



AGENDA MEMO - COMMUNITY DEVELOPMENT

PLANNING COMMISSION MEETING DATE: APRIL 11, 2023
DEPARTMENT: COMMUNITY DEVELOPMENT
ITEM DESCRIPTION: APPLICANT: OREC LV GP, LLC - OWNER: UNITED STATES OF AMERICA

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

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
23-0039-VAR1	Staff recommends APPROVAL, subject to conditions:	
23-0039-SDR1	Staff recommends APPROVAL, subject to conditions:	23-0039-VAR1

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 30

NOTICES MAILED 622

PROTESTS 0

APPROVALS 0

**** CONDITIONS ****

23-0039-VAR1 CONDITIONS

Planning

1. Conformance to the approved conditions for Site Development Plan Review (23-0039-SDR1), 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 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.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

23-0039-SDR1 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (23-0039-VAR1) shall be required, if approved.
2. Conformance to the Conditions of Approval for Variance (22-0335-VAR1), Special Use Permit (22-0335-SUP1) and Site Development Plan Review (22-0335-SDR1) shall be required, except where amended herein.
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.

Conditions Page Two
April 11, 2023 - Planning Commission Meeting

4. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 03/07/23, except as amended by conditions herein.
5. An Exception from Title 19.08 is hereby approved, to allow two interior parking lot islands and end caps with 24-inch box trees where eight are required.
6. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Division.
7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
8. 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.
9. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, which shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.
10. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
11. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

12. In accordance with condition #13 of Site Development Plan Review (22-0335-SDR1), the median shown on this site plan is not approved as shown and must be designed to meet the approval of the City Traffic Engineer.

Conditions Page Three
April 11, 2023 - Planning Commission Meeting

13. Construction drawings submitted to the City for review must show both vertical and horizontal site visibility zones calculated by the American Association of State Highway and Transportation Officials standards.
14. An update to the previously approved 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 or the submittal of any construction drawings, whichever may occur first. Comply with the recommendations of the approved update to the 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
15. The approved Drainage Plan and Technical Drainage Study on file with the Department of Public Works must be revised to match the approved site plan prior to the issuance of any permits for this site.
16. Queues for the overall site shall not extend into the public right-of-way as a result of business operations on this site.
17. Comply with all applicable conditions of approval for Site Development Plan Review (22-0335-SDR1) and any other site related actions.

Staff Report Page One
April 11, 2023 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant has requested a Major Amendment (23-0039-SDR1) of a previously approved Site Development Plan Review (22-0335-SDR1) for a proposed 452 square-foot building addition to a previously approved 112,000 square-foot Mini-Warehouse development and to re-orient the building and parking lot on property located on the east side of Cliff Shadows Parkway, approximately 190 feet north of Novat Street. In addition to the Site Development Plan Review, the applicant has requested a Variance to address an insufficient rear yard setback for the proposed structure.

ISSUES

- The applicant has requested a Variance (23-0039-VAR1) to allow an eight-foot rear yard setback where 20 feet is required. Staff recommends approval of the request.
- The applicant has requested an Exception to allow two interior parking lot islands and end caps with 24-inch box trees where eight are required. Staff recommends approval of the request.

ANALYSIS

The subject site is comprised of a 1.52 acre portion of a 19.97 acre parcel and is subject to the development standards outlined in Lone Mountain West Master Plan and Design Standards.

On September 21, 2022 the City Council approved Major Modification (22-0335-MOD1) from MFM (Multi-Family Medium) to VC (Village Commercial); Rezoning (22-0335-ZON1) from U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development); Variance (22-0335-VAR1) to allow a 45-foot tall building where 35 feet is the maximum height allowed and to allow a lot coverage of 42 percent where 30 percent is the maximum allowed; Special Use Permit (22-0335-SUP1) for a proposed Mini-Warehouses use and Site Development Plan Review (22-0335-SDR1) for a proposed 112,000 square-foot mini warehouse development on the subject site.

The previously approved Site Development Plan Review (22-0335-SDR1) depicted the proposed structure with a building frontage adjacent to Cliff Shadows Parkway on the western perimeter of the site with a 24-foot wide drive aisle wrapping around the eastern and northern perimeter of the building. The applicant has requested a Major Amendment

**Staff Report Page Two
April 11, 2023 - Planning Commission Meeting**

(23-0039-SDR1) to re-orient the building from the street frontage to the northeast corner of the site, leaving a 10-foot wide area between the north and east property line. Also, the 24-foot wide interior drive aisle to access the site has been reoriented to the western perimeter of the site adjacent to Cliff Shadows Parkway with the parking lot remaining on the southern portion of the site. In addition, the overall building square-footage has increased by 452 square feet from 112,000 square feet to 112,452 square feet.

The subject site is has a topography that slopes at more than a two percent grade from the northwest to the southeast and is shaped like the quarter of a full circle. Pursuant to Title 19.18.020 "Lot Line, Rear" is defined as, "The property line opposite and most distant from the front property line. In the case of a triangular or otherwise irregularly shaped lot, a line ten feet in length entirely within the lot, parallel to and at a maximum distance from the front property line."

Due to the irregular shape of the subject site and the building being reoriented to the northeast corner leaving a 10-foot wide area between the north and east property line, the rear property line is approximately eight feet from the building. The applicant has requested a Variance (23-0039-VAR1) to allow an eight-foot rear yard setback where 20 feet is required. Staff finds a unique circumstance has been created by the sites irregular shape and topography. In addition, the northern perimeter of the site is located adjacent to an existing multi-family development, which has existing residential units that have an approximately 85-foot separation from the property line. In addition, there is an existing commercial development to the east perimeter of the site. Staff has determined there will be minimal negative impact the surrounding developments in the area.

The submitted site plan indicates on-site parking will consist of 22 standard parking spaces, including one van-accessible ADA accessible parking spaces. The submitted landscape plan indicates the primary tree species being utilized are the 24-inch box Hybrid Desert Willow, Hybrid Phoenix Mesquite, Shoestring Acacia and Mulga trees with a combination of five-gallon shrubs. The applicant has requested an Exception to allow two interior parking lot islands and end caps with 24-inch box trees where eight are required.

The proposed commercial development and use of the structures is consistent with the previously approved plans for the subject site. The proposed project is compatible with the adjacent developments and meets all the minimum requirements of Lone Mountain West Master Plan and Design Standards and the conditions of approval of the previous site development plan reviews for the commercial development with exception of the requested Variance for an insufficient rear yard setback requirements and Exception of interior parking lot landscape planting materials. Therefore, staff recommends approval the requested Major Amendment (23-0039-SDR1) to the previously approved Site Development Plan Review (22-0335-SDR1) and associated Variance (22-0039-VAR1).

Staff Report Page Three
April 11, 2023 - Planning Commission Meeting

FINDINGS (23-0039-VAR1)

In accordance with the provisions of Title 19.16.140(B), the Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.16.140(L) states:

"Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

Staff finds a unique circumstance has been created by the sites irregular shape and topography, in that the applicant has not created a self-imposed hardship by reorienting the building on the subject site. In view of the hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is not preferential in nature, and it is thereby within the realm of NRS Chapter 278 for granting of Variances.

FINDINGS (23-0039-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 existing commercial development in the surrounding area.

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

Staff Report Page Four
April 11, 2023 - Planning Commission Meeting

The development as proposed requires a Variance from rear yard setback requirements. The impact of this deviations from the Lone Mountain West Master Development Plan and Design Standards to the surrounding development multi-family development to the north and commercial development to the east will be minimal.

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

Primary site access is from Cliff Shadows Parkway, an 80-foot Collector according to the Master Plan of Streets and Highways. This street is adequate in size to provide suitable access to this site.

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

The proposed building and landscape materials are appropriate for this rea and compatible with the existing development in the surrounding area.

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

The proposed building elevations are not unsightly or obnoxious in appearance and would be compatible with future development in the area. The buildings have been relocated to the street front and corner for a more aesthetically pleasing environment.

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

If approved, the proposed development is subject to building permit review and regular inspections during the construction phase to ensure the public health, safety and general welfare are protected.

Staff Report Page Five
 April 11, 2023 - Planning Commission Meeting

BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Bldg., etc.</i>	
12/17/03	The City Council approved a Rezoning (ZON-3209) from U (Undeveloped) [PCD (Planned Community Development) General Plan Amendment] to PD (Planned Development) on 5.00 acres on the south side of Cliff Shadows Parkway, approximately 375 feet west of Clark County 215. The Planning Commission had no recommendation; staff recommended approval.
	The City Council approved a Major Modification (MOD-3206) of the Lone Mountain West Master Plan to add approximately 5.00 acres on the south side of Cliff Shadows Parkway, approximately 375 feet west of Clark County 215 to the Plan area and to permit churches within all residential land use designations with approval of a Special Use Permit. The Planning Commission and staff recommended approval.
01/09/08	The City Council approved a Disposition and Development Agreement to allow the International Church of Las Vegas to develop portions of APNs 127-12-401-011 and 040 and to share the use of these areas for purposes of overflow parking and recreation.
10/01/08	Department of Planning staff approved a Hillside Development Plan Review (HIL-30765) pursuant to Title 19.06.170 (now UDC 19.10.140) for a proposed five-story, 89,550 square-foot Church/House of Worship on 5.07 acres at the southwest corner of Cliff Shadows Parkway and Clark County 215.
07/07/10	The City Council approved a Major Modification (MOD-30617) of the Lone Mountain West Master Land Use Plan to amend the land use designation from L (Low Density Residential) and P (Park/School/Recreation/Open Space) to PF (Public Facilities) on 5.07 acres approximately 660 feet east of the southwest corner of Cliff Shadows Parkway and Clark County 215. The Planning Commission and staff recommended approval. [APNs 137-12-401-011 and 137-12-410-003]
	The City Council approved a Rezoning (ZON-31062) from U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development) on 0.08 acres at the southwest corner of Cliff Shadows Parkway and Novat Street. The Planning Commission and staff recommended approval. [APN 137-12-410-003]
	The City Council approved a Petition to Vacate (VAC-30622) U.S. Government Patent Easements generally located approximately 63 feet southwest of the intersection of Cliff Shadows Parkway and Novat Street. The Planning Commission and staff recommended approval. The approval expired 07/07/14.

Staff Report Page Six
April 11, 2023 - Planning Commission Meeting

<i>Related Relevant City Actions by Planning, Fire, Bldg., etc.</i>	
	The City Council approved a Variance (VAR-37943) to allow 119 parking spaces where 338 are required on 4.99 acres at the southwest corner of Cliff Shadows Parkway and Clark County 215. The Planning Commission and staff recommended approval. [APN 137-12-401-011]. The approval expired 07/07/14.
	The City Council approved a Site Development Plan Review (SDR-37942) for a proposed two-story, 35-foot tall, 66,192 square-foot Church/House of Worship and related school with waivers of the Lone Mountain West Wall and Landscape Standards to allow retaining walls up to 16 feet in height and zero-foot landscape buffers along portions of the north, south, east and west perimeters on 9.12 acres at the southwest corner of Cliff Shadows Parkway and Clark County 215. The Planning Commission and staff recommended approval. [APNs 137-12-401-001, 011, 040 and 137-12-410-003]. The approval expired 07/07/14.
10/14/14	The Planning Commission approved a request (VAR-55721) to reinstate a previously approved Variance to allow 119 parking spaces where 338 spaces are required on a portion of 4.99 acres generally located at the southwest corner of Cliff Shadows Parkway and Clark County 215. Staff recommended approval.
	The Planning Commission approved a request (VAC-55722) to reinstate a previously approved Petition to Vacate U.S. Government Patent Easements generally located southwest of the intersection of corner of Cliff Shadows Parkway and Novat Street. Staff recommended approval.
	The Planning Commission approved a request (SDR-55723) to reinstate a previously approved Site Development Plan Review for a proposed two-story, 35-foot tall, 66,192 square-foot Church/House of Worship and school with Waivers of Lone Mountain West Wall and Landscape Standards to allow retaining walls up to 16 feet in height where three-foot, six-inch walls are required and zero-foot landscape buffers along portions of the north, south, east and west perimeters where seven feet is required on a portion of 9.12 acres at the southwest corner of Cliff Shadows Parkway and Clark County 215. Staff recommended approval.
10/26/15	Department of Planning staff administratively approved a second Extension of Time (EOT-61673) to 10/14/16 of an approved Petition to Vacate (VAC-55722) U.S. Government Patent Easements generally located at the southwest of the intersection of Cliff Shadows Parkway and Novat Street.

Staff Report Page Seven
 April 11, 2023 - Planning Commission Meeting

<i>Related Relevant City Actions by Planning, Fire, Bldg., etc.</i>	
11/16/16	Department of Planning staff administratively approved a second Extension of Time (EOT-67227) to 10/14/18 of an approved Petition to Vacate (VAC-55722) U.S. Government Patent Easements generally located at the southwest of the intersection of Cliff Shadows Parkway and Novat Street.
12/13/16	The Planning Commission approved a request for an Extension of Time (EOT-67225) to 10/14/18 of an approved Variance (VAR-55721) to allow 119 parking spaces where 338 spaces are required on a portion of 4.99 acres generally located at the southwest corner of Cliff Shadows Parkway and Clark County 215. Staff recommended approval.
	The Planning Commission approved a request for an Extension of Time (EOT-67225) to 10/14/18 of an approved Site Development Plan Review (SDR-55723) for a proposed two-story, 35-foot tall, 66,192 square-foot Church/House of Worship and school with Waivers of Lone Mountain West Wall and Landscape Standards to allow retaining walls up to 16 feet in height where three-foot, six-inch walls are required and zero-foot landscape buffers along portions of the north, south, east and west perimeters where seven feet is required on a portion of 9.12 acres at the southwest corner of Cliff Shadows Parkway and Clark County 215. Staff recommended approval.
09/06/18	Department of Planning staff administratively approved a third Extension of Time (EOT-74273) to 10/14/2020 of an approved Petition to Vacate (VAC-55722) U.S. Government Patent Easements generally located at the southwest of the intersection of Cliff Shadows Parkway and Novat Street
10/23/18	The Planning Commission approved a request for an Extension of Time (EOT-74276) to 10/14/20 of an approved Site Development Plan Review (SDR-55723) for a proposed two-story, 35-foot tall, 66,192 square-foot Church/House of Worship and school with Waivers of Lone Mountain West Wall and Landscape Standards to allow retaining walls up to 16 feet in height where three-foot, six-inch walls are required and zero-foot landscape buffers along portions of the north, south, east and west perimeters where seven feet is required on a portion of 9.12 acres at the southwest corner of Cliff Shadows Parkway and Clark County 215. Staff recommended approval.
	The Planning Commission approved a request for an Extension of Time (EOT-74275) to 10/14/20 of an approved Variance (VAR-55721) to allow 119 parking spaces where 338 spaces are required on a portion of 4.99 acres generally located at the southwest corner of Cliff Shadows Parkway and Clark County 215. Staff recommended approval.

Staff Report Page Eight
April 11, 2023 - Planning Commission Meeting

<i>Related Relevant City Actions by Planning, Fire, Bldg., etc.</i>	
09/21/22	The City Council approved Major Modification (22-0335-MOD1) from MFM (Multi-Family Medium) to VC (Village Commercial) on a portion of 19.97 acres on the east side of Cliff Shadows Parkway approximately 183 feet northwest of the northwest corner of Cliff Shadows Parkway and Novat Street. The Planning Commission and Staff recommended approval.
	The City Council approved Rezoning (22-0335-ZON1) from U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development) on a portion of 19.97 acres on the east side of Cliff Shadows Parkway approximately 183 feet northwest of the northwest corner of Cliff Shadows Parkway and Novat Street. The Planning Commission and Staff recommended approval.
	The City Council approved Variance (22-0335-VAR1) to allow a 45-foot tall mini warehouses facility where 35 feet is the maximum height allowed and to allow a lot coverage of 42 percent where 30 percent is the maximum allowed on a portion of 19.97 acres on the east side of Cliff Shadows Parkway approximately 183 feet northwest of the northwest corner of Cliff Shadows Parkway and Novat Street. The Planning Commission and Staff recommended approval.
	The City Council approved Special Use Permit (22-0335-SUP1) for a proposed mini warehouses use on a portion of 19.97 acres on the east side of Cliff Shadows Parkway approximately 183 feet northwest of the northwest corner of Cliff Shadows Parkway and Novat Street. The Planning Commission and Staff recommended approval.
	The City Council approved Site Development Plan Review (22-0335-SDR1) for a proposed 112,000 square-foot mini warehouse development on a portion of 19.97 acres on the east side of Cliff Shadows Parkway approximately 183 feet northwest of the northwest corner of Cliff Shadows Parkway and Novat Street. The Planning Commission and Staff recommended approval.

<i>Most Recent Change of Ownership</i>	
05/05/22	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>
There are no related Building Permits or Business Licenses.

Staff Report Page Nine
April 11, 2023 - Planning Commission Meeting

Pre-Application Meeting	
01/17/23	Staff conducted a pre-application meeting with the applicant where the submittal requirements and deadlines were reviewed for a proposed Variance and Major Amendment to an approved Site Development Plan Review.

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

Field Check	
02/02/23	Staff conducted a field check of the subject site. The site is currently undeveloped and nothing of concern was noted.

Details of Application Request	
Site Area	
Gross Acres	19.97
Net Acres	1.52

Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Undeveloped	PCD (Planned Community Development)	PD (Planned Development)
North	Multifamily Apartments	PCD (Planned Community Development)	PD (Planned Development)
South	Buckskin/Cliff Shadows Park	PCD (Planned Community Development)	C-V (Civic)

Staff Report Page Ten
 April 11, 2023 - Planning Commission Meeting

<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>
East	Restaurant with Drive-Through	PCD (Planned Community Development)	PD (Planned Development)
	Office, Other than Listed		
	Retail, Other than Listed		
West	Buckskin/Cliff Shadows Park	OL (Open Lands) – Clark County	R-U (Rural Open Land [.5 Units per Acre] – Clark County

<i>Master and Neighborhood Plan Areas</i>	<i>Compliance</i>
Master Plan 2050 Area: Lone Mountain	Y
Lone Mountain West Master Plan	Y
<i>Special Area and Overlay Districts</i>	<i>Compliance</i>
No Applicable Special Area or Overlay Districts	N/A
<i>Other Plans or Special Requirements</i>	<i>Compliance</i>
Trails (Cliff Shadows – Shared Use Trail – Constructed)	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

DEVELOPMENT STANDARDS

Pursuant to Title 19.08 and Lone Mountain West Master Development Plan and Design Standards, the following standards apply:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Width	100 Feet	187 Feet	Y
Min. Setbacks			
• Front	10 Feet	52 Feet	Y
• Side (north)	10 Feet	10 Feet	Y
• Side (east)	10 Feet	10 Feet	Y
• Rear	20 Feet	8 Feet	N*
Max. Lot Coverage	30 %	42 %	Y**
Max. Building Height	35 Feet	45 Feet	Y**

Staff Report Page Eleven
 April 11, 2023 - Planning Commission Meeting

Standard	Required/Allowed	Provided	Compliance
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated, w/ a Roof or Trellis	Y
Mech. Equipment	Screened	Screened	Y

*The applicant has requested a Variance (23-0039-VAR1) to allow an eight-foot rear yard setback where 20 feet is required.

** On 09/21/22 the City Council approved a Variance (22-0335-VAR1) to allow a lot coverage of 42 percent where 30 percent is the maximum allowed and to allow a 45-foot tall building where 35 feet is the maximum allowed.

Pursuant to Lone Mountain West Master Development Plan and Design Standards, the following standards apply:

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Buffer Trees:				
• North	1 Tree / 20 Linear Feet	13 Trees	13 Trees	Y
• East	1 Tree / 30 Linear Feet	13 Trees	13 Trees	Y
• West	1 Tree / 20 Linear Feet	20 Trees	20 Trees	Y
TOTAL PERIMETER TREES		46 Trees	46 Trees	Y
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	2 Trees	8 Trees	N*
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	8 Feet		8 Feet	Y
• East	8 Feet		8 Feet	Y
• West	15 Feet		15 Feet	Y
Wall Height	6 to 8 Feet Adjacent to Residential		Not Indicated	N/A

*The applicant has requested an Exception to allow two interior parking lot islands and end caps with 24-inch box trees where eight are required.

Staff Report Page Twelve
 April 11, 2023 - Planning Commission Meeting

Street Name	Functional Classification of Street(s)	Governing Document	Actual Street Width (Feet)	Compliance with Street Section
Cliff Shadows Parkway	Collector	Master Plan of Streets and Highways Map	80 Feet	Y

Pursuant to Title 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	839 units	1 space per 50 storage units, plus 5 spaces on exterior side of security fence	22				
TOTAL SPACES REQUIRED			22		22		Y
Regular and Handicap Spaces Required			21	1	21	1	Y