



AGENDA MEMO - COMMUNITY DEVELOPMENT

PLANNING COMMISSION MEETING DATE: APRIL 11, 2023

DEPARTMENT: COMMUNITY DEVELOPMENT

ITEM DESCRIPTION: APPLICANT/OWNER: CITY OF LAS VEGAS

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
23-0047-ZON1	Staff recommends APPROVAL.	
23-0047-SDR1	Staff recommends APPROVAL, subject to conditions:	23-0047-ZON1

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 15

NOTICES MAILED 208

PROTESTS 0

APPROVALS 0

**** CONDITIONS ****

23-0047-SDR1 CONDITIONS

Planning

1. Approval of Rezoning (23-0047-ZON1) shall be required, if approved.
2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 02/16/23, except as amended by conditions herein.
4. A Waiver from Title 19.09 is hereby approved, to allow a secondary wing depth of 140 feet where 100 feet is the maximum allowed for a flex mid-rise building type.
5. A Waiver from Title 19.09 is hereby approved, to allow a zero-foot rear yard setback where five feet is the minimum required.
6. A Waiver from Title 19.09 is hereby approved, to allow a single-story building height where two stories is the minimum required.
7. A Waiver from Title 19.09 is hereby approved, to allow 66 parking spaces where 98 are the minimum required.
8. A Pre-Entitlement Exception from Title 19.09 is hereby approved, to allow a 54 percent building façade alignment on Madison Avenue where 60 percent is the minimum 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 Building and Safety Division.
10. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for a building permit.

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11. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to the issuance of any building permits.
12. All utility or mechanical equipment shall comply with the provisions of the Interim Downtown Las Vegas Development Standards, unless approved by a separate Waiver.
13. 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.
 - A minimum of 10 bicycle parking spots 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. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
15. 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.
16. 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.
17. 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.
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. Per Title 13.12, dedicate a 20-foot radius at the northwest corner of C Street and Jefferson Avenue on the Final Map for this site.
20. In accordance with Section 2.2 of the City's Vision Zero Action Plan, the sidewalk adjacent to this site shall meet Public Right-of-Way Accessibility Guidelines (PROWAG) in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with the development of this site. Grant any Pedestrian Access Easement needed to complete this requirement.
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. 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.
23. 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 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 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.

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24. 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 the submittal of construction plans, the issuance of any building or grading permits, or the submittal of a map for this site, whichever may occur first. Provide and improve all drainage ways as recommended.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is proposing to develop a five-story mixed-use development consisting of 104 residential units with 6,485 square feet of commercial space and a single-story 5,776 square-foot commercial development on 1.15 acres at the northeast corner of Jefferson Avenue and D Street.

ISSUES

- The subject site is within the confinements of the Vision 2045 Downtown Las Vegas Master Plan (Historic Westside) [Area 2], The Hundred Plan, and the West Las Vegas Plan.
- A Rezoning (23-0047-ZON1) is requested to amend the eastern portion of the subject site's zoning from T3-N (T3 Neighborhood) to T4-MS (T4 Main Street). Staff recommends approval.
- A Site Development Plan Review (23-0047-SDR1) is requested for a proposed five-story mixed-use development consisting of 104 residential units with 6,485 square feet of commercial space and a single-story 5,776 square-foot commercial development at the northeast corner of Jefferson Avenue and D Street. Staff recommends approval.
- 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 secondary wing depth of 140 feet where 100 feet is the maximum allowed for a flex mid-rise building type. Staff supports this request.
 - A Waiver of Title 19.09 is requested to allow a zero-foot rear yard setback where five feet is the minimum required. Staff supports this request.
 - A Waiver of Title 19.09 is requested to allow a single-story building height where two stories is the minimum required. Staff supports this request.
 - A Waiver of Title 19.09 is requested to allow 66 parking spaces where 98 are the minimum required. Staff supports this request.
 - A Pre-Entitlement Exception of Title 19.09 has been approved administratively by the Department of Community Development to allow a 54 percent building façade alignment on Madison Avenue where 60 percent is the minimum required.
- The subject site is located in Redevelopment Area 1.

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ANALYSIS

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

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

The subject site is located within the Historic Westside District of Downtown Las Vegas. This district is dominated mostly by low-rise residential neighborhoods and industrial zones. The neighborhood consists of a few historical sites, poor housing conditions, vacant parcels, and a lack of parks and amenities. The district is in need of environmental upgrades and social services. The Vision 2045 Downtown Las Vegas Master Plan recommends following the strategies identified in the Hundred Plan such as promoting contextual neighborhood infill and appropriate amenities to stabilize the community.

Divided by an alleyway, the subject site consists of six parcels combining for 1.15-acres at the northeast corner of Jefferson Avenue and D Street. As currently displayed, the eastern portion of the site is designated as a T3-N (T3 Neighborhood) transect zone while the remaining western portion is designated as a T4-MS (T4 Main Street) transect zone.

The intent of the T4-MS (T4 Main Street) transect zone is to provide a compact and walkable urban environment that supports public transportation alternatives with building types that can accommodate a diverse range of professional office, service, and retail uses, as well as residential uses on upper floors. A range of small to medium building types allows for mainly active pedestrian street facades. The flexible nature of the building types is intended to encourage revitalization and investment. The T4-MS transect zone is consistent with the FBC (Form-Based Code) category of the General Plan.

Under the Title 19.09 Form-Based Code Development Standards, the larger mixed-use development is categorized as a flex-mid rise building type whereas the smaller food hall building is categorized as a flex-low rise building type. For both buildings, shopfront, and terrace street frontages are used. For the subject site, the primary street frontage is considered to be D Street based on the hierarchy of roadways and building orientation.

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Development projects within the form-based code-designated areas of Downtown Las Vegas are subjected to an alternative parking reduction based upon a variety of factors such as neighborhood context and current or future infrastructure. Pursuant to Title 19.09.100 Table G-1 (High Load - Zone 3), the reduction brings the parking requirement range from a minimum of 98 parking spaces to a maximum of 171 parking spaces. The parking for the proposed development is under the minimum threshold as 66 parking spaces are provided. A Waiver of Title 19.09 is requested to allow 66 parking spaces where 98 is the minimum required based on the size and scale of the proposed development.

The submitted floor plan date stamped on 02/16/23 shows the buildings broken down by floor. The first floor of the mixed-use component contains two retail spaces and parking. The second floor contains management offices and amenities for the residents including a fitness room, common kitchen space, and office area. For the mixed-use portion closest to Jefferson Avenue and D Street, the third floor has additional storage spaces whereas the fourth floor has additional office spaces. The residential portion of the development consists exclusively of 104 one-bedroom units. The food hall portion of the proposed development services five restaurant tenants with an open seating area shared between all associated tenants.

The building elevations date stamped on 02/16/22 demonstrate the façades of both buildings. The mixed-use development shows as being a 64-foot tall, five-story building while the food hall portion is shown as being a 25-foot tall, single-story building. Under the T4-MS transect zone, the minimum building height is two stories; however, at a building height of 25 feet, this would exceed the assumed building height based on the ground-to-ceiling requirements on both floors. Nonetheless, a Waiver of Title 19.09 is requested to allow a single-story building height where two stories is the minimum required. Both buildings consist of painted stucco and CMU blocks. 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 36-inch blue oak trees incorporated into all amenity zone right-of-way streetscapes. Blue oaks are included on the Southern Nevada Regional Planting Coalition list and are appropriate for a desert climate. In addition to the amenity zone landscaping, open space is provided throughout the development consisting of a courtyard on the second floor and an amenity terrace deck on the fifth floor.

To accommodate the layout of the proposed development, additional Waivers of the Title 19.09 Form-Based Code Development Standards are requested. The applicant is requesting Waivers to allow a secondary wing depth of 140 feet where 100 feet is the maximum allowed for a flex mid-rise building type and a zero-foot rear yard setback where five feet is the minimum required. Similarly, a Pre-Entitlement Exception of Title 19.09

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has been approved administratively by the Department of Community Development to allow a 54 percent building façade alignment on Madison Avenue where 60 percent is the minimum required. Staff is in support of all requested Waivers as the proposed development furthers the goals, policies, and objectives identified in the 2050 Master Plan, Vision 2045 Downtown Master Plan, The Hundred Plan, and the West Las Vegas Plan.

City of Las Vegas 2050 Master Plan

The subject site is located within the Master Plan 2050 designated area of Downtown Las Vegas which is the City's civic, commercial, and cultural hub. Located in the center of the Las Vegas Valley, encompassing the original 1905 Clark's townsite, it functions as a primary regional center of Southern Nevada together with the Las Vegas Strip. Centered along Fremont Street, Downtown is the original home to local gaming and tourism. It continues to attract visitors looking for a historic and authentic Las Vegas experience. The Downtown of tomorrow is envisioned as a vibrant and livable urban environment and will continue to "Reinvent the Legend" through the complete implementation of the Vision 2045 Downtown Las Vegas Masterplan.

Vision 2045 Downtown Las Vegas Master Plan

The subject site is located within the Historic Westside District of the Vision 2045 Downtown Las Vegas Master Plan. This district is dominated mostly by low-rise residential neighborhoods and industrial zones. The neighborhood consists of a few historical sites, poor housing conditions, vacant parcels, and a lack of parks and amenities. The district is in need of environmental upgrades and social services. The Vision 2045 Downtown Las Vegas Master Plan recommends following the strategies identified in the Hundred Plan such as promoting contextual neighborhood infill.

The Hundred Plan

The proposed development supports several of the goals and objectives identified in The Hundred Plan, which addresses incorporating sensitive neighborhood infill and development responsive to community values. One of the eight big moves identified in this plan is that development opportunities on vacant land must protect the current structure and scale of the neighborhood. To bring the Westside back to a complete community, one of the identified solutions is to establish a compact mix of land use and activities. Doing so will not only attract a large number of people but also increase opportunities for shopping, entertainment, and other social activities. Additionally, The Hundred Plan also encourages the redevelopment of vacant or underutilized land to

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breathe life and activity back into vacant land throughout the Westside. While the infill redevelopment of vacant or underutilized lots is a focus point of The Hundred Plan, sensitive infill is vital to maintain the integrity and character of the Historic Westside.

West Las Vegas Plan

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

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

FINDINGS (23-0047-ZON1)

In order to approve a Rezoning application, pursuant to Title 19.16.090(L), the Planning Commission or City Council must affirm the following:

1. The proposal conforms to the General Plan.

The T4-MS (T4 Main Street) transect zoning district is consistent with the existing FBC (Form Based Code) land use designation of the General Plan.

2. The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts.

The T4-MS (T4 Main Street) transect zone is intended to provide a compact and walkable urban environment that supports public transportation alternatives with building types that can accommodate a diverse range of professional office, service, and retail uses, as well as residential uses on upper floors. A range of small to medium building types allows for mainly active pedestrian street facades. The flexible nature of the building types is intended to encourage revitalization and investment

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

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Based on future growth and development, Jefferson Avenue has established itself to be suited for higher-intensity development offered in the T4-MS (T4 Main Street) transect zone. The proposed rezoning classification will be consistent with the neighboring and future development.

- 4. Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district.**

Jefferson Avenue, classified as a 60-foot minor neighborhood street, is adequate in size to meet the needs of the proposed T4-MS (T4 Main Street) transect zone.

FINDINGS (23-0047-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 Mixed-Use development is compatible with adjacent development within the surrounding area of the subject site

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

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

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

Site access is provided by D Street, a 70-foot major neighborhood street, C Street, a 70-foot minor neighborhood street, and Madison Avenue and Jefferson Avenue, both 60-foot minor neighborhood streets. For development purposes, D Street is categorized as Primary Thoroughfares whereas Madison Avenue, Jefferson Avenue, and C Street are considered a Secondary Thoroughfares. All provided roadways are adequate in size to serve the scale of the proposed development.

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

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

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

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 façade comprised of a variety of materials. The buildings primarily consist of painted stucco and CMU blocks. All sides of each of the proposed buildings are coherently designed and treated with a consistent level of detailing and finish in compliance with Title 19.08

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

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

BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
01/20/21	The City Council approved a General Plan Amendment (20-0166-GPA1) of the Southeast Sector Land Use Map of the General Plan from: L (Low Density Residential), ML (Medium Low Density Residential), M (Medium Density Residential), H (High Density Residential), MXU (Mixed Use), C (Commercial), LI/R (Light Industry/Research) and PF (Public Facilities) to: FBC (Form-Based Code) on approximately 603.00 acres bounded by Owens Avenue on the north, Interstate 15 and Main Street on the east, U.S. 95 on the south and Martin L. King Boulevard on the west. The Planning Commission and Staff recommended approval.
	The City Council approved a Rezoning (20-0166-ZON1) from: R-E (Residence Estates), R-1 (Single Family Residential), R-2 (Medium-Low Density Residential), R-3 (Medium Density Residential), R-4 (High Density Residential), R-5 (Apartment), C-1 (Limited Commercial), C-2 (General Commercial), C-M (Commercial/Industrial), M (Industrial), C-V (Civic) and Undesignated (Formerly Right-Of-Way) to: T3-N (T3 Neighborhood), T3-N-O (T3 Neighborhood-Open), T4-N (T4 Neighborhood), T4-MS (T4 Main Street), T4-C (T4 Corridor), T4-M (T4 Maker), T5-N (T5 Neighborhood), T5-C (T5 Corridor) and T5-M (T5 Maker) on approximately 603.00 acres bounded by Owens Avenue on the north, Interstate 15 and Main Street on the east, U.S. 95 on the south and Martin L. King Boulevard on the west. The Planning Commission and Staff recommended approval.

<i>Most Recent Change of Ownership</i>	
06/11/18	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
12/07/20	A Building Permit (C20-04522) was issued for the demolition of a structure, slabs, footings, flat work, and asphalt at 1100 D Street.
	A Building Permit (C20-04524) was issued for the demolition of a structure, slabs, footings, flat work, and asphalt at 1122 D Street.
	A Building Permit (C20-04525) was issued for the demolition of a structure, slabs, footings, flat work, and asphalt at 308 Jefferson Avenue.

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Pre-Application Meeting	
01/18/23	A pre-application meeting was held with the applicant to discuss the submittal requirements for a Rezoning and Site Development Plan Review pertaining to a proposed mixed-use development and commercial building.

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

Field Check	
03/08/23	A routine field check was conducted of the subject site; staff found an enclosed undeveloped site with nothing noted of concern.

Details of Application Request	
Site Area	
Net Acres	1.15

Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Undeveloped	FBC (Form Based Code)	T4-MS (T4 Main Street)
North	Single-Family, Detached		T3-N (T3 Neighborhood)
	Church/House of Worship		T4-MS (T4 Main Street)
South	Undeveloped		T4-C (T4 Corridor)
East	Single-Family, Detached		T3-N (T3 Neighborhood)
	Church/House of Worship		T4-MS (T4 Main Street)
West	Undeveloped		

Master and Neighborhood Plan Areas	Compliance
Las Vegas 2050 Master Plan Area: Downtown Las Vegas	Y
Vision 2045 Downtown Las Vegas Master Plan	Y
The Hundred Plan	Y
West Las Vegas	Y

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<i>Special Area and Overlay Districts</i>	<i>Compliance</i>
A-O (Airport Overlay) District (175 Feet)	Y
DTLV-O (Downtown Las Vegas Overlay) District – Area 2 (Historic Westside)	Y
<i>Other Plans or Special Requirements</i>	<i>Compliance</i>
Trails (Pioneer Trail Jefferson Avenue Constructed)	Y
Trails (Pioneer Trail D Street Constructed)	Y
Las Vegas Redevelopment Plan Area – Area 1	Y
Interlocal Agreement	N/A
Project of Significant Impact	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.09, the following standards apply:

An additional set of rules, the following standards apply:

MIXED-USE BUILDING			
Standard	Required/Allowed	Provided	Compliance
Table D. Building Types			
Building Type (Flex Mid-Rise)	Main Body Width: 100% of Lot	91%	Y
	Main Body Depth: 140 Feet	140 Feet	Y
	Secondary Wing Width: 75 Feet	45 Feet	Y
	Secondary Wing Depth: 100 Feet	140 Feet	N*
Access Standards (If applicable)	Pedestrian access to the building must be from the thoroughfare or courtyard.		Y
Table E. Building Placement			
Setback Distance (Front)	0 Feet Minimum 10 Feet Maximum	3 Feet	Y
Setback Distance (Corner Side)	0 Feet Minimum 10 Feet Maximum	3 Feet	Y
Setback Distance (Interior Side)	0 Feet Minimum 10 Feet Maximum	3 Feet	Y
Setback Distance (Rear)	5 Feet Minimum	8 Feet	Y
Building Façade (Front) [D Street]	70% Minimum	90%	Y
Building Façade (Side) [Jefferson Avenue]	60% Minimum	93%	Y

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Table F. Building Form Standards			
Building Height	2 Stories Minimum 5 Stories Maximum	5 Stories	Y
Floor-to-Ceiling (Ground)	13 Feet Minimum	14 Feet	Y
Floor-to-Ceiling (Upper)	9 Feet Minimum	10 Feet	Y
Footprint – Lot Coverage	85% Maximum	54% Total	Y
Depth – Gross Floor Space	20 Feet Minimum	29 Feet	Y
Table G. Frontages			
Frontage 1 [D Street]	Arcade Dooryard Forecourt Gallery Shopfront Stoop Terrace	Shopfront	Y
Frontage 2 [Jefferson Avenue]		Terrace	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.		Y
Table H. Frontages			
Encroachment Type	N/A	N/A	Y
Table I. Use Types			
Mixed-Use			P
Table J. Parking Standards			
Setback from Lot	Front: 10 Feet	N/A	Y
	Corner Side 10 Feet	N/A	Y
	Interior Side: 0 Feet	Interior Side 0 Feet	Y
	Rear: 0 Feet	Rear: 0 Feet	Y
Parking Driveway Width	12 Feet Minimum 14 Feet Maximum	Alley Loaded	Y
Table K. Required Street Trees			
Amenity Zone Tree Planting	Weeping Acacia Netleaf Hackberry Mexican Ebony Palo Brea Red Push Pistache Thornless Hybrid Mesquite Thornless Honey Mesquite Blue Oak Sweet Acacia	Blue Oak	Y

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Table L. Open Space		
Miscellaneous	No private open space per residential unit is required.	Y

**Waivers of the Title 19.09 Form-Based Code Development Standards are requested*

FOOD HALL			
Standard	Required/Allowed	Provided	Compliance
Table D. Building Types			
Building Type (Flex-Low Rise)	Main Body Width: 100% of Lot	95%	Y
	Main Body Depth: 140 Feet	50 Feet	Y
	Secondary Wing Width: 75 Feet	N/A	Y
	Secondary Wing Depth: 100 Feet	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)	0 Feet Minimum 10 Feet Maximum	0 Feet	Y
Setback Distance (Corner Side)	0 Feet Minimum 10 Feet Maximum	4 Feet	Y
Setback Distance (Interior Side)	0 Feet Minimum 10 Feet Maximum	5 Feet	Y
Setback Distance (Rear)	5 Feet Minimum	0 Feet	N*
Building Façade (Front) [D Street]	70% Minimum	92%	Y
Building Façade (Side) [Madison Avenue]	60% Minimum	54%	N*
Table F. Building Form Standards			
Building Height	2 Stories Minimum 5 Stories Maximum	1 Story	N*
Floor-to-Ceiling (Ground)	13 Feet Minimum	15 Feet	Y
Floor-to-Ceiling (Upper)	9 Feet Minimum	N/A	Y
Footprint – Lot Coverage	85% Maximum	54% Total	Y
Depth – Gross Floor Space	20 Feet Minimum	28 Feet	Y

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Table G. Frontages			
Frontage 1 [D Street]	Arcade Dooryard Forecourt Gallery Shopfront Stoop Terrace	Shopfront	Y
Frontage 2 [Madison Avenue]		Terrace	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.		Y
Table H. Frontages			
Encroachment Type	N/A	N/A	Y
Table I. Use Types			
Mixed-Use			P
Table J. Parking Standards			
Parking Driveway Width	N/A	N/A	Y
Table K. Required Street Trees			
Amenity Zone Tree Planting	Weeping Acacia Netleaf Hackberry Mexican Ebony Palo Brea Red Push Pistache Thornless Hybrid Mesquite Thornless Honey Mesquite Blue Oak Sweet Acacia	Blue Oak	Y
Table L. Open Space			
Miscellaneous	No private open space per residential unit is required.		Y

**Waivers of the Title 19.09 Form-Based Code Development Standards are requested.*

Existing Zoning	Permitted Density	Units Allowed
T3-N (T3 Neighborhood)	N/A	N/A
Proposed Zoning	Permitted Density	Units Allowed
T4-MS (T4 Main Street)	N/A	N/A

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Street Name	Functional Classification of Street(s)	Governing Document	Actual Street Width (Feet)	Compliance with Street Section
D Street	Primary Thoroughfare	Title 19.09	70 Feet	Y
	Major Neighborhood Street	Title 19.09		Y
	Local Street	Title 13		Y
Madison Avenue	Secondary Thoroughfare	Title 19.09	60 Feet	Y
	Minor Neighborhood Street	Title 19.09		Y
	Local Street	Title 13		Y
Jefferson Avenue	Secondary Thoroughfare	Title 19.09	60 Feet	Y
	Minor Neighborhood Street	Title 19.09		Y
	Local Street	Title 13		Y
C Street	Secondary Thoroughfare	Title 19.09	70 Feet	Y
	Minor Neighborhood Street	Title 19.09		Y
	Local Street	Title 13		Y

Parking Requirement - Downtown (Areas 1-3)							
Use	Gross Floor Area or Number of Units	Required Parking Ratio	Required Parking		Provided Parking		Compliance
			Regular	Handi-capped	Regular	Handi-capped	
Multi-Family Residential - Studio or 1 Bedroom	104 Units	1.25 per Unit	130				
Multi-Family Residential - Guest Parking	104 Total Units	1 per every 6 Units	17.33				
Restaurant	2,099 SF	1 per 50 SF public seating	41.98				
	3,677 SF	1 per 200 SF remaining	18.385				
General Retail	6,438 SF	1 per 175 SF	36.7				
TOTAL SPACES REQUIRED (unweighted)			244.4				

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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	
TOTAL SPACES REQUIRED (weighted requirement, see below)			98		66		N*
Regular and Handicap Spaces Required			94	4	63	3	N*
Downtown Form-Based Code Parking Standards - Title 19.09.100.G							
Parking Standards High Load – Zone 3			Between 40% and 70%		98 171		N*
Bicycle Parking Requirements	Residential: 2 min., plus 1 per every 20 units	7		Not Specified		N**	
	Employment and Services: 2 min., plus 1 per every 20,000 gross floor area	3				N**	
Bicycle spaces must have racks anchored so that they cannot be easily removed and racks must be designed so that the wheel and frame of the bicycle can be locked securely to it with a chain, cable, or padlock.							
Where required, the bicycle parking spaces must be visible from one of the main entrances of the principal building, and placed within 40 feet of the entrance							

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

**Condition of Approval #13 has been added to ensure compliance with this standard.

Waivers		
Requirement	Request	Staff Recommendation
The secondary wing building depth of a flex-mid rise building shall be a maximum of 100 feet.	To allow a secondary wing depth of 140 feet where 100 feet is the maximum allowed for a flex mid-rise building type	Approval
The minimum rear yard setback for the T4-MS zone is five feet.	To allow a zero-foot rear yard setback where five feet is the minimum required.	Approval

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Waivers		
Requirement	Request	Staff Recommendation
The minimum building height in the T4-MS zone is two stories.	To allow a single-story building height where two stories is the minimum required.	Approval
Based on the size and scale of the proposed development, a minimum of 98 parking spaces are required.	To allow 66 parking spaces where 98 are the minimum required.	Approval

Pre-Entitlement Exceptions		
Requirement	Request	Staff Recommendation
The side of the building shall be aligned within a minimum of 60 percent of the façade zone or the frontage street.	To allow a 54 percent building façade alignment on Madison Avenue where 60 percent is the minimum required.	Approval

Proposed 104 Multi-Family Units:					
Student Yield		Elementary School	Middle School		High School
Multi-Family Units (104)		104 x 0.134	104 x 0.063		104 x 0.082
Total Additional Students		14	7		9
Schools Serving the Area:					
Name	Address	Grade	Capacity	Enrollment	Site Date
Wendell Williams Elementary School**	1030 J Street	Kindergarten	530 Students	334 Students	02/01/2023
Gray Elementary School**	2825 South Torrey Pines Drive	1 st – 5 th Grade	460 Students	387 Students	02/01/2023
West Prep Middle School	2050 West Sapphire Stone Avenue	6 th – 8 th Grade	1,554 Students	1,177 Students	02/01/2023
Canyon Springs High School	350 West Alexander Road	9 th - 12 th Grade	2,410 Students	2,613 Students*	02/01/2023

*Canyon Springs High School is over capacity for the 2022-2023 school year. Canyon Springs High School is at 108.42% of their program capacity.

**Prime 6 Zoning. Kindergarten is assigned to Wendell Williams Elementary School and Grades 1-5 are assigned to Gray Elementary School with an option to attend Wendell Williams Elementary School.

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Department of Public Works Traffic Study

Proposed Mixed-Use Development with 104 Multi-Family Units, 6,438 Square Feet of Retail, and 5,766 Food Hall - NEC Jefferson Avenue and D Street				
First Proposed Use				
Average Daily Traffic (ADT)	MULTIFAMILY HOUSING (MID-RISE) [DU]	104	4.54	472
AM Peak Hour			0.37	39
PM Peak Hour			0.39	41
Second Proposed Use				
Average Daily Traffic (ADT)	STRIP RETAIL PLAZA [<40 KSF] [1000 SF]	6.438	54.45	351
AM Peak Hour			2.36	15
PM Peak Hour			6.59	42
Third Proposed Use				
Average Daily Traffic (ADT)	FAST CASUAL RESTAURANT [1000 SF]	5.776	97.14	561
AM Peak Hour			1.43	8
PM Peak Hour			12.55	72
Total Proposed Use				
Average Daily Traffic (ADT)	TOTAL	104.569		1,384
AM Peak Hour				62
PM Peak Hour				155
Existing Traffic on Nearby Streets				
D Street				
Average Daily Traffic (ADT)			4,555	
PM Peak Hour (Heaviest 60 Minutes)			364	
Washington Avenue				
Average Daily Traffic (ADT)			9,125	
PM Peak Hour (heaviest 60 minutes)			730	
Traffic Capacity of Adjacent Streets:				
Adjacent Street ADT Capacity				
D Street			13,104	
Washington Avenue			27,716	
Summary				
This project is expected to add an additional 1,384 trips per day on D Street, Jefferson Avenue, and Washington Avenue. Currently, D Street is at about 35 percent of capacity and Washington Avenue is at about 33 percent of capacity. With this project, D Street is expected to be at about 45 percent of capacity and Washington Avenue is at about 38 percent of capacity. Counts are not available for Jefferson Avenue in this vicinity, but it is believed to be under capacity.				

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Summary

Based on Peak Hour use, this development will add into the area roughly 155 additional peak hour trips, or about five every two minutes.