


AGENDA MEMO - COMMUNITY DEVELOPMENT
CITY COUNCIL MEETING DATE: MARCH 15, 2023
DEPARTMENT: COMMUNITY DEVELOPMENT
ITEM DESCRIPTION: APPLICANT: JOHNSON DEVELOPMENT ASSOCIATES, INC.
- OWNER: OSO BLANCA PLACE, LLC

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
22-0528-MOD1	Staff recommends APPROVAL.	
22-0528-SUP1	Staff recommends APPROVAL, subject to conditions:	22-0528-MOD1 22-0528-VAC1 22-0528-SDR1
22-0528-VAC1	Staff recommends APPROVAL, subject to conditions:	22-0528-MOD1 22-0528-SUP1 22-0528-SDR1
22-0528-SDR1	Staff recommends APPROVAL, subject to conditions:	22-0528-MOD1 22-0528-VAC1 22-0528-SUP1

**** NOTIFICATION ****
NEIGHBORHOOD ASSOCIATIONS NOTIFIED 38

NOTICES MAILED 266 (by City Clerk)

PROTESTS 1

APPROVALS 0

**** CONDITIONS ****

22-0528-SUP1 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under the Town Center Development Standards Manual for a Mini-Storage Facility use.
2. Approval of a Major Modification (22-0528-MOD1) and approval of and conformance to the Conditions of Approval for Vacation (22-0528-VAC1) and Site Development Plan Review (22-0528-SDR1) shall be required, if approved.
3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

22-0528-VAC1 CONDITIONS

Planning

1. The limits of this Petition of Vacation shall be the unused east half of Doe Brook Trail bounded by Oso Blanca Road to the north, the City's Mountain Ridge (Baseball) Park to the west, and the north edge of the Montecito 60 subdivision to the south.
2. The Order of Vacation shall record prior to or concurrently with the issuance of a permit for this site.
3. The Order of Vacation shall reserve easements for the facilities of all City of Las Vegas Franchise Holders unless written verifiable letters of consent without reservation are received prior to recordation.

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4. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.
5. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress there from shall be provided if required.
6. All development shall be in conformance with code requirements and design standards of all City Departments.
7. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.
8. If the Order of Vacation is not recorded within one (1) year after approval by the City of Las Vegas or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.

22-0528-SDR1 CONDITIONS

Planning

1. Approval of a Major Modification (22-0528-MOD1) and Approval of and conformance to the Conditions of Approval for Special Use Permit (22-0528-SUP1) and Vacation (22-0528-VAC1) 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.

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3. All development shall be in conformance with the site plan and landscape plan, date stamped 02/07/23, north south and east building elevations, date stamped 11/22/22, and west building elevations, date stamped 02/23/23 except as amended by conditions herein.
4. 24-inch box trees per 30 linear feet shall be planted in the east landscape buffer area.
5. Town Center Trail improvements shall be provided which match the existing development to the south.
6. A Waiver from the Town Center Development Standards Manual is hereby approved, to allow a zero-foot rear yard setback where 20 feet is required.
7. A Waiver from LVMC Title 19.08 is approved to allow a 10-foot landscape buffer along the east property line where 15 feet is required.
8. A Waiver from LVMC Title 19.08 is approved to allow a zero-foot landscape buffer along portions of the interior lot lines 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.
11. Pursuant to LVMC Title 19.08.040.G for commercial and industrial properties, a perimeter wall shall be constructed adjacent to any residential zoning district or property used solely for residential purposes. The wall or fence is intended to screen the commercial or industrial activity from the residential property, and shall be of a solid decorative material that is a minimum of six feet in height measured from the side of the commercial or industrial property. In no case shall the wall or fence exceed the overall height limitation applicable to the adjacent zoning district or property unless approved through a Variance or other applicable means. The overall height of a wall or fence shall be measured from the side with the greatest vertical exposure above finished grade.

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

Public Works

15. Dedicate additional right-of-way, if needed, up to a total width of 80 feet for Oso Blanca Road as a Town Center Arterial and grant the appropriate Trail Easement to match improvements to the south prior to issuance of permits for adjacent development.
16. Construct full-width street improvements per Title 19.04.120.B including appropriate transition paving on Oso Blanca Road as a Town Center Arterial matching improvements to the south on Oso Blanca Road with a 12-foot trail on the west side of Oso Blanca Road along the entire frontage. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
17. Coordinate sewer connection at a size, depth, and location acceptable to the Sanitary Sewer Section of the Department of Public Works.
18. Landscape and maintain all unimproved right-of-way adjacent to this site. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
19. Obtain an Occupancy Permit from the Nevada Department of Transportation (NDOT) for all driveways or other private improvements in the Oso Blanca Road public right-of-way adjacent to this site prior to constructing any improvements within NDOT jurisdiction. Submit a Traffic Impact Analysis to the City if required by NDOT.

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20. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans, the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainage ways as recommended.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a project request for a proposed Mini-Storage development within Town Center located on the west side of Oso Blanca Road, approximately 1,106 feet south of Elkhorn Road.

ISSUES

- Major Modification (22-0528-MOD1) is requested to allow a land use designation amendment from PF-TC (Public Facilities) to UC-TC (Urban Center Mixed Use). Staff supports the request.
- Vacation (22-0528-VAC1) is requested to vacate public right-of-way generally located on the west side of Oso Blanca Road, approximately 1,106 feet south of Elkhorn Road. Staff supports the request.
- A Mini-Storage Facility use is permitted in the T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use) Town Center Special Land Use Designation] with the approval of a Special Use Permit. Staff supports the request.
- The subject parcel has an irregular, triangular shape.
- A Waiver is requested to allow a zero-foot rear yard setback where 20 feet is required. Staff supports the request.
- Waivers are requested to allow reduced landscape buffer areas along portions of the south, east and west property lines.
- A Condition of Approval has been added that requires 24-inch box trees per 30 linear feet within the east landscape buffer area.

ANALYSIS

The subject undeveloped site is zoned T-C (Town Center) with a split Town Center Special Land Use Designation of UC-TC (Urban Center Mixed Use) and PF-TC (Public Facilities). It abuts an existing Multi-Family Residential development to the south and a City Park to the west. Site development is subject to the Town Center Development Standards Manual (TCDSM). Where the TCDSM is silent (such as for perimeter landscape buffers), LVMC Title 19 applies. Site Development Plan Review (22-0528-SDR1) is requested to develop the site with a 45-foot tall, three-story, 858-unit Mini-Storage Development.

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Major Modification (22-0528-MOD1)

Per the Town Center Development Standards Manual, any request by or on behalf of the property owner, or any proposal by the City, to modify a land use district as depicted on Map 4 Town Center Land Use, shall be filed with the Department in accordance with the procedures and standards applicable to a rezoning application as set forth in LVMC 19.16.090. The subject site currently has a split land use designation of Urban Center Mixed Use (UC-TC) and Public Facilities (PF-TC). The applicant requests Major Modification (22-0528-MOD1) in order for the entire lot to have a designation of Urban Center Mixed Use (UC-TC). The intent of the Urban Center Mixed Use District is to enable development with imaginative site and building design and maximize the use of the property. These developments should have a compatible mixture of land uses and encourage employment opportunities and the provision of goods and services to the Centennial Hills area of the City.

The subject site is located within the 2050 Master Plan Centennial Hills Area which is the major regional center for northwest Las Vegas. The future vision for the area calls for the core part of the regional center will become more dense and intense as a suburban "Town Center." Staff finds the proposed Major Modification adheres to these principles and thereby recommends approval.

Special Use Permit (22-0528-SUP1)

The Town Center Development Standards Manual does not provide a definition for the Mini-Storage Facility use. Per Title 19, a Mini-Storage Facility use is defined as, "A facility with enclosed storage space, divided into separate compartments no larger than 500 square feet in size, which is provided for use by individuals to store personal items or by businesses to store materials for operation of a business establishment." The proposed development adheres to this definition as the applicant intends to operate a Mini-Storage Facility with storage options between 25 and 250 square feet.

Mini-Storage Facility Minimum (TCDSM) Special Use Permit Requirements:

- a) No more than one manager or security residence shall be permitted.

This requirement is not applicable, as the floor plan depicts no manager office.

- b) Within the Main Street District, all storage facilities shall be located above the ground floor and no outdoor storage of any kind shall be permitted.

This requirement is not applicable as the site is not located within the Main Street District.

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- c) No business shall be conducted from or within a mini-warehouse facility.

This requirement is met as no business is proposed to be conducted from or within a mini-warehouse facility.

- d) Retail sales of stored items on the premises is prohibited.

This requirement is met as no retail sales of stored items on premise is proposed.

- e) The commercial repair of motor vehicles, boats, trailers and other like vehicles shall be prohibited.

This requirement is met as no commercial repair of motor vehicles, boats, trailers or other like vehicles is proposed.

- f) The operation of spray painting equipment, power tools, welding equipment or other similar equipment shall be prohibited.

This requirement is met as no operation of spray painting equipment, power tools, welding equipment or other similar equipment is proposed.

- g) The production, fabrication or assembly of products shall be prohibited.

This requirement is met as no production, fabrication or assembly of products is proposed.

- h) Within the Employment Center District, the rental of single unit trucks and small utility trailers shall be permitted as an accessory use to a mini-warehouse use, provided the business is conducted out of the same office as that of the mini-warehouse facility. No trucks or trailers shall be displayed in public view and the combined total of all trucks and trailers stored on the site shall not exceed a ratio of two trucks or trailers for each 100 storage units. On-site parking shall be provided for each rental vehicle in excess of the number required for the mini-warehouse complex.

This requirement is not applicable as the site is not located within the Employment Center District.

- i) Within the Employment Center District, truck and trailer storage may be permitted when screened from the street and adjacent property by exterior walls.

This requirement is not applicable as the site is not located within the Employment Center District.

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- j) All storage shall be within an enclosed building except for the storage of recreational vehicles, which shall be completely screened from view from surrounding properties and abutting streets by exterior walls.

This requirement is met as no outdoor storage is proposed.

- k) Within the Town Center, all exterior walls of the mini-warehouse facilities shall be constructed with a facade so as to appear as an office or retail facility.

This requirement is met as the submitted elevations depict architectural enhancements including faux storefront windows and coated stucco giving the building an office appearance.

Site Development Plan Review (22-0528-SDR1)

The submitted plans depict a 45-foot tall, three-story, 858-unit Mini-Storage development. The subject site is unique and triangular in shape, which puts constraints on how the site can be developed. There are two proposed access driveways from Oso Blanca Road. The applicant requests to vacate an existing 30-foot undeveloped right-of-way easement for Doe Brook Trail. This Vacation will allow fire access to the development. A Waiver is requested to allow a zero-foot rear yard setback area where 20 feet is required. Staff supports the request as the area adjacent to the west property line will be utilized as a 30-foot fire access driveway.

Landscaping Waivers and Exceptions are requested of Title 19 perimeter landscape buffer and interior parking area requirements. The applicant proposes to provide reduced landscape buffer widths along a portion of the south, east and west property lines and to provide a reduced amount of interior planting materials. Staff finds the proposed landscaping to be in major compliance and compatible with the existing development in the surrounding area. A condition of approval has been added to ensure 24-inch box trees are provided per 30 linear feet within the landscape buffer area along the east property line.

Within Town Center, a minimum of 20 percent of the gross property area proposed to be developed shall consist of any combination of open space, recreation facilities, multi-purpose trails, pedestrian and bikeway facilities, other common community facilities and landscaped areas in public rights-of-way. This includes open-air courtyards, plazas, open space, patios and gathering places; and public amenities such as fountains, arbors, arcades, cloisters and landscaped corridors, paths or lanes. A combination of such features together with the parking lot landscaping, landscaped areas, buffers and landscaping in setback areas satisfies the 20 percent open space requirement for Town Center. This submitted site plan depicts 42 percent of open space provided.

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The Department of Public Works Traffic Engineering Division has commented, “This project is expected to add an additional 146 trips per day on Oso Blanca Road. Currently, Oso Blanca is at about 54 percent of capacity. With this project, it is expected to be at about 55 percent of capacity. Based on Peak Hour use, this development will add into the area roughly 16 additional peak hour trips, or about one every four minutes.”

Staff finds the requested Waivers and Exception will have minimal impact on surrounding development and will not detract from the proposed development meeting the overall intent of the Town Center Development Standards. Therefore, staff recommends approval of the requested Site Development Plan Review, subject to conditions.

FINDINGS (22-0528-MOD1)

Staff recommends of approval of the Modification request as the proposed UC-TC (Urban Center Mixed-Use) special land use designation is compatible with the existing development in the surrounding area.

FINDINGS (22-0528-SUP1)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

1. **The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.**

The proposed Mini-Storage Facility use can be conducted in a manner that is harmonious and compatible with the existing residential and public facility land uses in the surrounding area.

2. **The subject site is physically suitable for the type and intensity of land use proposed.**

The proposed Mini-Storage development is physically suitable for the type and intensity of the proposed land use.

3. **Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.**

The subject site will be accessed from Oso Blanca Road, an 80-foot Town Center Arterial which is adequate in size to meet the needs of the proposed use.

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- 4. Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.**

If approved, the proposed use will be subject to business license and building permit review, which will ensure the protection of the public health, safety and welfare.

- 5. The use meets all of the applicable conditions per Title 19.12.**

The proposed use meets all minimum requirements for the Mini-Storage Facility use listed within the Town Center Development Standards Manual.

FINDINGS (22-0528-VAC1)

Staff recommends approval of the requested Vacation, subject to conditions and presents the following information concerning this request to vacate certain public street ROW:

- A. Does this vacation request result in uniform or non-uniform right-of-way widths? Uniform, eliminating unused excess right-of-way.
- B. From a traffic handling viewpoint will this vacation request result in a reduced traffic handling capability? No
- C. Does it appear that the vacation request involves only excess right-of-way? Yes
- D. Does this vacation request coincide with development plans of the adjacent parcels? Yes
- E. Does this vacation request eliminate public street access to any abutting parcel? No
- F. Does this vacation request result in a conflict with any existing City requirements? No
- G. Does the Department of Public Works have an objection to this vacation request? No

FINDINGS (22-0528-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 development can be conducted in a manner that is harmonious and compatible with the existing development in the surrounding area which includes a Multi-Family Residential development and a City Park.

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

Waivers of Title 19 and the Town Center Development Standards Manual are requested regarding landscaping and the rear building setback. Staff finds the triangular lot to be unique in shape and the requests to be compatible with existing development in the surrounding area.

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

The subject site will be accessed from Oso Blanca Road, an 80-foot Town Center Arterial which is adequate in size to meet the needs of the proposed development.

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

The proposed Mini-Storage development is compatible with the adjacent uses. The building façade features architectural enhancements including faux storefront windows and coated stucco giving the building an office appearance. The proposed landscape materials adhere to the Southern Nevada Regional Plant List recommendations.

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

The submitted building elevations are designed as to appear as an office or retail facility. The aesthetic features are not unsightly, undesirable or obnoxious in appearance.

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

If approved, the proposed use will be subject to business license and building permit review, which will ensure the protection of the public health, safety and welfare.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Bldg., etc.</i>	
12/07/98	The City Council approved a request for a Rezoning (Z-0076-98) on property located within the area designated Town Center on the Northwest Amendment to the General Plan from U (Undeveloped), R-E (Residence Estates), R-PD7 (Residential Planned Development – 7 Units Per Acre), R-PD11 (Residential Planned Development – 11 Units Per Acre), R-PD13 (Residential Planned Development – 13 Units Per Acre), R-PD18 (Residential Planned Development – 18 Units Per Acre), R-CL (Single Family Compact-Lot), C-1 (Limited Commercial), C-2 (General Commercial), C-V (Civic), and PD (Planned Development) zones, to T-C (Town Center), size 1,468 acres.
01/10/23	The Planning Commission voted (6-0) to HOLD IN ABEYANCE 22-0528 [MOD1, SUP1, VAC1 and SDR1] to the February 14, 2023 Planning Commission meeting.
02/14/23	<p>The Planning Commission voted (7-0) to recommend APPROVAL of the following Land Use Entitlement project requests on 1.34 acres located on the west side of Oso Blanca Road, approximately 1,106 feet south of Elkhorn Road (APN 125-21-101-001), T-C (Town Center) Zone [PF-TC (Public Facilities) and UC-TC (Urban Center Mixed Use) Town Center Special Land Use Designations], Ward 4 (Allen-Palenske).</p> <p>22-0528-MOD1 - MAJOR MODIFICATION - FROM: UC-TC (URBAN CENTER MIXED USE) AND PF-TC (PUBLIC FACILITIES) TO: UC-TC (URBAN CENTER MIXED USE) TOWN CENTER SPECIAL LAND USE DESIGNATION</p> <p>22-0528-SUP1 - SPECIAL USE PERMIT - TO ALLOW A MINI-STORAGE FACILITY USE</p> <p>22-0528-VAC1 - VACATION - PETITION TO VACATE PUBLIC RIGHT-OF-WAY GENERALLY LOCATED ON THE WEST SIDE OF OSO BLANCA ROAD, APPROXIMATELY 1,106 FEET SOUTH OF ELKHORN ROAD</p>

Related Relevant City Actions by Planning, Fire, Bldg., etc.

	22-0528-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 45-FOOT TALL, THREE-STORY, 858-UNIT MINI-STORAGE DEVELOPMENT WITH WAIVERS OF THE TOWN CENTER DEVELOPMENT STANDARDS
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Most Recent Change of Ownership

01/14/14	A deed was recorded for a change in ownership.
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Related Building Permits/Business Licenses

There are no related building permits/business licenses of note.	
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Pre-Application Meeting

09/07/22	Staff conducted a pre-application meeting with the applicant where the submittal requirements and deadlines were reviewed for a proposed Mini-Storage development.
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Neighborhood Meeting

A neighborhood meeting was not required, nor was one held.	
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Field Check

11/03/22	Staff conducted a routine field check and found an undeveloped lot. No issues were noted.
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Details of Application Request

Site Area	
Net Acres	1.34

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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	Undeveloped	PF-TC (Public Facilities)	T-C (Town Center)
		UC-TC (Urban Center Mixed-Use)	
South	Multi-Family Residential	UC-TC (Urban Center Mixed-Use)	T-C (Town Center)
East	US 95 - Freeway	US 95 - Freeway	US 95 - Freeway
West	City Park	PF-TC (Public Facilities)	T-C (Town Center)

<i>Master and Neighborhood Plan Areas</i>	<i>Compliance</i>
Las Vegas 2050 Master Plan Area: Centennial Hills	Y or N
<i>Special Area and Overlay Districts</i>	<i>Compliance</i>
T-C (Town Center) District	Y
<i>Other Plans or Special Requirements</i>	<i>Compliance</i>
Trails (Town Center)	Y
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

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DEVELOPMENT STANDARDS

Pursuant to Town Center Development Standards, the following standards apply:

Standard	Required/Allowed	Provided	Compliance
Max. Building Height	3 Stories	3 Stories	Y
Build-to-line	70%	70%	Y
Stepback	8'	8'	Y
Min. Setbacks <ul style="list-style-type: none"> • Side • Rear 	10 Feet 20 Feet	72 Feet 0 Feet	Y N*
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated, w/ a Roof or Trellis	Y
Mech. Equipment	Screened	Screened	Y

*A Waiver is requested to allow a reduced rear yard setback area. Staff supports the request as the rear property line will abut a 30-foot easement driveway.

Pursuant to Title 19 and Town Center Development Standards, the following standards apply:

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Buffer Trees: <ul style="list-style-type: none"> • South • East • West 	1 Tree / 20 Linear Feet 1 Tree / 30 Linear Feet 1 Tree / 20 Linear Feet	15 Trees 17 Trees 19 Trees	15 Trees 4 Trees 0 Trees	Y N* N
TOTAL PERIMETER TREES		51 Trees	19 Trees	N*
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	6 Trees	6 Trees	Y
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width <ul style="list-style-type: none"> • South • East • West 	8 Feet 15 Feet 8 Feet		0-15 Feet 10 Feet 0 Feet	N**** N**** N****
Wall Height	6 to 8 Feet Adjacent to Residential		Not Indicated	By Condition

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*A Condition of Approval has been added that requires 24-inch box trees per 30 linear feet within the east landscape buffer area.

****Waivers are requested to allow reduced landscape buffer areas along portions of the south, east and west property lines.

Open Space – Town Center					
Total Site Acreage	Required		Provided		Compliance
	Percent	Area	Percent	Area	
58,565 SF	20%	11,713 SF	42%	24,597 SF	Y

Street Name	Functional Classification of Street(s)	Governing Document	Actual Street Width (Feet)	Compliance with Street Section
Oso Blanca Road	Town Center Arterial	Town Center Development Standards	25	N*

**If approved, street improvements will be required as a condition of approval.*

Town Center

Streetscape Standards	Required	Provided	Compliance
Oso Blanca Road (Town Center Arterial)	3-Foot Amenity Zone; 5-Foot Sidewalk;	3-Foot Amenity Zone; 5-Foot Sidewalk	By Condition*

*A Condition of Approval has been added to ensure the Trail improvements will match the existing development to the south.

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

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Mini-Storage Facility	858 units	One per 50 storage units, plus 5 outside the security fence	23				
TOTAL SPACES REQUIRED			23		23		Y
Regular and Handicap Spaces Required			22	1	22	1	Y

<i>Waivers</i>		
<i>Requirement</i>	<i>Request</i>	<i>Staff Recommendation</i>
Provide a 15-foot wide landscape buffer adjacent to the right-of-way	To allow a 10-foot wide landscape buffer adjacent to the right-of-way	Approval
Provide an eight-foot wide landscape buffer along interior property lines	To allow a zero to 10-foot landscape buffer width along interior lot lines	Approval
Provide a 20-foot rear yard setback	To allow a zero-foot rear yard setback	Approval