feel. Only the provided Mexican Ebony trees are listed on the district-specific tree palette for the Historic Westside. As such, Condition of Approval #22 has been added to replace these trees accordingly. Nonetheless, all provided landscaping materials are included on the Southern Nevada Regional Planting Coalition list and are appropriate for a desert climate. Lastly, a 0.22-acre plaza is provided adjacent to the D Street right-of-way. A Waiver is requested to allow a 0.22-acre plaza where 0.25 acres is the minimum allowed.

Development projects within the form-based code-designated areas of Downtown Las Vegas are subjected to an alternative parking reduction based upon a variety of factors such as neighborhood context and current or future infrastructure. Pursuant to Title 19.09.100 Table G-1 (High Load - Zone 3), the reduction brings the parking requirement range from a minimum of 30 parking spaces to a maximum of 52 parking spaces. The parking for the proposed development is over the maximum threshold as 115 parking spaces are provided; A Waiver is requested to allow a deviation from this standard. To provide adequate on-site circulation a minimum parking driveway width of 32 feet is required; by providing a 27-foot wide depth, the applicant is requesting a Waiver from this deviation.

In addition to standard vehicular parking requirements, bicycle parking is required under Title 19.09 to provide an expanded and connected bicycle network as supported by the Vision 2045 Downtown Las Vegas Master Plan. This plan identifies D Street as a bicycle-emphasized street, which already contains separate dedicated north and southbound bike lanes. To encourage cyclists, the Hundred Plan encourages the use of bicycle amenities such as bike racks. As such, Condition of Approval #21 has been added to provide a minimum of four bicycle racks.

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City of Las Vegas 2050 Master Plan

The subject site is located within the Master Plan 2050 designated area of Downtown Las Vegas which is the City's civic, commercial, and cultural hub. Located in the center of the Las Vegas Valley, encompassing the original 1905 Clark's townsite, it functions as a primary regional center of Southern Nevada together with the Las Vegas Strip. Centered along Fremont Street, Downtown is the original home to local gaming and tourism. It continues to attract visitors looking for a historic and authentic Las Vegas experience. The Downtown of tomorrow is envisioned as a vibrant and livable urban environment and will continue to "Reinvent the Legend" through the complete implementation of the Vision 2045 Downtown Las Vegas Masterplan. Following the Great Recession in 2008, the City of Las Vegas is looking to diversify its economy in emerging economic sectors to remain competitive and become resilient. In 2019, the City of Las Vegas had the largest increase in new jobs created in the construction, health services, and manufacturing industries. These economic sectors are targeted for growth. The proposed development meets goals within the 2050 Master Plan as the Downtown Las Vegas area as the trade school will support the existing and future workforce by capitalizing on the skills necessary for emerging economic sectors.

Vision 2045 Downtown Las Vegas Master Plan

The Vision 2045 Downtown Las Vegas Master Plan envisions the Historic Westside community as a thriving district through the development of new housing, local businesses, jobs, education, and amenities. This district is currently dominated mostly by low-rise residential neighborhoods and industrial zones. The neighborhood consists of a few historical sites, poor housing conditions, vacant parcels, and a lack of parks and amenities. The district is in need of environmental upgrades and social services. The Vision 2045 Downtown Las Vegas Master Plan recommends following the strategies identified in the Hundred Plan such as promoting contextual neighborhood infill and appropriate amenities to stabilize the community as well as the conversion of vacant or underutilized lots. The Vision 2045 Downtown Las Vegas Master Plan supports the goals of The Hundred Plan, including the need for a vocational school.

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The Hundred Plan

The proposed development supports several of the goals and objectives identified in The Hundred Plan, which addresses sustainability practically and genuinely through open space planning, community facilities, and amenities. The plan identifies the Historic Westside incorporating sensitive neighborhood infill and intensification that combine education and awareness with compassionate and genuine responsiveness to community values.

The Hundred Plan identifies the first guiding principle to bring the Westside back to a complete community. The plan envisions the Historic Westside as a community striving for a sustainable future and establishing a walkable community with services and amenities. The Hundred Plan also encourages the redevelopment of vacant or underutilized land within the neighborhood by developing within the context of the current structure and scale of the neighborhood. Features such as plazas, community clubs, greenhouses, and community gardens are encouraged to bolster the Westside's communal feel. The Hundred Plan identifies a need for a vocational school that provides educational opportunities for culinary, hospitality, and entertainment training. Doing so will strengthen and revitalize the local community and economy.

West Las Vegas

In the West Las Vegas Plan, the subject site is located within a Neighborhood Revitalization Area. The plan states that development on vacant or underutilized lots within existing residential neighborhoods shall be sensitive in use and design to surrounding development. In doing so, the quality of the existing neighborhoods are maintained and enhanced.

Redevelopment Plan Area

The proposed site is also located within Redevelopment Area 1 and if approved would support the goals of the Redevelopment Agency by striving to create an environment reflecting a high level of concern for architectural, landscape, urban design, and land use principles appropriate for the attainment of the objectives of the Redevelopment Plan. Additionally, the proposed development redevelops an area that is stagnant or improperly used.

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As the proposed development supports goals and policies identified in the 2050 Master Plan, Vision 2045 Downtown Master Plan, The Hundred Plan, and the West Las Vegas Plan, staff finds that the proposed development can be harmonious and compatible with the surrounding area and therefore recommends approval, subject to conditions.

FINDINGS (22-0533-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 T4-C (T4 Corridor) transect zoning district is consistent with the site's existing FBC (Form Based Code) General Plan designation.

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 T4-C (T4 Corridor) transect zoning district is intended to enhance the City's existing corridors by allowing a wide variety of building types to accommodate a range of commercial, retail, office, and service uses in small to large-footprint buildings along major arterial corridors carrying high volumes of vehicular traffic.

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

The Rezoning of the subject site to T4-C (T4 Corridor) will allow flexibility in the redevelopment of the subject site moving forward as a government facility is a permitted use in this transect zone.

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.

Site access is provided by D Street, a 70-foot Major Neighborhood Street and Jefferson Avenue and C Street, both 60-foot Minor Neighborhood Streets. For development purposes, D Street is categorized as a Primary Thoroughfare whereas Jefferson Avenue and C Street are considered Secondary Thoroughfares. All provided roadways are adequate in size to serve the scale of the proposed development.

FINDINGS (22-0533-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 trade school development is compatible with the adjacent development within the surrounding area of the subject site.

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

The proposed trade school development helps further several local economic-related goals, objectives, and guiding principles identified in the 2050 Master Plan, Vision 2045 Downtown Master Plan, Hundred Plan, and West Las Vegas Plan.

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

Site access is provided by D Street, a 70-foot Major Neighborhood Street and Jefferson Avenue and C Street, both 60-foot Minor Neighborhood Streets. For development purposes, D Street is categorized as a Primary Thoroughfare whereas Jefferson Avenue and C Street are considered Secondary Thoroughfares. All provided roadways are adequate in size to serve the scale of the proposed development.

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

The proposed building and landscape materials are appropriate for a desert climate and the city. All provided landscaping is included on the Southern Nevada Regional Planting Coalition list and are appropriate for a desert climate.

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;**

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Building elevations and design characteristics are not unsightly or obnoxious in appearance and create an orderly and aesthetically pleasing environment. The elevation plan date stamped on 09/22/22, shows the façade comprised of a variety of materials. The building primarily consists of metal panels and is accented by concrete masonry units and insulated glass glazing. All sides of the proposed building are coherently designed and treated with a consistent level of detailing and finish in compliance with Title 19.08.

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

The development of the site will be subject to building permit review and inspection, thereby protecting the health, safety, and general welfare of the public.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Bldg., etc.</i>	
10/14/99	The Planning Commission approved a Site Development Plan Review (SD-0025-99) for a proposed 6,435 square-foot building in conjunction with an existing daycare facility (variety day home) on 2.20 acres at the southeast corner of Jefferson Avenue and D Street.
08/21/19	Staff administratively approved a Minor Site Development Plan Review (SDR-76731) for a proposed phased development consisting of 32,500 square feet of government facility on 2.45 acres at the southeast corner of Jefferson Avenue and D Street.
09/21/22	The City Council approved a Petition to Vacate (22-0348-VAC1) public rights-of-way (Adams Avenue between C Street and Interstate 15 and a portion of C Street between Adams Avenue and Jefferson Avenue. The Planning Commission and staff recommended approval.
11/15/22	The Planning Commission voted (6-0) to recommend APPROVAL of the following Land Use Entitlement project requests on 3.03 acres generally located at the southwest corner of Jefferson Avenue and D Street (APNs 139-27-201-005 and 006), Ward 5 (Crear) 22-0533-ZON1 - REZONING - FROM: T4-N (T4 NEIGHBORHOOD) TO: T4-C (T4 CORRIDOR) 22-0533-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 15,062 SQUARE-FOOT TRADE SCHOOL DEVELOPMENT WITH WAIVERS OF THE TITLE 19.09 FORM-BASED CODE DEVELOPMENT STANDARDS

Most Recent Change of Ownership	
10/04/00	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
04/10/18	A Building Permit (C18-01410) was issued for the major demolition of an existing school at 990 D Street.
	A Building Permit (C18-01411) was issued for the demolition of an existing school at 990 D Street.
02/06/20	A Building Permit (C19-03477) was issued for on-site improvements at 1001 C Street.
	A Building Permit (C19-03478) was issued to relocate a modular building at 1001 C Street.
	A Building Permit (C19-03479) was issued for fencing at 1001 C Street.

Pre-Application Meeting	
A pre-application meeting was not required, nor was one held.	

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

Field Check	
10/26/22	A routine field check was conducted of the subject site; staff found an enclosed undeveloped lot. Nothing was noted of concern.

Details of Application Request	
Site Area	
Net Acres	3.03

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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	FBC (Form Based Code)	T4-N (T4 Neighborhood)
North			Parking Lot
	T3-N (T3 Neighborhood)		
South	Social Service Provider		T4-N (T4 Neighborhood)
East	Interstate 15	ROW (Right-of-Way)	ROW (Right-of-Way)
West	Church/House of Worship	FBC (Form Based Code)	T4-N (T4 Neighborhood)
	Multi-Family Residential		T4-C (T4 Corridor)
	Undeveloped		

Master and Neighborhood Plan Areas	Compliance
West Las Vegas	Y
The Hundred Plan	Y
Las Vegas 2050 Master Plan Area: Downtown Las Vegas	Y
2045 Downtown Las Vegas Master Plan	Y
Special Area and Overlay Districts	Compliance
A-O (Airport Overlay) District (175 Feet)	Y
DTLV-O (Downtown Las Vegas Overlay) District – Area 2 (Historic Westside)	Y

Other Plans or Special Requirements	Compliance
Trails (Pioneer Trail D Street, C Street, Jefferson Avenue, Constructed)	Y
Las Vegas Redevelopment Plan Area – Area 1	Y
Interlocal Agreement	N/A
Project of Significant Impact	N/A
Project of Regional Significance	N/A

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DEVELOPMENT STANDARDS

Pursuant to Title 19.09, the following standards apply:

Standard	Required/Allowed	Provided	Compliance
Table D. Building Types			
Building Type (Flex Low-Rise)	Main Body Width: Max. 100% of Lot Main Body Depth: 100 Feet Max. Secondary Wing Width: 40 Feet Max. Secondary Wing Depth: 40 Feet Max.	19.9% 242 Feet N/A N/A	Y N* N/A N/A
Access Standards (If applicable)	Pedestrian access to the building must be from the thoroughfare or courtyard.		N*
Table E. Building Placement			
Setback Distance (Front)	Minimum: 10 Feet Maximum: 15 Feet	39 Feet	N*
Setback Distance (Corner Side)	Minimum: 10 Feet Maximum: 15 Feet	25 Feet	N*
Setback Distance (Interior Side)	Minimum: 0 Feet Maximum: 15 Feet	246 Feet	N*
Setback Distance (Rear)	Minimum: 10 Feet Maximum: N/A	28 Feet	Y
Building Façade (Front) [D Street]	Minimum: 75%	0%	N*
Building Façade (Side) [Jefferson Avenue]	Minimum: 50%	0%	N*
Building Façade (Side) [C Street]	Minimum: 50%	0%	N*
Table F. Building Form Standards			
Building Height	2 Stories Minimum 5 Stories Maximum	1 Story	N*
Floor-to-Ceiling (Ground)	13 Feet Minimum	10 Feet	N*
Floor-to-Ceiling (Upper)	9 Feet Minimum	N/A	N/A
Footprint – Lot Coverage	75% Maximum	11.4%	Y
Depth – Gross Floor Space	20 Feet Minimum	30 Feet	Y
Table G. Frontages			
Frontage 1 [D Street]	A Frontage Type listed in Title 19.09.070 is required	Common Yard	N*
Frontage 2 [Jefferson Avenue]		Common Yard	N*
Frontage 3 [C Street]		Common Yard	N*
Pedestrian Access			N*

Table H. Frontages			
Encroachment Type	N/A	N/A	N/A
Table I. Use Types			
Downtown Services (Trade School)			Y
Table J. Parking Standards			
Setback from Lot	Front: 10 Feet	128 Feet	Y
	Corner Side: 10 Feet	113 Feet	Y
	Interior Side: 0 Feet	4 Feet	Y
	Rear: 0 Feet	3 Feet	Y
Parking Driveway Width	Minimum: 32 Feet Maximum: 34 Feet	27 Feet	N*
Table K. Required Street Trees			
Amenity Zone Tree Planting (Right of Way Greater than 81 Feet)	Acacia Pendula (Weeping Acacia) Celtis Reticulata (Netleaf Hackberry) Havardia Mexicana (Mexican Ebony) Parkinsonia Praecox (Palo Brea) Pistacia Atlantica (Red Push Pistache) Prosopis x Alba (Thornless Hybrid Mesquite) Prosopis Glandulosa (Thornless Honey Mesquite) Quercus Douglasii (Blue Oak) Vachellia Farnesiana (Sweet Acacia)	Acacia Stenophylla (Shoestring Acacia) Quercus Virginiana "Heritage" (Heritage Southern Live Oak) Sophora Secundiflora (Texas Mountain Laurel) Havardia Mexicana (Mexican Ebony)	N** N** N** Y
Table L. Open Space			
Plaza	Size: 0.25 to 2 acres Width: 100 Feet Min. Depth: 40 Feet Min.	Size: 0.22 acres Width: 100 Feet Depth: 100 Feet	N* Y Y

**The applicant has requested Waivers of the following Title 19.09 Form-Based Code Development Standards*

***Condition of Approval #22 has been added requiring the inclusion of district-specific landscaping materials within the provided amenity zone areas.*

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Existing Zoning	Permitted Density	Units Allowed
T4-N (T4 Neighborhood)	5.5 du/ac+	N/A
Proposed Zoning	Permitted Density	Units Allowed
T4-C (T4 Corridor)	5.5 du/ac+	N/A

Street Name	Functional Classification of Street(s)	Governing Document	Actual Street Width (Feet)	Compliance with Street Section
D Street	Major Neighborhood Street	Title 19.09	70	Y
	Primary Thoroughfare	Title 19.09		Y
Jefferson Avenue	Minor Neighborhood Street	Title 19.09	60	Y
	Secondary Thoroughfare	Title 19.09		Y
C Street	Minor Neighborhood Street	Title 19.09	60	Y
	Secondary Thoroughfare	Title 19.09		Y

Parking Requirement - Downtown (Area 2)							
Use	Gross Floor Area or Number of Units	Base Parking Requirement			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Trade School	15,062 SF	1 space for each staff member					
	20 Staff	1 space for every 2 students in class at max capacity	20				
	105 Students		53				
TOTAL SPACES REQUIRED			73		115		Y
Regular and Handicap Spaces Required			70	3	110	5	Y
Downtown Form-Based Code Parking Standards – Title 19.09.100 G							
Parking Standards High Load – Zone 3			40% Reduction: Minimum: 30		70%: Reduction Maximum: 52		N*
Bicycle Parking Requirements	2 minimum plus 1 per every 8,000 Gross Floor Area		4		0		N**

*A Waiver is requested to allow a deviation from the following standards

**Condition of Approval #21 has been added requiring the minimum of four bicycle racks.

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Waivers		
Requirement	Request	Staff Recommendation
The main body building depth is a maximum of 100 feet in the T4-C transect zone.	To allow a main body building depth of 242 feet where 100 feet is the maximum allowed	Approval
Pedestrian access to the building must be from the thoroughfare or courtyard.	To allow no pedestrian building access from a thoroughfare or courtyard where such is required	Approval
The front yard setback shall be between a 10-foot minimum to a 15 feet maximum in the T4-C transect zone.	To allow a 39-foot front yard setback where 15 feet is the maximum allowed	Approval
The corner side yard setback shall be between a 10-foot minimum to a 15 feet maximum in the T4-C transect zone.	To allow a 25-foot corner side yard setback where 15 feet is the maximum allowed	Approval
The interior side yard setback shall be between a zero-foot minimum to a 15 feet maximum in the T4-C transect zone.	To allow a 246-foot interior side yard setback where 15 feet is the maximum allowed	Approval
The primary building shall be aligned within a minimum of 75 percent of the façade zone for the frontage street.	To allow a zero percent building façade alignment on D Street where 75 percent is the minimum required	Approval
The primary building shall be aligned with a minimum of 50 percent of the façade zone for side streets.	To allow a zero percent building façade alignment on Jefferson Avenue and C Street where 50 percent is the minimum required	Approval
A development between two to five stories is the standard for the T4-C transect zone.	To allow a single-story building height where two stories is the minimum height allowed	Approval
A 13-foot ground floor-to-ceiling height shall be provided.	To allow a 10-foot ground floor-to-ceiling height where 13 feet is the minimum height required	Approval

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Waivers		
Requirement	Request	Staff Recommendation
A private frontage type shall be provided in compliance with Title 19.09.070.	To allow a Common Yard street frontage type on D Street, Jefferson Avenue, or C Street where such is not allowed in the T4-C transect zone.	Approval
A two-way parking driveway width shall be a minimum of 32 feet and a maximum of 34 feet.	To allow a 27-foot parking driveway width where 32 feet is the minimum required	Approval
A plaza shall be a minimum of 0.25 acres to a maximum of 2 acres.	To allow a 0.22-acre plaza where 0.25-acres is the minimum size allowed	Approval
Based on the proposed development and the Form-Based Code parking reduction, a minimum of 30 parking spaces to a maximum of 52 parking spaces shall be provided.	To allow 115 parking spaces where 52 are the maximum allowed.	Approval
A minimum of two bicycle parking racks plus 1 per every 8,000 gross floor area for a Recreation, Education, or Public Assembly building	To allow zero bicycle parking racks where four are required	Denial*
Landscaping within the amenity zone areas shall follow a district-specific landscaping palette.	To allow non-permitted landscaping materials with the amenity zones where district-specific street trees are required	Denial*

****Conditions of Approval #21 and #22 have been added to ensure compliance with these standards.**

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Department of Public Works Traffic Study

Proposed 15,602 Square-Foot Trade School Building				
Proposed Use				
Average Daily Traffic (ADT)	JUNIOR/ COMMUNITY	15.062	20.25	305
AM Peak Hour	COLLEGE		2.07	31
PM Peak Hour	[1000 SF]		1.86	28
Existing Traffic on Nearby Streets				
D Street				
Average Daily Traffic (ADT)			4,466	
PM Peak Hour (Heaviest 60 Minutes)			357	
Washington Avenue				
Average Daily Traffic (ADT)			8,946	
PM Peak Hour (heaviest 60 minutes)			716	
Traffic Capacity of Adjacent Streets:				
Adjacent Street ADT Capacity				
D Street			15,990	
Washington Avenue			33,800	
Summary				
This project is expected to add an additional 305 trips per day on Jefferson Avenue, C Street, D Street, and Washington Avenue. Currently, D Street is at about 28 percent of capacity and Washington Avenue is at about 26 percent of capacity. With this project, D Street is expected to be at about 30 percent of capacity and Washington Avenue to be at about 27 percent of capacity. Counts are not available for Jefferson Avenue or C Street in this vicinity, but they are believed to be under capacity.				
Based on Peak Hour use, this development will add into the area roughly 31 additional peak hour trips, or about one every two minutes.				