



AGENDA MEMO - COMMUNITY DEVELOPMENT

CITY COUNCIL MEETING DATE: JULY 19, 2023

DEPARTMENT: COMMUNITY DEVELOPMENT

ITEM DESCRIPTION: APPLICANT: AMI HADAD - OWNER: AA LUXURY SALONS AND SUITES

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
23-0188-VAR1	Staff recommends DENIAL, if approved subject to conditions:	23-0188-SUP1
23-0188-SUP1	Staff recommends DENIAL, if approved subject to conditions:	23-0188-VAR1
23-0188-SDR1	Staff recommends DENIAL, if approved subject to conditions:	23-0188-VAR1 23-0188-SUP1

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 11

NOTICES MAILED 73 (by City Council)

PROTESTS 9

APPROVALS 0

**** CONDITIONS ****

23-0188-VAR1 CONDITIONS

Planning

1. A Variance from Title 19.12 is hereby approved, to allow 35 parking spaces where 98 are required.
2. Approval of and conformance to the Conditions of Approval for Special Use Permit (23-0188-SUP1) and Site Development Plan Review (23-0188-SDR1) shall be required, if approved.
3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Division.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

23-0188-SUP1 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Massage Establishment use.
2. Approval of and conformance to the Conditions of Approval for Variance (23-0188-VAR1) and Site Development Plan Review (23-0188-SDR1) shall be required, if approved.

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3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Division.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

23-0188-SDR1 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (22-0188-SUP1) and Variance (23-0188-VAR1) 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, date stamped 06/27/23, landscape plan, date stamped 06/27/23, and building elevations, date stamped 04/17/23, except as amended by conditions herein.
4. A Waiver from LVMC Title 19.08 is hereby approved, to allow a three-foot wide north interior lot landscape buffer where eight feet is required, a three-foot wide east interior lot landscape buffer where eight feet is required, a seven-foot wide south interior lot landscape buffer where eight feet is required, a 10-foot wide west landscape buffer where 15 feet is required adjacent to right-of-way.
5. An Exception from LVMC 19.08 is hereby approved, to allow 12 trees in the south perimeter landscape buffer where 14 trees are required, one tree in the west perimeter landscape buffer where 5 trees are required, nine trees in the north landscape buffer where 14 trees are required, five trees in the east landscape buffer where seven trees are required.

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6. An Exception of LVMC 19.08 is hereby approved, to allow four parking lot trees where six are required.
7. 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.
8. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
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 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 development of this site. Grant any Pedestrian Access Easement needed to complete this requirement.
13. Concurrent with the development of this site, extend public sewer from the existing public sewer manhole in Doe Avenue just east of Jones Boulevard to Jones Boulevard and north on Jones Boulevard for the full frontage of the parcel or as required by the Sanitary Sewer Section of the Department of Public Works.
14. 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.

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15. Obtain an Occupancy Permit from the Nevada Department of Transportation (NDOT) for the driveway or other any other private improvements in the Jones Boulevard public right-of-way adjacent to this site prior to constructing any improvements within NDOT jurisdiction.
16. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans, the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainage ways as recommended.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is proposing to develop an 11,798 square-foot, one-story commercial building with associated parking and landscaping on 0.85 acres on the east side of Jones Boulevard, approximately 250 feet north of Doe Avenue. The applicant is also requesting a Special Use Permit to allow for a 720 square-foot Massage Establishment use within one of the proposed tenant spaces.

ISSUES

- A Variance is requested to allow 35 parking spaces where 98 are required. Staff recommends denial of the request.
- A Massage Establishment use is permitted in the C-1 (Limited Commercial) zoning district with the approval of a Special Use Permit. Staff recommends denial of the request.
- A Site Development Plan Review is required for a proposed 11,798 square-foot one-story commercial building, pursuant to the Title 19.16.100. Staff recommends denial of the request.
- A Waiver of LVMC Title 19.08 is requested, to allow a three-foot wide north perimeter landscape buffer where eight feet is required, a three-foot wide east perimeter landscape buffer where eight feet is required, a seven-foot wide south perimeter landscape buffer where eight feet is required, and a 10-foot wide west perimeter landscape buffer where 15 feet is required. Staff recommends denial of all Waiver requests.
- An Exception of LVMC 19.08 is requested to allow 12 trees in the south landscape buffer where 14 trees are required, one tree in the west landscape buffer where five trees are required, nine trees in the north landscape buffer where 14 trees are required, and five trees in the east landscape buffer where seven trees are required. Staff recommends denial of the request.

ANALYSIS

This project is located on the east side of Jones Boulevard, approximately 250 feet north of Doe Avenue, in the Master Plan 2050 Area Charleston Area with a General Plan Designation of TOC-1 (Transit Oriented Corridor - High). The subject site is 0.85 acres with a zoning designation of C-1 (Limited Commercial), and is subject to Title 19.08 Development Standards. The applicant is proposing to develop the subject site with a 11,798 square-foot, one-story, commercial building with a Massage Establishment use,

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Office, Other Than Listed use, General Retail, Other Than Listed use, and General Personal Service use. Pursuant to Title 19.12, approval of a Special Use Permit is required to allow a Massage Establishment use in the C-1 (Limited Commercial) zone.

The applicant is requesting a Variance to allow 35 parking spaces where 98 are required, and zero loading spaces where two are required. Staff finds this to be a self-imposed hardship, as the undeveloped subject site is not an irregular shape, nor does it have topography issues resulting in the inability to provide surface area for parking spaces. This is an example of an applicant proposing to overdevelop a subject site resulting in a lack of provided parking spaces, and staff does not support the requested parking Variance.

Pursuant to Title 19.08, perimeter landscape buffers located along the interior lot line are required to be eight feet wide, and 15 feet in width adjacent to right-of-way. The applicant has requested the following Waivers for a reduction of the required landscape buffers:

- To allow a three-foot wide north perimeter landscape buffer where eight feet is required. Staff recommends denial of this request.
- To allow a three-foot wide east perimeter landscape buffer where eight feet is required. Staff recommends denial of this request.
- To allow a seven-foot wide south perimeter landscape buffer where eight feet is required. Staff recommends denial of this request.
- To allow a 10-foot wide west perimeter landscape buffer where 15 feet is required. Staff recommends denial of this request.

Staff finds the Waiver requests to be self-imposed hardships, as the subject site is not an irregular shape, nor does it have topography issues. These Waivers are the result of the applicant attempting to overdevelop the subject site. Therefore, staff is recommending denial of the requested Waivers.

The applicant is also requesting Exceptions for planting materials to allow a reduction of the required number of trees within the required landscape buffers for the north, east, west, and south property perimeters. The applicant is only providing one tree on the Jones Boulevard frontage where five trees are required. More trees on the Jones Boulevard frontage are much needed and a goal outlined in the 2050 City of the Las Vegas Master Plan to prioritize the increase in tree canopy across all areas of the City for multiple public health and environmental benefits. This goal includes the planting of “60,000 ‘Bulletproof’ native and adaptive trees on public and private property that are heat, cold, and wind tolerant; water efficient; low maintenance; noninvasive, and pest and disease resistant.” The City’s goal could be reached more efficiently by adhering to minimum code requirements, and the planting of four more trees along the Jones Boulevard frontage.

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The planting of trees improves air quality and reduces the urban heat island impacts felt across the City due to the lack of trees. The planting of heat tolerant, desert species use less water and reduces the heat island effect that ultimately requires the consumption of more water and energy. Staff supports the City's 2050 Master Plan and is recommending denial of the Exception request to plant an insufficient number of shade trees, as it is preferential in nature and a self-imposed hardship that only benefits the applicant.

The applicant is requesting a Special Use Permit (23-0188-SUP1) to allow a 720 square-foot Massage Establishment use with six massage chairs in one of the proposed suites, as shown on the submitted floor plan, date stamped 05/17/23. No distance separation Waivers are attached to the Special Use Permit (23-0188-SUP1) request. Staff notes that the proposed subject site is adjacent to property that is zoned for residential, but the property is located within Clark County.

Massage Establishment Special Use Permits Requirements:

1. The use shall comply with all applicable requirements of LVMC Title 6.

The proposed use meets this requirement, as the business license, if issued, is dependent on this requirement.

2. The use must be located on a secondary thoroughfare or larger.

The proposed use meets this requirement, as Jones Boulevard is a 100-foot Primary Arterial.

3. The use may not be located within 400 feet of any church/house of worship, school, City park, individual care center licensed for more than 12 children, or any parcel zoned for residential use.

The proposed use meets this requirement, as the subject site is not located within 400 feet of any church/house of worship, school, City park, individual care center licensed for more than 12 children, or any parcel zoned for residential use. Staff notes that while there is a property zoned for residential adjacent to the subject site, the residential property is located within Clark County.

4. The use may not be located within 1000 feet of any other massage establishment.

The proposed use meets this requirement, as it is not located within 1,000 feet of any other Massage Establishment.

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5. The hours of operation shall be limited to the period between 6:00 a.m. and 10:00 p.m., unless further limited by the City Council on a case-by-case basis.

The submitted justification letter, date stamped, 05/18/23 states that the hours of operation will be between 6:00 a.m. and 10:00 p.m.

The subject site is located within the Charleston area of the Las Vegas 2050 Master Plan. The Charleston area has specific goals that include land use and development implementation strategies. These land use and development goals include transit oriented development among corridors, an increase of civic and green spaces, diverse housing options, mixed-use, place making through arts and culture, and adaptive reuse. Although the proposed uses as shown on the submitted floor plan, date stamped 05/17/23, include uses that support the Las Vegas 2050 Master Plan and meet Title 19 Massage Establishment use requirements, the proposed development is an example of overdevelopment, and as such, staff cannot support the request.

With a land use designation of TOC-1 (Transit Oriented Corridor - High), higher intensity uses, linear corridor mixed use, and uses that are suitable for future bus rapid transit corridors are preferred. This Corridor encourages a walkable green streetscape with multi-modal emphasis, storefronts having direct sidewalk access and facing the street, surface parking substantially reduced and to the rear of a site with some drive through and auto-oriented uses acceptable.

Staff is not able to support the proposed development as the requested parking Variance, reduced landscape buffer widths, and significant reduction of the required planting materials, such as trees, do not meet the minimum development standards of Title 19. Staff is also unable to support as the proposed development would result in an overbuilt site that does not meet City standards. Therefore, staff is recommending denial of the requested Variance, Special Use Permit and Site Development Plan Review.

FINDINGS (23-0188-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."

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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.”

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing to overdevelop the subject site. Proposing a smaller building footprint or less intense uses would require less parking and would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site’s physical characteristics, it is concluded that the applicant’s hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

FINDINGS (23-0188-SUP1)

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

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

The proposed Massage Establishment cannot be conducted in a manner that is harmonious and compatible with the existing land uses and suites located in the subject building site due to the associated Variance request (23-0188-VAR1) for parking.

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

The proposed location for the proposed Massage Establishment use is not physically suitable as the applicant is proposing to overdevelop the site resulting in a Variance request (23-0188-VAR1).

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

Jones Boulevard is a 100-foot Primary Arterial that is adequate in size to meet the requirements of the proposed use.

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

The proposed use is subject to regular inspections and business licensing compliance to ensure the public health, safety, and welfare or the overall objectives of the General Plan are not compromised.

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

The proposed Massage Establishment use meets the distance separation requirements. However, due to the associated Variance request (23-0188-VAR1) for parking, the subject site itself is not suitable.

FINDINGS (23-0188-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 not compatible with adjacent development and development in the area as there are insufficient planting materials, insufficient parking, and would result in an overbuilt site that is not compatible with the area.

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

The proposed development is not consistent with the goals of the General Plan, nor does the proposed development meet the minimum development standards set forth by Title 19.

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

The Department of Public Works projects that the proposed project is expected to add an additional 642 trips per day on Jones Boulevard and Oakey Boulevard. Currently, Jones Boulevard is at about 60 percent of capacity and Oakey Boulevard is at about 62 percent of capacity. With this project, Jones Boulevard is expected to be at about 61 percent of capacity and Oakey Boulevard to be at about 64 percent of capacity. Site access would not negatively impact adjacent roadways, but the lack of parking could negatively impact site circulation. See Traffic study below parking analysis table for further information.

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

The proposed building and landscape materials are appropriate for the area and the City. However, the applicant is requesting waivers and exceptions from Title 19 Landscape Standards and has proposed an insufficient number of trees.

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, design characteristics and other architectural features are not unsightly or obnoxious in appearance, but the lack of planting materials do not create an aesthetically pleasing environment.

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

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

BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
07/19/06	The City Council approved a Petition to Annex (ANX-12916) the subject property. The annexation became effective on 8/11/06.
10/18/06	The City Council approved a Site Development Plan Review (SDR-14311) and a Variance (VAR-14313) for a proposed 21,551 square-foot, two-story office building with a waiver of the perimeter landscape buffer standards and reduced residential adjacency. The Planning Commission and Staff recommended approval.
09/19/07	The City Council approved a Rezoning (ZON-18972) to reclassify the subject site from O (Office) to C-1 (Limited Commercial) at 1506 South Jones Boulevard. The Planning Commission and Staff recommended approval.
09/19/07	The City Council approved a Site Development Plan Review (SDR-14311) for a 21,551 square-foot, two-story office building with a waiver of the perimeter landscape buffer and reduced residential adjacency setback at 1506 South Jones Boulevard. The Planning Commission and Staff recommended approval.
09/19/07	The City Council approved a Variance (VAR-14313) for a 21,551 square-foot, two-story office building to have a 53-foot residential adjacency setback where 105 feet is required at 1506 South Jones Boulevard. The Planning Commission and Staff recommended approval.
06/13/23	<p>The Planning Commission voted (5-1-0) to recommend APPROVAL of the following Land Use Entitlement project requests on 0.85 acres on the east side of Jones Boulevard, approximately 250 feet north of Doe Avenue (APN 163-01-201-006), Ward 1 (Knudsen)</p> <p>23-0188-VAR1 - VARIANCE - TO ALLOW 35 PARKING SPACES WHERE 98 ARE REQUIRED AND TO ALLOW ZERO LOADING SPACES WHERE TWO ARE REQUIRED</p> <p>23-0188-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 720 SQUARE-FOOT MASSAGE ESTABLISHMENT USE</p> <p>23-0188-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED ONE-STORY, 11,798 SQUARE-FOOT COMMERCIAL DEVELOPMENT WITH WAIVERS OF TITLE 19 PERIMETER LANDSCAPE BUFFER REQUIREMENTS</p>

<i>Most Recent Change of Ownership</i>	
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02/11/22	A deed was recorded for a change in ownership.
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<i>Related Building Permits/Business Licenses</i>	
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12/07/06	A Building Permit (L-18607) was processed for a 21,551 square-foot, two-story building, located on the east side of Jones Boulevard, approximately 250 feet north of Doe Avenue. The Building Permit application expired on 10/10/09.
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<i>Pre-Application Meeting</i>	
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04/12/23	A pre-application meeting was held with the applicant to discuss submittal requirements for a Site Development Plan Review application with accompanying Variance, and Special Use Permit submittals.
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<i>Neighborhood Meeting</i>	
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A neighborhood meeting was not required, nor was one held.	
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<i>Field Check</i>	
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05/04/23	Staff conducted a routine field check and observed an undeveloped lot with litter and debris at the subject site. No other issues were noted.
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<i>Details of Application Request</i>	
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<i>Site Area</i>	
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Net Acres	0.85
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<i>Surrounding Property</i>	<i>Existing Land Use Per Title 19.12</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property	Undeveloped	TOD-1 (Transit Oriented Development - High)	C-1 (Limited Commercial)
North	Office, Medical or Dental	TOD-1 (Transit Oriented Development - High)	C-1 (Limited Commercial)
	Office, Other than Listed		
South	Office, Other than Listed	TOD-1 (Transit Oriented Development - High)	C-1 (Limited Commercial)
East	Single Family, Detached	RN (Ranch Estate Neighborhood) - Clark County	R-E (Rural Estates Residential) - Clark County
West	Social Service Provider	TOD-1 (Transit Oriented Development - High)	C-V (Civic)

<i>Master and Neighborhood Plan Areas</i>	<i>Compliance</i>
Las Vegas 2050 Master Plan Area: Charleston	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	N/A
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	Y
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to 19.08.070, the following standards apply:

Standard	Required/Allowed	Provided	Compliance
Min. Lot Width	100 Feet	141 Feet	Y
Min. Setbacks			
• Front	10 Feet	10 Feet	Y
• Side (North)	10 Feet	47 Feet	Y
• Side (South)	10 Feet	10 Feet	Y
• Rear	20 Feet	66 Feet	Y
Max. Lot Coverage	50 %	32 %	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated, w/ a Roof or Trellis	Y
Mech. Equipment	Screened	Screened	Y

Pursuant to 19.08.040, the following standards apply:

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Buffer Trees:				
• North	1 Tree / 20 Linear Feet	14 Trees	9 Trees	N
• South	1 Tree / 20 Linear Feet	14 Trees	12 Trees	N
• East	1 Tree / 20 Linear Feet	7 Trees	5 Trees	N
• West	1 Tree / 20 Linear Feet	5 Trees	1 Tree	N
TOTAL PERIMETER TREES		40 Trees	27 Trees	*N
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	6 Trees	4 Trees	**N

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	8 Feet		3 Feet	***N
• South	8 Feet		7 Feet	***N
• East	8 Feet		3 Feet	***N
• West	15 Feet		10 Feet	***N
Wall Height	6 to 8 Feet Adjacent to Residential		6 to 8 Feet Adjacent to Residential	Y

* A Waiver has been requested by the applicant to allow a reduction to the amount of required buffer trees for the north, south, east and west landscape buffers.

** An Exception has been requested by the applicant to allow four parking lot trees where six are required.

***An Exception has been requested by the applicant to allow a reduction of the required minimum width for the north, south, west and east landscape buffers.

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

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required		Provided		Compliance	
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular		Handi-capped
Office, Other than Listed	3,000 SF	1 space /300 SF of GFA	10				
General Retail Store, Other Than Listed	2,798 SF	1 space /175 SF of GFA	16				

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
General Personal Service	5,280 SF <ul style="list-style-type: none">11 Nail Salons4 Barber Shop Chairs10 Beautician Stations	Barber/ Beauty Shop: 2 spaces / barber chair and 3 spaces/ beautician station Nail Salon: 2 spaces/ chair/station	60				
Massage Establishme-nt	720 SF 6 massage tables	2 spaces/ma-ssage room, massage table or massage chair	12				
TOTAL SPACES REQUIRED			98		35		*N
Regular and Handicap Spaces Required			94	4	31	4	*N
Loading Spaces	11,798 SF	10,000 to 29,999	2		0		*N
Percent Deviation			36% for the required parking and 100% for the required loading spaces.				

*The applicant has requested a Variance (23-0188-VAR1) to allow for 35 parking spaces where 98 are required, and to allow zero loading spaces where two are required.

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Traffic produced by proposed development:

First Proposed Use	Description	#Unit	Rate/#Unit	Total
Average Daily Traffic (ADT)	Strip Retail Plaza [<40 KSF] [1000 SF]	11.798	54.45	642
AM Peak Hour			2.36	28
PM Peak Hour			6.59	78

Existing traffic on all nearby streets:

Jones Boulevard

Average Daily Traffic (ADT):	37,645
PM Peak Hour	3,012

(Heaviest 60 minutes)

Oakey Boulevard

Average Daily Traffic (ADT):	15,506
PM Peak Hour	1,241

(Heaviest 60 minutes)

Traffic Capacity of adjacent streets:

Jones Boulevard	62,895
Oakey Boulevard	25,090

Waivers		
Requirement	Request	Staff Recommendation
8-foot wide north interior landscape buffer	3 feet	Denial
8-foot wide east interior landscape buffer	3 feet	Denial
8-foot wide south interior landscape buffer	7 feet	Denial
15-foot wide west adjacent to right-of-way landscape buffer	10 feet	Denial

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<i>Exceptions</i>		
<i>Requirement</i>	<i>Request</i>	<i>Staff Recommendation</i>
14 trees located in the south landscape buffer	12 trees	Denial
5 trees located in the west landscape buffer	1 tree	Denial
14 trees located in the north landscape buffer	9 trees	Denial
7 trees located in the east landscape buffer	5 trees	Denial
6 parking lot trees	4 trees	Denial