



AGENDA MEMO - COMMUNITY DEVELOPMENT

PLANNING COMMISSION MEETING DATE: APRIL 11, 2023

DEPARTMENT: COMMUNITY DEVELOPMENT

ITEM DESCRIPTION: APPLICANT: G2 CAPITAL DEVELOPMENT - OWNER: CITY OF LAS VEGAS, ET AL

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
23-0069-SDR1	Staff recommends APPROVAL, subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 32

NOTICES MAILED 110

PROTESTS 0

APPROVALS 0

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**** CONDITIONS ****

23-0069-SDR1 CONDITIONS

Planning

1. 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.
2. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 02/16/23, except as amended by conditions herein.
3. A Waiver from Title 19.09 is hereby approved, to allow a 223-foot main body depth for a flex mid-rise building where 175 feet is the maximum allowed
4. A Waiver from Title 19.09 is hereby approved, to allow a 211-foot main body depth for a flex mid-rise building where 175 feet is the maximum allowed
5. A Waiver from Title 19.09 is hereby approved, to allow a 309-foot main body depth for a flex mid-rise building where 175 feet is the maximum allowed
6. A Waiver from Title 19.09 is hereby approved, to allow a three-foot corner side yard setback where 10 feet is the minimum allowed.
7. A Waiver from Title 19.09 is hereby approved, to allow a 45 percent building façade alignment on Shadow Lane where 80% is the minimum required.
8. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Division.
9. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for a building permit.
10. 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.

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11. All utility or mechanical equipment shall comply with the provisions of the Interim Downtown Las Vegas Development Standards, unless approved by a separate Waiver.
12. A revised site plan shall be submitted to and approved by the Department of Community Development, prior to the time application is made for a building permit, to reflect the changes herein.
 - The minimum of 19 bicycle racks shall be provided.
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 the 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 the construction of any combustible structures.
15. A Comprehensive Construction Staging Plan shall be submitted to the Department of Community Development for review and approval prior to the issuance of any building permits. The Construction Staging Plan shall include the following information: Design and location of construction trailer(s); design and location of construction fencing; all proposed temporary construction signage; location of materials staging area; and the location and design of parking for all construction workers.
16. Prior to the submittal of a building permit application, the applicant shall meet with Department of Community Development staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
17. The applicant shall coordinate with the Post Entitlement Approval Conference (PEAC) team at (702) 229-6853 to coordinate preliminary building and civil plan reviews for this project.
18. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

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Public Works

19. 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 and in accordance with Section 2.2 of the City's Vision Zero Action Plan concurrent with the development of this site. Grant any Pedestrian Access Easement needed to complete this requirement.
20. Coordinate Sewer Point of connection at a size, depth, and location acceptable to the Sanitary Sewer Engineering Section of the Department of Public Works.
21. 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 702-229-6594 or emailed at ece@lasvegasnevada.gov.
22. Unless otherwise allowed by the City Engineer, construct a sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with the development of this site. The connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network and shall be terminated on-site with a handicap ramp.
23. Contact the City Traffic Engineer's Office at 702-229-6272 to coordinate the development of this project with the "Maryland Bus Rapid Transit" project, the "GoMed" project, and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
24. 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. Adjustments to the driveway on Wellness Way may be required to accommodate site visibility or turning movements at this driveway.
25. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3, in accordance with Section 2.2 of the City's Vision Zero Action Plan, to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights of way

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required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. In accordance with Section 2.2 of the City's Vision Zero Action Plan, the Traffic Impact Analysis shall also include a pedestrian circulation/access plan to identify nearby pedestrian attractors and recommend measures to accommodate pedestrians, such as but not limited to pedestrian access, crosswalk, pedestrian-activated flashers, and temporary sidewalks. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

26. 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.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a proposed six-story, 139,485 square-foot medical office, a six-story 102-unit hotel, and an eight-story parking garage with 11,010 square feet of office space on 18.49 acres generally located at the southeast corner of Wellness Way and Shadow Lane.

ISSUES

- The subject site is within the confinements of the Vision 2045 Downtown Las Vegas Master Plan (Medical District) [Area 3].
- Waivers of the Title 19.09 Form-Based Code Development Standards are requested to allow:
 - A Waiver of Title 19.09 is requested to allow a main body building depth of 223 feet [Medical Office], a 211-foot main body depth [Hotel], and a 309-foot main body depth [Parking Garage] where 175 feet is the maximum allowed for flex mid-rise buildings. Staff supports this request.
 - A Waiver of Title 19.09 is requested to allow a corner side yard setback of three feet where 10 feet is the minimum allowed. Staff supports this request.
 - A Waiver of Title 19.09 is requested to allow a 45 percent building façade alignment along the primary frontage where 80 percent is the minimum required. Staff supports this request.
- The subject site is located in Redevelopment Area 1.

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

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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 Medical District of Downtown Las Vegas. With proximity to the core as a significant employment node, the Las Vegas Medical District (LVMD) shows great potential for driving the medical-oriented economy while complementing other districts of Downtown. The subject site is located in a T5-N (T5 Neighborhood) transect zone of the Form-Based Code. This transect zone intends to provide a compact urban form that accommodates a variety of urban housing choices as well as limited retail and service uses. This transect zone reinforces the walkable nature of the neighborhood, supports neighborhood-serving commercial or service uses, and supports public transportation alternatives. This transect zone is governed by Title 19.09 which regulates the form-based code development standards.

The subject site consists of four parcels on a portion of 18.66 acres at the southeast corner of Wellness Way and Shadow Lane. The site is designated as a T6-UG (T6 Urban General) transect zone, one of the most intense transect zone intended for a compact, high-intensity walkable urban environment that can accommodate a variety of building types. The applicant is requesting a Site Development Plan Review for three buildings consisting of a proposed six-story, 139,485-square-foot medical office, a six-story 102-unit hotel, and an eight-story parking garage with 11,010 square feet of office space.

Under the Title 19.09 Form-Based Code Development Standards, all three buildings are categorized as a flex-mid rise building type with Shopfront street frontages. For the subject site, the primary street frontage is considered to be Shadow Lane based on the hierarchy of roadways and building orientation.

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 (Medium Load - Zone 2), the reduction brings the parking requirement range from a minimum of 323 parking spaces to a maximum of 600 parking spaces. While the parking for the proposed development is over the maximum threshold with 1,342 parking spaces provided, this is due to a parking garage being provided which will contribute to the parking supply for overall demand in the Medical District and surrounding the subject site. To encourage a multi-modal transportation network in Downtown Las Vegas, bicycle parking is required as part of the form-based code development standards. Based on the size and scale of the proposed development, 19 bicycle parking spaces are required. As such, Condition of Approval #12 has been added to provide a minimum of 19 bicycle racks.

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The submitted floor plan date stamped on 02/16/23 shows the interior layout of each proposed building. In the medical office development, individual tenant spaces are shown throughout. While these 12 spaces could be further subdivided during interior tenant improvements, they currently range from 1,205 to 10,534 square feet. The floor plan of the hotel building shows 102 total rooms of varying sizes spread interchangeably throughout. The first floor features the lobby, fitness room, 5,003 square-foot retail space, and buffet lounge. The second floor has a shared garden terrace for all hotel visitors. On the second and sixth floors, select suites have private balconies. On the first floor of the parking garage development is an 11,010 square-foot office space, creating a mixed-use and inviting building façade for pedestrians.

The building elevations date stamped on 02/16/23 demonstrate the three buildings comprised of a variety of materials. The 116-foot tall, six-story medical office building primarily consists of fiber cement and metal panels, and glazing. The 116-foot tall, six-story hotel building primarily consists of concrete, fiber cement, bronze, and steel panels with a glazing system. The 197-foot tall, eight-story parking garage primarily consists of concrete, painted CMU walls, and texture concrete and perforated metal panels. 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.

The landscape plan date stamped on 02/16/23 depicts a combination of 24-inch and 36-inch box trees incorporated throughout the subject site. Both 36-inch Willow Pittosporum and Monterey Oak trees are incorporated into the amenity zone streetscapes, complying with the Medical District tree palate. All of the trees for the proposed development are included on the Southern Nevada Regional Planting Coalition list and are appropriate for a desert climate.

In order to accommodate the size, scale, and design of the proposed development, Waivers of the Title 19.09 Form-Based Code Development Standards are requested. Waivers are requested to allow a main body building depth of 223 feet [Medical Office], a 211-foot main body depth [Hotel], and a 309-foot main body depth [Parking Garage] where 175 feet is the maximum allowed for flex mid-rise buildings. Additionally, a Waiver is requested to allow a corner side yard setback of three feet where 10 feet is the minimum allowed on the Medical Office building. Lastly, a Waiver is requested to allow a 45 percent building façade alignment along the primary street frontage (Shadow Lane) where 80 percent is the minimum required. As these Waivers are minor in nature, staff is supportive of these requests.

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

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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.

Located in the heart of Las Vegas, the subject site is located in the Medical District. The Vision 2045 Downtown Las Vegas Master Plan envisions the Medical District promoting mixed-use residential/office/retail throughout the district. The Medical Transit Hub is located within proximity of the subject site off Shadow Lane. This transit hub will accommodate the University of Nevada Las Vegas’ Medical Campus’ expansion and provide opportunity sites for accommodating medical offices, research and development incubators, and housing products in the vicinity. The Vision 2045 Downtown Las Vegas Master Plan focuses on densifying and supporting uses in the core area of the district that support a mixed-use, walkable, and healthy neighborhood.

FINDINGS (23-0069-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 is compatible with the adjacent development within the Downtown Las Vegas Medical District.

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

The proposed development helps further several goals, objectives, and guiding principles identified in the Vision 2045 Downtown Master Plan for the downtown Medical District.

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

Site access is provided by Shadow Lane, an 80-foot major neighborhood street; and Wellness Lane, an 80-foot commercial street. For development purposes, Shadow Lane and Wellness Way are both considered primary thoroughfares. All provided roadways are adequate in size to serve the scale of the proposed development.

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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;

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 02/16/23 shows the building façades comprised of a variety of materials. The medical office building primarily consists of fiber cement and metal panels, and glazing. The hotel building primarily consists of concrete, fiber cement, bronze, and steel panels with a glazing system. The parking garage primarily consists of concrete, painted CMU walls, and texture concrete and perforated metal panels. 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.

If approved, 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.

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BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
06/19/02	The City Council approved a Major Modification (Z-0020-97(33)) to the Las Vegas Medical District Neighborhood Plan to update and revise the Plan document, as part of the City's General Plan for the area bounded by Alta Drive to the north, Charleston Boulevard to the south, Martin L. King Boulevard to the east and Rancho Drive to the west. The Planning Commission recommended approval.
04/07/04	The City Council approved a Variance (VAR-3800) to allow a 45-foot building height where 35 feet is the maximum height allowed, to allow a 10-foot rear yard setback where 15 feet is the minimum required, and to allow 50 parking spaces where 58 spaces are required on 0.34 acres located at 1711 Bearden Drive. The Planning Commission and staff recommended approval.
	The City Council approved a Site Development Plan Review (SDR-3799) for a proposed 20,400 square-foot Mixed-Use Development consisting of 6,800 square feet of Medical Office space and 16 multi-family residential units on 0.34 acres at 1711 Bearden Drive. The Planning Commission and staff recommended approval.
05/03/06	The City Council approved the first Extension of Time (EOT-12405) of an approved Variance (VAR-3800) that allowed a 45-foot building height where 35 feet is the maximum allowed; a 10-foot rear yard setback where 15 feet is the minimum required; and 50 parking spaces where 58 spaces are required on 0.34 acres located at 1711 Bearden Drive.
	The City Council approved the first Extension of Time (EOT-12406) of an approved Site Development Plan Review (SDR-3799) that allowed a 20,400 square foot mixed-use development consisting of 6,800 square feet of medical office space and 16 multi-family residential units on 0.34 acres located at 1711 Bearden Drive.
12/05/18	The City Council approved a General Plan Amendment (GPA-73548) to amend portions of the Southeast Sector Land Use Map of the General Plan from: C (Commercial), LI/R (Light Industry/Research), LVMD (Las Vegas Medical District), M (Medium Density Residential), MXU (Mixed Use) and SC (Service Commercial) to: FBC (Form-Based Code) on approximately 307 acres in the Las Vegas Medical District generally located south of U.S. Highway 95, west of Interstate 15, north of Charleston Boulevard, and east of Rancho Drive. The Planning Commission and staff recommended approval.

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<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
12/05/18	The City Council approved a Rezoning (ZON-73549) from: C-1 (Limited Commercial), M (Industrial), PD (Planned Development), R-5 (Apartment), and R-PD19 (Residential Planned Development - 19 Units Per Acre) to: T4-C (T4 Corridor), T5-C (T5 Corridor), T5-MS (T5 Main Street), T5-M (T5 Maker), T5-N (T5 Neighborhood), T6-UG (T6 Urban General) And T6-UG-L (T6 Urban General Limited) on approximately 307.00 acres in the Las Vegas Medical District generally located south of U.S. Highway 95, west of Interstate 15, north of Charleston Boulevard, and east of Rancho Drive. The Planning Commission and staff recommended approval.
05/07/19	A Code Enforcement Case (CE-199905) was reported for weeds at the corner of Shadow Lane and Wellness Way. The case was resolved on 05/07/19.
01/11/22	The Planning Commission approved a Petition to Vacate (21-0621-VAC1) public sewer easements generally located at 2040 West Charleston Boulevard. The Planning Commission and Staff recommended approval.
02/14/22	The Planning Commission approved a Tentative Map (22-0727-TMP1) for a one-lot commercial subdivision on 18.96 acres at the southeast corner of Wellness Way and Shadow Lane. Staff recommended approval.

<i>Most Recent Change of Ownership</i>	
08/30/17	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
07/28/22	A Building Permit (L22-01717) is currently being processed for civil improvements generally located at Wellness Way and South Martin L. King Boulevard.

<i>Pre-Application Meeting</i>	
02/08/23	A pre-application meeting was held with the applicant to discuss the submittal requirements for a Site Development Plan Review pertaining to a proposed medical office, hotel, and parking garage.

<i>Neighborhood Meeting</i>	
A neighborhood meeting was not required, nor was one held.	

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Field Check	
03/08/23	A routine field check was conducted of the subject site; nothing was noted of concern.

Details of Application Request	
Site Area	
Net Acres	18.49

Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	College, University, or Seminary	FBC (Form Based Code)	T6-UG (Urban General)
North	Undeveloped		
	Clinic		
South	General Retail		
	Alcohol On-Premise, Full Gaming Establishment, Restricted		
	Right-Of-Way		
	Clinic		T4-C (T4 Corridor)
East	Interstate 15 / Martin L. King Boulevard	ROW (Right-of-Way)	ROW (Right-of-Way)
West	Clinic	FBC (Form Based Code)	T6-UG (Urban General)
	Alcohol On-Premise, Full Gaming Establishment, Restricted		
	Parking Facility		T6-UGL (Urban General Limited)

Master and Neighborhood Plan Areas	Compliance
Las Vegas 2050 Master Plan Area: Downtown Las Vegas	Y
Vision 2045 Downtown Las Vegas Master Plan	Y
Special Area and Overlay Districts	Compliance
A-O (Airport Overlay) District (175 to 200 Feet)	Y
DTLV-O (Downtown Las Vegas Overlay) District – Area 3 (Medical District)	Y
LW-O (Live/Work Overlay) District	Y

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<i>Other Plans or Special Requirements</i>	<i>Compliance</i>
Trails	N/A
Las Vegas Redevelopment Plan Area – Expansion Area	Y
Interlocal Agreement	Y
Project of Significant Impact	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.09, the following standards apply:

MEDICAL OFFICE			
Standard	Required/Allowed	Provided	Compliance
Table D. Building Types			
Building Type (Flex Mid-Rise)	Main Body Width: 100% Max.	24%	Y
	Main Body Depth: 175 Feet Max.	223 Feet	N*
	Secondary Wing Width: 75 Feet Max.	N/A	Y
	Secondary Wing Depth: 100 Feet Max.	N/A	Y
Access Standards (If applicable)	Pedestrian access to the building must be from the thoroughfare or courtyard.		Y
Table E. Building Placement			
Setback Distance (Front)	10 Feet Minimum	10 Feet	Y
Setback Distance (Corner Side)	10 Feet Minimum	3 Feet	N*
Setback Distance (Rear)	5 Feet Minimum	21 Feet	Y
Building Façade (Front) [Shadow Lane]	80% Minimum	45% Total	N*
Building Façade (Side) [Wellness Way]	60% Minimum	79%	Y
Table F. Building Form Standards			
Building Height	4 Stories Minimum 12 Stories Maximum	6 Stories	Y
Floor-to-Ceiling (Ground)	13 Feet Minimum	18 Feet	Y
Floor-to-Ceiling (Upper)	9 Feet Minimum	16 Feet	Y

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Table F. Building Form Standards			
Footprint – Lot Coverage	90% Maximum	56% Total	Y
Depth – Gross Floor Space	20 Feet Minimum	20 Feet	Y
Table G. Frontages			
Frontage 1 [Shadow Lane]	Arcade Forecourt Gallery Shopfront Terrace	Shopfront	Y
Frontage 2 [Wellness Way]		Shopfront	Y
Pedestrian Access	The primary building entrance must be located to face a primary thoroughfare or be connected to a primary thoroughfare through an Open Space type consistent with Section 19.09.080.		Y
Miscellaneous	For nonresidential uses, loading docks, overhead doors, and other service entries must be screened and must be located to the rear or on side street facades.		Y
Table H. Frontages			
Encroachment Type (Shopfront)	Front: 10 Foot Corner: 10 Foot	N/A	N/A
Table I. Use Types			
Office, Medical, or Dental			P
Table J. Parking Standards			
Parking Driveway Width	32 Feet Minimum 34 Feet Maximum	32 Feet	Y
Table K. Required Street Trees			
Amenity Zone Tree Planting	Desert Willow Palo Brea Willow Pittosporum Thornless Hybrid Mesquite Thornless Honey Mesquite Canby Oak Escarpment Oak Monterrey Oak Shumard Oak Texas Mountain Laurel Cedar Elm	Willow Pittosporum	Y

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Table L. Open Space			
Miscellaneous	Where no residential units are present, a minimum of 5% of the lot area shall be provided as open space on-site.	7%	Y

Pursuant to Title 19.09, the following standards apply:

HOTEL			
Standard	Required/Allowed	Provided	Compliance
Table D. Building Types			
Building Type (Flex Mid-Rise)	Main Body Width: 100% Max.	36%	Y
	Main Body Depth: 175 Feet Max.	211 Feet	N
	Secondary Wing Width: 75 Feet Max.	N/A	Y
	Secondary Wing Depth: 100 Feet Max.	N/A	Y
Access Standards (If applicable)	Pedestrian access to the building must be from the thoroughfare or courtyard.		Y
Table E. Building Placement			
Setback Distance (Front)	10 Feet Minimum	12 Feet	Y
Setback Distance (Corner Side)	10 Feet Minimum	16 Feet	Y
Setback Distance (Rear)	5 Feet Minimum	26 Feet	Y
Building Façade (Front) [Shadow Lane]	80% Minimum	45% Total	N
Building Façade (Side) [Hastings Avenue]	60% Minimum	86%	Y
Table F. Building Form Standards			
Building Height	4 Stories Minimum 12 Stories Maximum	6 Stories	Y
Floor-to-Ceiling (Ground)	13 Feet Minimum	18 Feet	Y
Floor-to-Ceiling (Upper)	9 Feet Minimum	15 Feet	Y
Footprint – Lot Coverage	90% Maximum	56% Total	Y
Depth – Gross Floor Space	20 Feet Minimum	20 Feet+	Y

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Table G. Frontages			
Frontage 1 [Shadow Lane]	Arcade Forecourt Gallery Shopfront Terrace	Shopfront	Y
Frontage 2 [Wellness Way]		Shopfront	Y
Pedestrian Access	The primary building entrance must be located to face a primary thoroughfare or be connected to a primary thoroughfare through an Open Space type consistent with Section 19.09.080.		Y
Miscellaneous	For nonresidential uses, loading docks, overhead doors, and other service entries must be screened and must be located to the rear or on side street facades.		Y
Table H. Frontages			
Encroachment Type (Shopfront)	Front: 10 Foot Corner: 10 Foot	N/A	N/A
Table I. Use Types			
Hotel, Motel, or Hotel Suites			P
Table J. Parking Standards			
Parking Driveway Width	32 Feet Minimum 34 Feet Maximum	32 Feet	Y
Table K. Required Street Trees			
Amenity Zone Tree Planting	Desert Willow Palo Brea Willow Pittosporum Thornless Hybrid Mesquite Thornless Honey Mesquite Canby Oak Escarpment Oak Monterrey Oak Shumard Oak Texas Mountain Laurel Cedar Elm	Willow Pittosporum Monterrey Oak	Y Y
Table L. Open Space			
Miscellaneous	Where no residential units are present, a minimum of 5% of the lot area shall be provided as open space on-site.	7%	Y

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Pursuant to Title 19.09, the following standards apply:

PARKING GARAGE			
Standard	Required/Allowed	Provided	Compliance
Table D. Building Types			
Building Type (Flex Mid-Rise)	Main Body Width: 100% Max.	92%	Y
	Main Body Depth: 175 Feet Max.	309 Feet	N*
	Secondary Wing Width: 75 Feet Max.	N/A	Y
	Secondary Wing Depth: 100 Feet Max.	N/A	Y
Access Standards (If applicable)	Pedestrian access to the building must be from the thoroughfare or courtyard.		Y
Table E. Building Placement			
Setback Distance (Front)	10 Feet Minimum	13 Feet	Y
Setback Distance (Interior Side)	0 Feet Minimum	0 Feet	Y
Setback Distance (Rear)	5 Feet Minimum	12 Feet	Y
Building Façade (Front) [New Road]	80% Minimum	92%	Y
Table F. Building Form Standards			
Building Height	4 Stories Minimum 12 Stories Maximum	8 Stories	Y
Floor-to-Ceiling (Ground)	13 Feet Minimum	14 Feet	Y
Floor-to-Ceiling (Upper)	9 Feet Minimum	11 Feet	Y
Footprint – Lot Coverage	90% Maximum	56% Total	Y
Depth – Gross Floor Space	20 Feet Minimum	N/A	N/A
Table G. Frontages			
Frontage 1 [New Road]	Arcade Forecourt Gallery Shopfront Terrace	Shopfront	Y
Table H. Frontages			
Encroachment Type (Shopfront)	Front: 10 Foot Corner: 10 Foot	N/A	N/A
Table I. Use Types			
Parking Facility			P
Office, Other Than Listed			P

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Table J. Parking Standards			
Parking Driveway Width	32 Feet Minimum 34 Feet Maximum	32 Feet	Y
Table K. Required Street Trees			
Amenity Zone Tree Planting	Desert Willow Palo Brea Willow Pittosporum Thornless Hybrid Mesquite Thornless Honey Mesquite Canby Oak Escarpment Oak Monterrey Oak Shumard Oak Texas Mountain Laurel Cedar Elm	N/A	Y
Table L. Open Space			
Miscellaneous	Where no residential units are present, a minimum of 5% of the lot area shall be provided as open space on-site.	7%	Y

Street Name	Functional Classification of Street(s)	Governing Document	Actual Street Width (Feet)	Compliance with Street Section
Shadow Lane	Collector Street	Master Plan of Streets and Highways Map	80 Feet	Y
	Primary Thoroughfare	Title 19.09		Y
	Major Neighborhood Street	Title 19.09		Y
Wellness Way	Collector Street	Master Plan of Streets and Highways Map	80 Feet	Y
	Primary Thoroughfare	Title 19.09		Y
	Commercial Street	Title 19.09		Y

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Parking Requirement - Downtown (Areas 1-3)							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Office, Medical, or Dental	139,485 SF	1 per 200 SF up to 2,000 SF then 1 per 175 SF	10 774				
Hotel, Motel, or Hotel Suites	102 Rooms	1 per guest room	102				
Office, Other than Listed	11,010 SF	1 per 300 SF	30				
Parking Facility*	0 Employees	1 designated as employee-only parking, for each employee on the largest shift.	0				
TOTAL SPACES REQUIRED (unweighted)			916				
TOTAL SPACES REQUIRED (weighted requirement, see below)			596		1,342		Y*
Regular and Handicap Spaces Required			584	12	1,317	25	Y*
Downtown Form-Based Code Parking Standards - Title 19.09.100.G							
Parking Standards Medium Load – Zone 2			Between 35% and 65%		321 596		Y*
Bicycle Parking Requirements	2 minimum, plus 1 per every 8,000 gross floor area		19		2		N**

*A parking facility is provided contributing to the parking supply for overall demand in the Medical District and surrounding the subject site.

**Condition of Approval #12 has been added to ensure compliance with this standard.

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Waivers		
Requirement	Request	Staff Recommendation
The main building depth of a flex-midrise building shall be a maximum of 175 feet.	To allow a 223-foot main body depth for a flex mid-rise building where 175 feet is the maximum allowed. [Medical Office]	Approval
	To allow a 211-foot main body depth for a flex mid-rise building where 175 feet is the maximum allowed. [Hotel]	Approval
	To allow a 309-foot main body depth for a flex mid-rise building where 175 feet is the maximum allowed. [Parking Garage]	Approval
The corner side yard setback distance shall be between a 10-foot minimum.	To allow a three-foot corner side yard setback where 10 feet is the minimum allowed [Medical Office]	Approval
The building façade shall align with 80 percent of the front façade zone.	To allow a 45 percent building façade alignment on Shadow Lane where 80% is the minimum required [Medical Office and Hotel]	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 two bicycle parking racks where 19 are required.	Denied

**Condition of Approval #12 has been added to ensure compliance with this standard.*

Department of Public Works Traffic Study

Proposed Mixed-Use Development with 139,485 Square-Foot Medical Office, 102 Hotel Rooms, 5,002 Square Feet of Retail, and 11,010 Square Feet of General Office - SEC Wellness Way and Shadow Lane				
First Proposed Use				
Average Daily Traffic (ADT)	MEDICAL-DENTAL OFFICE BUILDING [1000 SF]	139.485	36	5,022
AM Peak Hour			3.10	432
PM Peak Hour			3.93	548

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Second Proposed Use				
Average Daily Traffic (ADT)	HOTEL [ROOM]	102	7.99	815
AM Peak Hour			0.46	47
PM Peak Hour			0.59	60
Third Proposed Use				
Average Daily Traffic (ADT)	STRIP RETAIL PLAZA [<small><40 KSF</small>]	5.002	54.45	272
AM Peak Hour			2.36	12
PM Peak Hour			6.59	33
Fourth Proposed Use				
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [<small>1000 SF</small>]	11.010	10.84	119
AM Peak Hour			1.52	16
PM Peak Hour			1.44	16
Proposed Use				
Average Daily Traffic (ADT)	TOTAL	227.353		6,228
AM Peak Hour				508
PM Peak Hour				657
Existing Traffic on Nearby Streets				
Shadow Lane				
Average Daily Traffic (ADT)			8,510	
PM Peak Hour (Heaviest 60 Minutes)			681	
Charleston Boulevard				
Average Daily Traffic (ADT)			40,920	
PM Peak Hour (heaviest 60 minutes)			3,274	
Traffic Capacity of Adjacent Streets:				
Adjacent Street ADT Capacity				
Shadow Lane			15,990	
Charleston Boulevard			52,173	
Summary				
This project is expected to add an additional 6,228 trips per day on Wellness Way, Shadow Lane, and Charleston Boulevard. Currently, Shadow Lane is at about 53 percent of capacity and Charleston Boulevard is at about 78 percent of capacity. With this project, Shadow Lane is expected to be at about 92 percent of capacity and Charleston Boulevard to be at about 90 percent of capacity. Counts are not available for Wellness Way in this vicinity, but it is believed to be under capacity.				
Based on Peak Hour use, this development will add into the area roughly 657 additional peak hour trips. or about eleven every minute.				