



**AGENDA MEMO**

**CITY COUNCIL MEETING DATE:       OCTOBER 1, 2008**  
**DEPARTMENT:       PLANNING AND DEVELOPMENT**  
**ITEM DESCRIPTION: SDR-28980 - APPLICANT/OWNER: BONANZA-MARION, LLC**

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**\*\* CONDITIONS \*\***

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to:

**Planning and Development**

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-28981) shall be required, if approved.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the landscape plan and building elevations, date stamped 07/11/08 and site plan date stamped 08/13/08, except as amended by conditions herein.
4. A Waiver from Title 19.12.040(A) is hereby approved, to allow a zero-foot landscape buffer along the east perimeter where eight feet is required.
5. A Waiver from Title 19.08.050(D)(2) is hereby approved, to allow the office building to be offset from the front setback.
6. Provide pedestrian walkway easements for all sidewalks not located within public right-of-way.
7. Post a No Right Turn sign to prohibit right turns onto Marion Drive.
8. Graffiti on perimeter wall shall be removed within 24 hours.
9. A revised site plan shall be submitted to and approved by the Planning and Development Department, prior to the time application is made for a building permit to reflect the changes herein: Denote the footprint and location of Mini-Storage building C.

10. 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, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. The technical landscape plan shall include the following changes from the conceptual landscape plan: Provide three additional trees on the landscape plan within the Mini-Storage Facility parking area as shown on the site plans date stamped 08/13/08.
11. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
12. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
13. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
14. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
15. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaires. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
16. 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.
17. Prior to the submittal of a building permit application, the applicant shall meet with Planning and Development Department 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.

**Public Works**

19. Construct half-street improvements on Marion Drive adjacent to this site and construct all incomplete half-street improvements on Bonanza Road including the median island on Bonanza Road adjacent to this site concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
20. Unless otherwise allowed by the City Engineer, construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site. The connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network and shall be terminated on-site with a handicap ramp.
21. Submit an application to the Land Development section of the Department of Public Works for a deviation from Standard Drawing #222a for the depth of the driveways accessing this site from Bonanza Road. The driveway on Marion Drive may be constructed per Standard Drawing #224.
22. Contact the City Engineers Office at 229-6272 to coordinate the development of this project with the Las Vegas Wash Trail Phase 1 project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
23. Landscape and maintain all unimproved rights-of-way, if any, on Bonanza Road and Marion Drive adjacent to this site.
24. Submit an Encroachment Agreement for all landscaping, if any, located in the Bonanza Road and Marion Drive public rights-of-way adjacent to this site prior to occupancy of this site.
25. 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.
26. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
27. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.



**\*\* STAFF REPORT \*\***

**PROJECT DESCRIPTION**

This is a request for a Site Development Plan Review for a proposed 54,087 square-foot, three-story office building and a 104,100 square-foot Mini-Storage Facility with Waivers of the Building Placement Standards and to allow a zero-foot landscape buffer on the east perimeter where eight feet is required on 5.54 acres at the northeast corner of Bonanza Road and Marion Drive. In addition to this request, the applicant has submitted a Rezoning (ZON-28982) to change the zoning designation from R-E (Residence Estates) to C-1 (Limited Commercial) and request for a Special Use Permit (SUP-28981) for a proposed Mini-Storage Facility.

The subject property is currently a triangular-shaped undeveloped vacant lot surrounded by single-family homes the south and west and the Las Vegas Wash to the east. The proposed development was originally approved by the City Council as Site Development Plan Review (SDR-10535), Rezoning (ZON-10536) and Special Use Permit (SUP-10538) on 02/15/06. The applicant, according to the submitted justification letter, had been working on the architectural and civil drawings since the approval date. The approvals expired on 02/15/08 without an Extension of Time application being filed. The applicant has filed new requests in order to submit for building permits and complete the proposed development. As this development was previously approved by the City Council, is in conformance with the General Plan, and the proposed design retains sensitivity to the surrounding neighborhood, staff recommends approval of this request.

**BACKGROUND INFORMATION**

<b><i>Related Relevant City Actions by P&amp;D, Fire, Bldg., etc.</i></b>	
12/18/02	The City Council approved a Rezoning (Z-0054-02) from R-E (Residence Estates) to R-PD5 (Residential Planned Development 5 Units per Acre) and a Site Development Plan Review [Z-0054-02(1)] for a proposed 34-lot residential subdivision on 7.65 acres located adjacent to the northeast corner of Bonanza Road and Marion Drive. The Planning Commission and Staff recommended approval of these requests.
04/21/04	A Code Enforcement Citation (#13426) was issued against the northeast corner of Bonanza Road and Marion Drive for high vegetation. The case was resolved on 12/14/04.
02/02/05	The City Council approved an Extension of Time (EOT-5847) of an approved Rezoning (Z-0054-02) from R-E (Residence Estates) to R-PD5 (Residential Planned Development - 5 Units per Acre) and an Extension of Time (EOT-5848) of an approved Site Development Plan Review [Z-0054-02(1)] for a proposed 37-lot single-family development on 7.65 acres adjacent to the northeast corner of Bonanza Road and Marion Drive. Staff recommended approval of these requests.

08/24/05	A Code Enforcement Citation (#33945) was issued against the northeast corner of Bonanza Road and Marion Drive for high vegetation, overgrown trees and vagrants. The case was resolved 01/19/06.
02/15/06	The City Council approved a General Plan Amendment (GPA-10532) to Amend a portion of the Southeast Sector Plan of the General Plan from L (Low Density Residential) to SC (Service Commercial), a Rezoning (ZON-10536) from R-E (Residence Estates) under Resolution of Intent to R-PD5 (Residential Planned Development - 5 Units per Acre) to C-1 (Limited Commercial), a Special Use Permit (SUP-10538) for a proposed Mini-Warehouse Facility and a Site Development Plan Review (SDR-10535) for a proposed 187,590 square-foot office and mini-warehouse development with a Waiver of the Building Placement Standards on 6.01 acres adjacent to the northeast corner of Bonanza Road and Marion Drive. The Planning Commission and staff recommended denial of these requests. These entitlements expired 02/15/08.
08/28/08	<a href="#">The Planning Commission recommended approval of companion items AON-28982 and SUP-28981 concurrently with this application.</a>  <a href="#">The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #22/dc).</a>
<b><i>Related Building Permits/Business Licenses</i></b>	
02/08/07	Building permit applications were received for a trash enclosure, on-site improvements, a mini-storage building and an office shell at the northeast corner of Bonanza Road and Marion Drive. The permits were never issued due to incomplete submittal information.
01/05/94	A Building permit (#94214336) was issued for clearing and grubbing at the northeast corner of Bonanza Road and Marion Drive. The permit expired 07/09/94.
<b><i>Pre-Application Meeting</i></b>	
07/02/08	A pre-application meeting was held with the applicant where elements of submitting a Rezoning, Site Development Plan Review and a Special Use Permit were discussed.
<b><i>Neighborhood Meeting</i></b>	
A neighborhood meeting was not held, nor was one required.	

<b><i>Field Check</i></b>	
07/21/08	A field check was performed by staff at the subject property. The site was noted as being vacant with numerous dirt/debris mounds fronting Bonanza Road.

<b><i>Details of Application Request</i></b>	
<b><i>Site Area</i></b>	
Gross Acres	5.54



Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	SC (Service Commercial)	R-E (Residence Estates)
North	Las Vegas Wash	PF (Public Facilities)	C-V (Civic)
South	Single-Family Residential	ML (Medium Low Density Residential)	R-CL (Single Family Compact-Lot)
East	Las Vegas Wash	PF (Public Facilities)	C-V (Civic)
West	Single-Family Residential	L (Low Density Residential)	R-1 (Single Family Residential)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
<b>Special Area Plan</b>		X	N/A
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
<b>Special Purpose and Overlay Districts</b>			
<b>Trails</b>	X		Y*
<b>Rural Preservation Overlay District</b>		X	N/A
<b>Development Impact Notification Assessment</b>		X	N/A
<b>Project of Regional Significance</b>		X	N/A

\* The subject property is located adjacent to the planned Las Vegas Wash regional trail. Construction and funding of this trail will be the responsibility of local government entities.

## DEVELOPMENT STANDARDS

*Pursuant to Title 19.08.050, the following standards apply:*

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	N/A	260,753 SF	N/A
Min. Lot Width	100 Feet	500 Feet	Y
Min. Setbacks			
• Front	20 Feet	100 Feet	Y
• Side	10 Feet	28 Feet	Y
• Corner	15 Feet	20 Feet	Y
• Rear	20 Feet	80 Feet	Y
Max. Lot Coverage	50 %	37.8%	Y
Max. Building Height	Limited by 3:1 Proximity Slope	48 Feet	Y
Trash Enclosure	Screened, Enclosed	Screened, Enclosed	Y
Mech. Equipment	Screened	Screened	Y

***Pursuant to Title 19.08.060, the following standards apply:***

<b><i>Residential Adjacency Standards</i></b>	<b><i>Required/Allowed</i></b>	<b><i>Provided</i></b>	<b><i>Compliance</i></b>
3:1 proximity slope (Office Building)	54 Feet (First Floor)	145 Feet	Y
	96 Feet (Second Floor)	170 Feet	Y
	144 Feet (Third Floor)	190 Feet	Y
3:1 proximity slope (Mini-Storage Facility)	34 Feet (First Floor)	66 Feet	Y
	70 Feet (Second Floor)	116 Feet	Y
Adjacent development matching setback	20 Feet	20 Feet	Y
Trash Enclosure	50-foot setback from residential property	200-foot setback	Y

***Pursuant to Title 19.12, the following standards apply:***

<b><i>Landscaping and Open Space Standards</i></b>				
<b><i>Standards</i></b>	<b><i>Required</i></b>		<b><i>Provided</i></b>	<b><i>Compliance</i></b>
	<b><i>Ratio</i></b>	<b><i>Trees</i></b>		
Parking Area	1 Tree/6 Spaces	34 Trees	34 Trees	Y
Buffer:				
Min. Trees (south/west)	1 Tree/20 Linear Feet	69 Trees	109 Trees	Y
Min. Trees (north/east)	1 Tree/30 Linear Feet	36 Trees	4 Trees**	N*
<b>TOTAL</b>		139 Trees	147 Trees	Y
Min. Zone Width	8 Feet		10 Feet	Y
Wall Height	6-8 Feet		8 Feet	Y

\* The applicant has requested a Waiver to allow a zero-foot landscape buffer along the east perimeter (adjacent to the Las Vegas Wash) of the subject property.

\*\* The applicant has provided three additional trees along the east perimeter of the subject property within the enclosed Mini-Storage Facility parking area, which is shown on the site plan, but not the landscape plan. A condition has been added requesting revised landscape drawings will to be submitted depicting the three additional trees located within the Mini-Storage parking area.

***Pursuant to Title 19.10, the following parking standards apply:***

<b>Parking Requirement</b>							
<b>Use</b>	<b>Gross Floor Area or Number of Units</b>	<b>Required Parking Ratio</b>	<b>Required Parking</b>		<b>Provided Parking</b>		<b>Compliance</b>
			Regular	Handi-capped	Regular	Handi-capped	
			Office, Other than Listed	54,087 SF	1 / 300 SF	175	
Mini-Storage Facility	673 Units	1 / 50 storage units + 5 spaces on the exterior of the security fence	18	1	48	1	Y
<b>SubTotal</b>			193	7	224	7	
<b>TOTAL</b>			200		231		Y
Loading Spaces			2		3		Y

<b>Waivers</b>		
<b>Request</b>	<b>Requirement</b>	<b>Staff Recommendation</b>
To not orient the building to the corner	Buildings on corner lots should be oriented toward the corner and to the street fronts	Approval
To allow a zero-foot landscape buffer along the east perimeter	Eight-foot landscape buffer along the east perimeter	Approval

**ANALYSIS**

- **Land Use and Zoning**

The subject property is located within the Southeast Sector of the General Plan with a land use designation of SC (Service Commercial). The Service Commercial category allows low to medium intensity retail, office, or other commercial uses that serve primarily local area patrons, and that do not include more intense general commercial characteristics. Examples include neighborhood shopping centers, theaters, and other places of public assembly and public and semi-public uses. This category also includes offices either singly or grouped as office centers with professional and business services. The Service Commercial category may also allow mixed-use development with a residential component where appropriate.

There is a request for a Rezoning (ZON-28982) to change the site's zoning from R-E (Residence Estates) to C-1 (Limited Commercial). The C-1 (Limited Commercial) district is intended to provide most retail shopping and personal services, and may be appropriate for mixed-use developments. This district should be located on the periphery of residential neighborhoods and should be confined to the intersections of primary and secondary thoroughfares along major retail corridors. The C-1 (Limited Commercial) district is consistent with the Service Commercial and the Neighborhood Center categories of the General Plan.

With the approval of the Rezoning (ZON-28982) to the C-1 (Limited Commercial) zoning district, the proposed Office use will be a permissible use. The proposed Mini-Storage Facility will be a permissible use in conjunction with the approval of Special Use Permit (SUP-28981).

- **Site Plan**

The site is located at the northeast corner of Bonanza Road and Marion Drive. The site plan indicates that a total of four buildings will be placed on site. The buildings will consist of a three-story, 54,087 square-foot office building, a two-story 47,600 square foot Mini-Storage Facility building, a two-story 43,300 square foot Mini-Storage Facility building and a single-story 13,200 square foot Mini Storage Facility building. The office building will be located near the southwest corner of the site, while the Mini-Storage Facility buildings will be located at the north end of the site, away from Bonanza Road. The applicant submitted a revised site plan on 08/13/08, which inadvertently eliminated the footprint of the Mini-Storage Facility building C from the site plan. A condition has been added requesting the site plan be revised to show the location of the Mini-Storage Facility building C.

The applicant has requested a Waiver of the Building Placement Standards pursuant to Title 19.08 Commercial Standards, which requires buildings on corner lots to be oriented towards the street corner. The applicant has designed the office building to be setback from the street corner in order to fall under the 3:1 proximity slope as dictated by Residential Adjacency Standards and to provide as great of a buffer as possible to the existing single-family homes to the west and south. As the applicant has provided an adequate buffer and exhibited care in designing building setbacks to fall under the Residential Adjacency Standard 3:1 proximity slope, staff can support this Waiver request.

Access to the site is gained from three driveways, all 35 feet or greater in width. Two driveways front Bonanza Road and one fronts Marion Drive. The driveway fronting Marion Drive was conditioned under Site Development Plan Review (SDR-10535) to post a No Right Turn sign to prohibit right turns onto Marion Drive; a similar condition has been added to this Site Development Plan Review. Adequate site circulation is provided around the perimeter of the office building. Access to the Mini-Storage Facility

is provided at the east end of the site. The Mini-Storage Facility will be walled and gated limiting access to authorized users only. Adequate circulation will be provided around the perimeter of buildings A and B and at the front of Building C. No access will be provided directly from the Mini-Storage Facility to Marion Drive.

Parking is located around the perimeter of the office building, in addition to five parking spaces located in front of the Mini-Storage Facility office outside the gated enclosure. In addition, several parking spaces will be located within the gated Mini-Storage Facility placed centrally between buildings A and B, and adjacent to the east perimeter. Per Title 19.10 Parking Standards, a total of 200 parking spaces are required on site, seven of which must be handicapped accessible. The applicant has provided 231 parking spaces, of which four are handicapped accessible and three are van accessible. In addition, the office building requires two loading zones of which the applicant has provided three dispersed throughout the site.

- **Landscape Plan**

The landscape plan submitted depicts an intense landscape buffer along Bonanza Road and Marion Drive. The applicant has provided an excess of trees and shrubs in these locations which further buffers the site from the single-family homes to the south and west. A total of 37 trees within a ten-foot landscape buffer have been provided along Bonanza Road where 22 are required, and a total of 72 trees within a 20-foot landscape buffer have been provided along Marion Drive where 47 are required. In addition, the applicant has provided a meandering sidewalk along Marion Drive and 35 five-gallon fast growing vines along the wall fronting Marion Drive, both of which were originally Conditions of Approval of Site Development Plan Review (SDR-10535).

The applicant has requested a Waiver to allow a zero-foot landscape buffer along the east perimeter of the site. The east perimeter of the site will border the Las Vegas Wash Regional Trail. The applicant has requested this Waiver due to a requirement of the Department of Public Works requiring rip-rap be installed in this location. The applicant has provided three trees along this location to further buffer the proposed project. As the applicant is fulfilling a requirement by the Department of Public Works and is providing some buffering, staff supports this Waiver request.

The applicant is also providing 34 landscape finger islands within the parking lot area with either single, 24-inch box trees or two 15-gallon trees within the planters. Shrubs are being provided in these planters which are in excess of the four, five-gallon shrub requirement, with most planters containing seven or more five-gallon shrubs. Around the north, south and west portions of the proposed office building, foundation landscape has been provided around the base with palm trees of varying heights. Additionally, the applicant is proposing to use just over 1,900 one and five-gallon drought-tolerant shrubs and groundcovers throughout the five-acre development which will help to create an immediate mature and lush look.

- **Elevations**

The provided elevations for the office building depict a three-story building with a 48-foot tall parapet at the highest point of the structure. The second and third floors of the building step back 25 and 20 feet, respectively, at the east and west sides of the building. These step backs allow the office building to fall under the 3:1 proximity slope of the adjacent single-family residential homes to the west of the subject property. These step backs will also serve as balcony/patio areas for the second and third floors. The building exterior will consist of an EIFS, or Exterior Insulation Finish System, decorative molding used at all parapets, cultured stone veneer used at the north and south entries extending to the second floor and aluminum storefront windows with clear anodized aluminum frames. The body of the building will be painted in an earth tone grey color while the trim will be a moss green.

The Mini-Storage Facility elevations depict two, two-story buildings and one, one-story building. Buildings A and B will each be two stories in height with a parapet height of 23.3 feet. Building C will be a one-story with a building height of 11.3 feet. The ground floor of buildings A and B will feature metal roll-up doors facing the enclosed Mini-Storage Facility parking lot enclosure, which will not be visible from public rights-of-way. The second floors of the buildings will be entirely windowless. The materials used for the exterior of the building will be single-score CMU block painted white with tan split-face CMU block accents in the form of banding between the first and second levels and several wide accent areas that extend from the first floor to the roof line which breaks up the appearance of the façade. Tan, preformed metal banding with a textcoat finish will be used along the parapet of the building to further break up the appearance of the façade.

Building C will use similar materials to buildings A and B; however, the building will only be one-story in height. Building A will feature metal roll up doors facing east, towards the enclosed Mini-Storage Facility parking lot enclosure and not visible from public rights-of-way. Metal filler panels will be used above the roll-up doors and tan smooth face CMU block will be used between each access door. The west elevation of the building, which will face the adjacent single-family residential subdivision to the west of the subject property, will also act as the perimeter wall for the development. The elevation will be entirely windowless, consisting of tan, smooth face CMU block with two horizontal bands at the middle and top of the façade, consisting of brown, split-face CMU block. The west façade banding will further be broken up with vertical accents spaced 100 feet apart.

- **Floor Plan**

The applicant has provided floor plans for each of the four buildings proposed on site. The plans submitted are as follows:

The 54,087 square-foot office building will feature a main entrance on the first floor at both the north and south sides of building. Each entrance will lead to a centralized lobby area which will feature an elevator and a stairwell. An internal corridor will provide interior access to each suite, along with two additional stairwells located on the east and west sides of the building. Four supplemental exterior entry doors to the ground level suites will be provided on both the north and south sides of the building, along with a supplemental exterior access doors located at the east and west ends of the building which provides access to the internal corridor. The second and third floors each provide a central elevator and stairwell lobby, restroom facilities, and an internal corridor which accesses the east and west stairwells as well as an exterior door at each end of the corridor which accesses the balconies located on east and west sides of the building. The plans submitted do not include any specific information about the size of each interior suite or other interior specifications; however, this project, if approved, would require each proposed tenant to submit interior tenant specifications to the Planning and Development Department for approval.

The Mini-Storage facility will consist of three buildings. Building A will be two-stories with 47,600 square feet. The first floor of the building will feature a 900 square-foot office and a 1,200 square-foot two-bedroom, one and a half bath managers apartment located near the southeast corner of the building. The remainder of the first floor will consist of various sized storage units. Units on the north and south sides of the building will feature exterior access, while the remainder of the first floor storage units are accessed from the interior of the building. Four centralized corridors will be provided, which will feature ingress and egress doors at the ends of each corridor. The first floor will also feature restrooms, a centralized elevator and two stairwells located at the northwest and southwest corners of the building. The second floor will consist entirely of interior storage units accessed through seven interior corridors.

Building B will be 43,300 square feet and will be similar to Building A in design. The first floor will feature exterior accessed units on the east and west sides of the building. The remainder of the first floor storage units will be accessed from the interior of the building from four centralized corridors. Each corridor will feature an ingress/egress door at each end. A centralized elevator and restrooms will be provided, while stairway access is provided at the northwest and southeast corners of the building. The second floor will consist entirely of interior storage units accessed through seven interior corridors.

The third Mini-Storage Facility building will be single-story located near the west perimeter of the property. All storage units will be accessed entirely from the exterior of the building. A specific breakdown of storage units per building has not been provided by the applicant; however the site plan indicates that a total of 673 storage units will be provided on site.

## FINDINGS

In order to approve a Site Development Plan application, per Title 19.18.050 the Planning Commission and/or City Council must affirm the following:

- 1. The proposed development is compatible with adjacent development and development in the area;**

The proposed development is compatible with the adjacent development and development in the area as adequate measures have been taken to buffer the proposed development from the adjacent single-family homes to the south and west.

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

The proposed development, with approval of the Waivers requested, will be consistent with the General Plan and Title 19 standards.

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

The site access and circulation is appropriate and will not negatively impact adjacent roadways. The site is accessed from Bonanza Road, a 100-foot Primary Arterial, and Marion Drive, a 60-foot wide Collector Street according to the Master Plan of Streets and Highways. Additionally, the intersection of Bonanza Road and Marion Drive is a signalized intersection which will enhance site access.

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

The building and landscape materials are appropriate for the area and for the City. The buildings will be finished in EIFS and decorative block, feature a variety of accents such as decorative cornices and cultured stone, and utilize a subtle paint scheme. The landscape materials provided are in excess of the requirements of code, and the wide variety and massing of slow and fast-growing drought tolerant plants proposed will create a development with a lush, vibrant and dense landscape buffer.

- 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 building elevations and design characteristics are not unsightly or obnoxious in appearance. The materials, colors, screening and design used will create a harmonious project which will be an enhancement to the overall character of the surrounding neighborhood.

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

The proposed development will be subject to regular inspections for licensing, and therefore the development will not compromise the public health, safety or welfare.

**NEIGHBORHOOD ASSOCIATIONS NOTIFIED** 2

**ASSEMBLY DISTRICT** 14

**SENATE DISTRICT** 10

**NOTICES MAILED** 567 by City Clerk

**APPROVALS** 2

**PROTESTS** 1