



AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: OCTOBER 11, 2016

DEPARTMENT: PLANNING

**ITEM DESCRIPTION: - APPLICANT/OWNER: MABUHAY COMMERCIAL
INVESTMENT 4, LLC**

** STAFF RECOMMENDATION(S) **

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
GPA-66496	Staff recommends DENIAL.	
ZON-66497	Staff recommends DENIAL.	GPA-66496
VAR-66498	Staff recommends DENIAL, if approved subject to conditions:	GPA-66496 ZON-66497
SDR-66499	Staff recommends DENIAL, if approved subject to conditions:	GPA-66496 ZON-66497 VAR-66498

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 21

NOTICES MAILED 63 - GPA-66496 and ZON-66497
63 - VAR-66498 and SDR-66499

APPROVALS 0 - GPA-66496 and ZON-66497
0 - VAR-66498 and SDR-66499

PROTESTS 0 - GPA-66496 and ZON-66497
0 - VAR-66498 and SDR-66499

**** CONDITIONS ****

VAR-66498 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-66499) 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 necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

SDR-66499 CONDITIONS

Planning

1. Approval of General Plan Amendment (GPA-66496), Rezoning (ZON-66497) and approval and conformance to the Conditions of Approval for Variance (VAR-66498) 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 08/29/16, except as amended by conditions herein.

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4. A Waiver from Title 19.08.070 is hereby approved, to allow a zero-foot landscape buffer along the south perimeter and an 11-foot buffer along the north perimeter where 15 feet is required.
5. A Waiver from Title 19.08.040 is hereby approved, to not orient the building to the corner where such is required.
6. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
8. 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. Installed landscaping shall not impede visibility of any traffic control device.
9. 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.
10. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

11. Dedicate 50-feet of right-of-way where such does not exist adjacent to this site for Centennial Parkway prior to the issuance of any permits. Additionally, grant a 5-foot Pedestrian Access Easement for a future detached sidewalk on Tenaya Way adjacent to this site prior to the issuance of any permit
12. Construct all incomplete half-street improvements meeting Complete Street standards on Centennial Parkway and Bilpar Road including the required Multi-Use Non-Equestrian Trail that is to be privately maintained by the adjacent property owner concurrent with development of this site. Conceptual plans for the Centennial Parkway improvements and roadway transitioning must be approved by the City Traffic Engineer prior to submittal of construction drawings for permitting. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of

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hard surfacing (asphalt or concrete). 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.

13. Correct all American's with Disabilities Act (ADA) deficiencies on the sidewalk and the proposed driveway on Tenaya Way in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer 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.
14. 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.
15. Landscape and maintain all unimproved rights-of-way, if any, 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.
16. Submit an Encroachment Agreement for landscaping and private improvements in the Tenaya Way, Bilpar Road and Centennial Parkway public rights-of-way prior to this issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the Encroachment Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property encroaching in the public right-of-way at the applicant's expense pursuant to the terms of the City's Encroachment Agreement. The installation and maintenance of all private improvements in the public right of way shall be the responsibility of the applicant and any successors in interest to the property and assigns pursuant to the terms of the Encroachment Agreement. Coordinate all requirements for the Encroachment Agreement with the Land Development Section of the Department of Building and Safety (229-4836).
17. 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.
18. 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

This is a request for a Site Development Plan Review and Variance for a proposed 8,800 square-foot Office (Medical or Dental) and Clinic with Waivers to allow a zero-foot landscape buffer along the south perimeter and an 11-foot buffer along the north perimeter where 15 feet is required on 1.21 acres at the northeast corner of Centennial Parkway and Tenaya Way.

ISSUES

- The applicant has proposed to amend the General Plan land use designation of the property from R (Rural Density Residential) to SC (Service Commercial).
- The applicant has proposed to rezone the property from U (Undeveloped) to C-1 (Limited Commercial).
- The site is located east of the Town Center Master Plan area. Objective 2.3 of the Centennial Hills Sector Plan protects existing residential neighborhoods from sprawling commercial and office development by encasing such uses within the Town Center area. This request does not meet the intent of the Centennial Hills Sector Plan.
- A Waiver from Title 19.08.070 has been requested, to allow a zero-foot landscape buffer along the south perimeter and an 11-foot buffer along the north perimeter where 15 feet is required. Staff recommends denial of this request.
- A Waiver from Title 19.08.040 has been requested, to not orient the building to the corner of the site towards the right-of-way where such is required. Staff recommends denial of this request.
- A Variance (VAR-66498) is required to allow a 10-foot residential adjacency setback where 81 feet is required. Staff recommends denial of this request.
- The Office (Medical or Dental) and Clinic uses are permitted in the C-1 (Limited Commercial) zoning district.

ANALYSIS

The applicant has proposed a Site Development Plan Review (SDR-66499) to develop the subject site with two 4,400 square-foot buildings for a proposed Medical Office and Clinic on 1.21 acres at the northeast corner of Centennial Parkway and Tenaya Way. Accompanying Waivers are required to allow a zero-foot landscape buffer along the south perimeter and an 11-foot buffer along the north perimeter where 15 feet is required, and to not orient the building to the corner of the site where such is required. The subject site is located in the Centennial Hills Sector of the General Plan and has a current land use designation of R (Rural Density

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Residential) and zoning designation of U (Undeveloped). The applicant has submitted a request for a General Plan Amendment (GPA-66496) from R (Rural Density Residential) to SC (Service Commercial), a Rezoning (ZON-66497) from U (Undeveloped) to C-1 (Limited Commercial) and a Variance (VAR-66498) to address residential adjacency setbacks for the proposed Office (Medical or Dental) and Clinic land use.

An Office (Medical or Dental) use is described in Title 19.12 as: “A professional office for the administration of professional medical, psychological or dental care, including examinations, screenings and minor outpatient surgical procedures. This use does not include a facility that provides housing for individuals, a clinic, or any other facility that is specifically defined in this Title.” A Clinic use is described in Title 19.12 as: “A facility which is occupied and used for the purpose of providing dental or medical care, and which regularly provides any of those services to the general public on an emergency basis or without appointment. This use does not include a hospital or a facility which provides for the overnight care or overnight stay of patients.”

The proposed site design complies with all applicable Title 19.08.070 site design requirements pertaining to building setbacks, which requires a 10-foot front yard setback, 10-foot corner side setback, 10-foot side yard setback and a 20-foot rear setback. The submitted elevations show a 27-foot building height adjacent to the existing R-E [Rural Estates Residential – (Clark County Designation)] zoned single-family residence located to the east, which does not comply with residential adjacency standards outlined in Title 19.06.040. The applicant has requested a Variance (VAR-66498) to allow a 10-foot residential adjacency setback where 81 feet is required. The proposed 8,800 square-foot development will cover approximately 16% of the 1.21 acre site. The submitted building elevations indicate the building façades will have a tan and orange stucco finish, with slate tile veneer accents.

The site will provide 44 total parking spaces with three ADA parking spaces, which matches the 44 spaces required by Title 19.12.010 for a 4,400 square-foot Office (Medical or Dental) and 4,400 square-foot Clinic. The parking area also provides space for one loading zone and one trash enclosure, which have been designed to comply with Title 19.08 standards.

All interior parking lot landscaping and landscape buffer planting materials have been designed to comply with code requirements for spacing and quantities; except for the landscaping buffer area adjacent to the northern and southern perimeter of the property where the applicant has requested a Waiver to allow a zero-foot landscape buffer along the south perimeter and an 11-foot buffer along the north perimeter where 15 feet is required. The primary tree species being utilized are the 24” box Mexican Palo Verde, 24” box Shoestring Acacia, 24” box Holly Oak, 24” box Ash and 24” box African Sumac trees. There is also a multi-use transportation trail which runs along the southern property line, which will have a five-foot amenity zone and a 10-foot detached sidewalk.

Staff has determined the proposed project is not compatible with surrounding development in the area, as demonstrated by the associated Waivers and Variances. Therefore, staff recommends denial of this project with conditions.

FINDINGS (GPA-66496)

Section 19.16.030(I) of the Las Vegas Zoning Code requires that the following conditions be met in order to justify a General Plan Amendment:

1.The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations,

The proposed SC (Service Commercial) land use designation for this site is compatible with the O (Office) designation on the parcel directly to the north of this site and with the OP (Office Professional) designation on the adjacent parcels to the east in Clark County's jurisdiction. However, the intensity of the proposed amendment is not compatible with the RN (Rural Neighborhood – Clark County) designation on properties north and south of Bilpar Road that make up this neighborhood.

2.The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts,

Approval of the proposed amendment to SC (Service Commercial) would allow for a C-1 (Limited Commercial) zoning designation. Staff finds that this zoning district would be compatible with the zoning on the parcel directly to the north, but would not be compatible with the adjacent low density single-family residential uses in the surrounding area.

3.There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and

The area west of this site is beginning to develop as a large multi-family residential development with access to commercial uses. Eastbound Centennial Parkway narrows to a two-lane thoroughfare at the intersection of Tenaya Way. Tenaya Way provides vehicular access over the CC 215 Beltway and can accommodate the increased capacity for traffic generated by commercial uses on the subject site. Some utility infrastructure is not yet in place and would be required as the area becomes more developed.

4.The proposed amendment conforms to other applicable adopted plans and policies that include approved neighborhood plans.

Because this site is not located within the Town Center Plan Area, staff finds that this request is in conflict with Section 3.2 of the Centennial Hills Sector Plan, which states that the intent of the Centennial Hills Town Center concept is to prevent the sprawl of commercial and office projects into developing residential neighborhoods by centrally locating the Centennial Town Center around the Beltway/Highway 95 interchange. The concentration of economic activities within the Town Center area will aid in the

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preservation of the rural lifestyle which exists in most of the residential neighborhoods located within the Centennial Hills area.

FINDINGS (ZON-66497)

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.

If the companion application for a General Plan Amendment (GPA-66496) to SC (Service Commercial) land use designation is approved, the proposed Rezoning to C-1 (Limited Commercial) would conform to 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.

If approved, the C-1 (Limited Commercial) zoning district would allow for most retail shopping and personal services. Staff has determined this zoning district does not allow enough of a transition from the rural neighborhood to the north and east of the subject site.

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

The Centennial Hills Sector Plan identifies the U.S. 95/I-215 interchange west of the subject site as the area where commercial development in the Northwest should be centered in order to aid the preservation of the rural lifestyle that already exists in this area. The requested rezoning will therefore not meet any identified existing need for commercially zoned property in this area.

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.

The abutting streets (Centennial Parkway and Tenaya Way) are planned as a 60-foot wide Local Street and 80-foot Secondary Collector respectively according to the Master Plan of Streets and Highways. Each would carry adequate capacity for traffic generated by medical office/clinic-intensity commercial uses on the subject site.

FINDINGS (VAR-66498)

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

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

Additionally, Title 19.16.140(L) states:

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

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by requesting to orient the proposed structures adjacent to existing single-family land uses. Alternative building placement oriented towards the corner of the site along Tenaya Way 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 (SDR-66499)

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 Office (Medical or Dental) and Clinic use is not compatible with the adjacent residential development in the area, as evidenced by the associated Waivers and Variances. Staff has determined that the proposed land uses are too intense and not compatible with the RN (Rural Neighborhood – Clark County) designation on properties located northeast of the subject site that make up this neighborhood.

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;

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The proposed Office (Medical or Dental) and Clinic development is consistent with the General Plan. However, the proposed design does not comply with all Title 19 development standards. The applicant has requested Waivers to allow a zero-foot landscape buffer along the south perimeter and an 11-foot buffer along the north perimeter where 15 feet is required and to not orient the building to the corner of the site where such is required. In addition, the applicant has also requested a Variance to allow a 10-foot residential adjacency setback where 81 feet is required. Staff has determined the associated Waivers and Variance will have a negative impact to the overall development.

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

Access to the site will be provided by Centennial Parkway a 60-foot wide Local Street, and Tenaya Way an 80-foot Secondary Collector according to the Master Plan of Streets and Highways and are sufficient in size to carry the minimal amount of traffic this proposed development will generate.

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

The project design and style are appropriate for the subject location and will be harmonious with buildings in the surrounding area. The submitted building elevations indicate the building façades will have a tan and orange stucco finish, with slate tile veneer accents. The primary tree species being utilized are the 24” box Mexican Palo Verde, 24” box Shoestring Acacia, 24” box Holly Oak, 24” box Ash and 24” box African Sumac trees, which are consistent with the Southern Nevada Regional Plan Coalition Regional Plant List.

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 design characteristics of the proposed building elevations are not unsightly and are compatible with development in the area. The proposed materials are suitable for the surrounding commercial and residential uses and the desert environment.

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

The proposed commercial development will be subject to inspections in order to protect the public health, safety and general welfare by City staff.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
12/05/01	The City Council approved a Petition to Annex (A-0024-00) approximately 1.32 acres at the southeast corner of Bilpar Road and Tenaya Way. The Annexation became effective 12/14/01.
01/08/04	The Planning Commission tabled a request to amend the General Plan (GPA-3032) to change the land use designation from R (Rural Density Residential) to SC (Service Commercial) on 1.21 acres at the northeast corner of Centennial Parkway and Tenaya Way. Staff had recommended denial.
	The Planning Commission tabled a request for a Rezoning (ZON-3033) from U (Undeveloped) [R (Rural Density Residential) General Plan Designation] to C-1 (Limited Commercial) on 1.21 acres at the northeast corner of Centennial Parkway and Tenaya Way. Staff had recommended denial.
	The Planning Commission tabled a request for a Site Development Plan Review (SDR-3034) for a proposed 5,600 square-foot retail building on 1.21 acres at the northeast corner of Centennial Parkway and Tenaya Way. Staff had recommended denial.

<i>Most Recent Change of Ownership</i>	
10/26/04	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
There are no building permits or business licenses related to this site.	

<i>Pre-Application Meeting</i>	
05/24/16	A pre-application meeting was conducted with the applicant to review the application materials and submittal requirements for the proposed General Plan Amendment, Rezoning, Variance and Site Development Plan Review requests.

<i>Neighborhood Meeting</i>	
09/26/16	A required neighborhood meeting was held at the Centennial Hills YMCA at 6601 North Buffalo Drive in Las Vegas to discuss the proposal. Six members of the public, two members of the development team/owner, one staff member from the City Council Office and one staff from the Planning Department were in attendance.

<i>Neighborhood Meeting</i>	
	The following concerns were raised: • The neighbors indicated they would prefer homes to be built on the subject site. • One neighbor preferred development over a vacant lot. • The neighbors feel the approval and construction of the apartment complex across the street has now opened the door for commercial to take over the area and that the neighborhood will forever be changed, and no longer “rural.” • One neighbor indicated concern over no street lighting being installed in the area. Did not like individuals walking in the dark during evening/night hours. • Questions were raised over the hours of operation of the proposed facility, applicant indicated that they did not intend to lease to a 24-hour operation. The neighbors expressed concern over the construction of the apartment complex on the corner of Centennial Parkway and Tenaya Way. The neighbors indicated they were promised lush landscape buffers and the planting materials going in now are not sufficient, as well as a wrought iron fence being attached to the neighbors rear yard block walls. Staff indicated that the issues raised would be investigated by Planning and the Code Enforcement division.

<i>Field Check</i>	
09/01/16	Staff conducted a routine site visit and found the subject site to be an undeveloped parcel of land.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	1.21

<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	R (Rural Density Residential)	U (Undeveloped)
North	Undeveloped	O (Office)	O (Office)
South	Right-of-Way	ROW (Right-of-Way)	ROW (Right-of-Way)

<i>Surrounding Property</i>	<i>Existing Land Use Per Title 19.12</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
East	Single Family, Detached	OP (Office Professional) – Clark County Designation	R-E (Rural Estates Residential) – Clark County Designation
West	Undeveloped (approved Multi-Family Residential)	SX-TC (Suburban Mixed Use – Town Center)	T-C (Town Center)

<i>Master Plan Areas</i>	<i>Compliance</i>
No Applicable Master Plan Area	N/A
<i>Special Purpose and Overlay Districts</i>	<i>Compliance</i>
No Applicable Special Purpose or Overlay Districts	N/A
<i>Other Plans or Special Requirements</i>	<i>Compliance</i>
Trails	Y
Las Vegas Redevelopment Plan Area	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.08.070, the following standards apply:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Width	100 SF	150 SF	Y
Min. Setbacks			
• Front	10 Feet	20 Feet	Y
• Side	10 Feet	10 Feet	Y
• Corner	10 Feet	115 Feet	Y
• Rear	20 Feet	20 Feet	Y
Max. Lot Coverage	50 %	16 %	Y
Max. Building Height	N/A	27 Feet	N*
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated, w/ a Roof or Trellis	Y
Mech. Equipment	Screened	Screened	Y

*The proposed building height does not comply with the residential adjacency standards set forth in Title 19.08.040(H).

Pursuant to Title 19.08.040, the following standards apply:

<i>Residential Adjacency Standards</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
3:1 proximity slope	81 Feet	10 Feet	N*
Trash Enclosure	50 Feet	145 Feet	Y

<i>Existing Zoning</i>	<i>Permitted Density</i>	<i>Units Allowed</i>
U (Undeveloped)	1 du/lot	1
<i>Proposed Zoning</i>	<i>Permitted Density</i>	<i>Units Allowed</i>
C-1 (Limited Commercial)	N/A	N/A
<i>Existing General Plan</i>	<i>Permitted Density</i>	<i>Units Allowed</i>
R (Rural Density Residential)	3.59 du/ac	4
<i>Proposed General Plan</i>	<i>Permitted Density</i>	<i>Units Allowed</i>
SC (Service Commercial)	N/A	N/A

Pursuant to Title 19.08, the following standards apply:

<i>Landscaping and Open Space Standards</i>				
<i>Standards</i>	<i>Required</i>		<i>Provided</i>	<i>Compliance</i>
	<i>Ratio</i>	<i>Trees</i>		
Buffer Trees:				
• North	1 Tree / 20 Linear Feet	11 Trees	11 Trees	Y
• South	1 Tree / 20 Linear Feet	6 Trees	6 Trees	Y
• East	1 Tree / 20 Linear Feet	9 Trees	13 Trees	Y
• West	1 Tree / 20 Linear Feet	11 Trees	11 Trees	Y
TOTAL PERIMETER TREES		37 Trees	41 Trees	Y
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	10 Trees	10 Trees	Y
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	15 Feet		11 Feet	N*
• South	15 Feet		0 Feet	N*
• East	8 Feet		10 Feet	Y
• West	15 Feet		15 Feet	Y
Wall Height	6 to 8 Feet Adjacent to Residential		Not Indicated	Y or N

*Waivers from Title 19.08.070 are required to allow a zero-foot landscape buffer along the south perimeter and an 11-foot buffer along the north perimeter where 15 feet is required.

<i>Street Name</i>	<i>Functional Classification of Street(s)</i>	<i>Governing Document</i>	<i>Actual Street Width (Feet)</i>	<i>Compliance with Street Section</i>
Centennial Parkway	Local Street	Planned Streets and Highways Map	50 Feet	Y
Tenaya Way	Major Collector	Master Plan of Streets and Highways	80 Feet	Y

<i>Streetscape Standards</i>	<i>Required</i>	<i>Provided</i>	<i>Compliance</i>
Bilpar Road	5-foot amenity zone, 5-foot detached sidewalk	5-foot amenity zone, 5-foot detached sidewalk	Y
Tenaya Way	3-foot amenity zone, 5-foot detached sidewalk	3-foot amenity zone, 5-foot detached sidewalk	Y
Centennial Parkway	(Multi-Use Transportation Trail) 5-foot amenity zone, 10-foot detached sidewalk with 5-foot landscaping	(Multi-Use Transportation Trail) 5-foot amenity zone, 10-foot detached sidewalk with 5-foot landscaping	Y

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 Medical or Dental	4,400 SF	1:200 up to 2,000 SF, then 1:175 SF.	24				
Clinic	4,400 SF	1:200 up to 2,000 SF, then 1:250 SF.	20				
TOTAL SPACES REQUIRED			44			44	
Regular and Handicap Spaces Required			42	2	41	3	Y
Loading Spaces	Less than 10,000 SF	1			1		Y

<i>Waivers</i>		
<i>Requirement</i>	<i>Request</i>	<i>Staff Recommendation</i>
A 15-foot landscaping buffer is required along all rights-of-way.	To allow a zero-foot landscape buffer along the south perimeter and an 11-foot buffer along the north perimeter where 15 feet is required.	Denial
Buildings on corner lots should be oriented to the corner and to the street fronts.	To not orient the proposed buildings to the corner where such is required.	Denial