



AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JANUARY 10, 2017

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT/OWNER: ALEENE F. BECKER TRUST

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
ZON-67798	Staff recommends DENIAL.	
SUP-67779	Staff recommends DENIAL, if approved subject to conditions:	ZON-67798
SDR-67795	Staff recommends DENIAL, if approved subject to conditions:	ZON-67798 SUP-67795

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 14

NOTICES MAILED 244 - ZON-67798 and SUP-67799
244 - SDR-67795

APPROVALS 0 - ZON-67798 and SUP-67799
0 - SDR-67795

PROTESTS 0 - ZON-67798 and SUP-67799
0 - SDR-67795

**** CONDITIONS ****

SUP-67779 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for an Auto Dealer Inventory Storage use.
2. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-67798) and Site Development Plan Review (SDR-67795) shall be required.
3. All delivery vehicles shall maneuver for loading and unloading on site; there shall be no parking, loading or unloading of vehicles within the Potosi Street public right-of-way.
4. 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.
5. 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.
6. 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.
7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

SDR-67795 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-67798) and Special Use Permit (SUP-67799) 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.

Conditions Page Two

January 10, 2017 - Planning Commission Meeting

3. All development shall be in conformance with the site plan and landscape plan date stamped 12/01/16, except as amended by conditions herein.
4. A Waiver from Title 19.08 is hereby approved, to allow a seven-foot landscape buffer along the north perimeter and a six-foot landscape buffer along the south perimeter where 15 feet is required; and to allow a 14-foot landscape buffer along the east perimeter and a nine-foot landscape buffer along the west perimeter where 15 feet is required.
5. A Waiver from Title 19.12 is hereby approved, to allow the use to be located on a 60-foot Local Street where a 100-foot Primary or Secondary Thoroughfare is required.
6. An Exception from Title 19.08 is hereby approved, to allow seven trees within the parking lot islands where 22 trees are required.
7. Parking lot lighting shall comply with all minimum requirements set forth by Title 19.08 for lighting.
8. 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.
9. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
10. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to the issuance of any building permits.
11. 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. The technical landscape plan shall include the following changes from the conceptual landscape plan:
 - a. One, 24-inch box tree every 20 linear feet with four, five-gallon shrubs for each required tree in the landscape buffer areas. Palm trees must have a 15-foot tall trunk to meet the minimum requirements to be considered a required tree. In addition, each landscape island shall provide four, five-gallon shrubs.

Conditions Page Three

January 10, 2017 - Planning Commission Meeting

12. 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.
13. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

14. Grant a 5-ft wide Public Sewer Easement adjacent to the portion of the north side of the existing 15-ft wide Public Sewer Easement 961206:01383 which contains the existing public sewer shown on CLV drawing # 107-V2467.
15. No new permanent structures or landscaping taller than 3 feet shall be allowed within the 20-foot Public Sewer Easement.
16. Correct all American's with Disabilities Act (ADA) deficiencies on the sidewalks adjacent to this site in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site. Pan style driveways may only remain if an ADA path is provided with an associated public Pedestrian Access Easement.
17. Landscape and maintain all unimproved rights-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.
18. All delivery vehicles shall maneuver for loading and unloading on site; there shall be no parking, loading or unloading of vehicles within the Potosi Street public right-of-way.
19. Vehicles shall neither be displayed nor stored within the public rights-of-way adjacent to this site.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request to rezone four adjacent lots located at 2353, 2363, 2383, and 2393 Potosi Street from P-R (Professional Office and Parking) to C-1 (Limited Commercial). In addition, the applicant is requesting a Special Use Permit for an Auto Dealer Inventory Storage, and a Site Development Plan Review to convert the subject sites into an Auto Dealer Inventory Storage lot.

ISSUES

- In order to accommodate the proposed land use (Auto Dealer Inventory Storage), the subject sites need to be rezoned from P-R (Professional Office and Parking) to C-1 (Limited Commercial). Staff is recommending denial of this request.
- In the proposed C-1 (Limited Commercial) zoning district, the Auto Dealer Inventory Storage land use requires a Special Use Permit. Staff is recommending denial of this request.
- A Site Development Plan Review is required to convert the existing parking lot into an Auto Dealer Inventory Storage lot.
- A Waiver is required to allow a seven-foot landscape buffer along the north perimeter and a six-foot landscape buffer along the south perimeter where 15 feet is required; and to allow a 14-foot landscape buffer along the east perimeter and a nine-foot landscape buffer along the west perimeter where 15 feet is required. Staff does not support this request.
- A Waiver is required to allow the proposed land use to be located on a 60-foot Local street with no access to a Primary or Secondary thoroughfare.
- An Exception is required to allow seven trees in the landscape islands where 22 are required.

ANALYSIS

The subject site was originally approved and developed in 2000 for overflow parking for a Health Club located to the east of the subject site. This application seeks to convert this existing parking lot into an Auto Dealer Inventory Storage lot.

The site is currently developed as a parking lot, but does not meet the minimum development standards for the landscape buffer widths, landscape island trees and shrubs, and landscape buffer trees and shrubs as defined by Title 19.08.

Staff Report Page Two

January 10, 2017 - Planning Commission Meeting

The applicant has requested a Waiver to allow a seven-foot landscape buffer along the north perimeter and a six-foot landscape buffer along the south perimeter where 15 feet is required; and to allow a 14-foot landscape buffer along the east perimeter and a nine-foot landscape buffer along the west perimeter where 15 feet is required. Staff does not support this request as landscape buffers play a crucial role in buffering the proposed land use from the neighboring properties and right-of-way. In addition, the existing landscape buffers do not meet Title 19.08 minimum standards for landscape materials, which requires one 24-inch box tree every 20 linear feet with four, five-gallon shrubs for each tree. If approved, staff has added a condition of approval requiring this minimum standard to be met.

Within the subject site are nine parking lot islands. Title 19.08 requires each island to contain two, 24-inch box trees with four, five-gallon shrubs for each tree (eight total), with one, 24-inch box tree with four five-gallon shrubs to be located at the end of each row of parking. An exception has been requested to allow the existing parking lot landscaping to remain as is with seven trees where 22 are required, and 37 shrubs where 88 are required. Staff does not support this request.

Along the south, west, and north perimeters of the subject site exists a solid block wall, satisfying the screening requirement set forth by Title 19.12, Requirement Number Four which states, "Stored vehicles shall be effectively screened so as not to be visible from adjoining properties or public rights-of-way." The east perimeter adjacent to Potosi Street is the "front" of the subject site, which is prohibited by Title 19.08 from installing a solid block wall any taller than two feet (the maximum height allowed is five feet, with the upper three feet allowed to be 50 percent open usually achieved through wrought iron). The subject site currently has a five-foot ornamental iron fence along the east perimeter with two sliding gates at the ingress/egress points adjacent to Potosi Street as permitted by Title 19.08. To further aid in the screening of the Auto Dealer Inventory Storage lot if approved, staff has added a condition of approval requiring the applicant to install trees and shrubs in accordance with Title 19.08 for Landscape Buffer requirements to add additional screening and provide shade to pedestrian traffic along Potosi Street.

During a routine field check performed by staff on December 5, 2016, staff observed the subject site already in use as an Auto Dealer Inventory Storage lot. The parking lot was full with what appeared to be new and used motor vehicles. Vehicles were also parked along the edges of the parking lot, blocking the drive isles. The violations were reported to Code Enforcement for further action.

The Auto Dealer Inventory Storage use is defined as "The parking or storage, other than for purposes of display, of new motor vehicles which constitute inventory of a new motor vehicle sales dealership, where such parking or storage is maintained by the dealership either on the same parcel as the dealership or on a separate parcel."

The Minimum Special Use Permit Requirements for this use include:

1. *Requirement 1: All loading and unloading of vehicles shall occur on site.*

The proposed use meets this requirement as the applicant has indicated in their justification letter that the motor vehicles will not be loaded and/or unloaded on site. Instead, the motor vehicles will be driven between the dealership and the storage lot. In addition, a condition of approval has been added prohibiting the loading and unloading of motor vehicle in the public right-of-way.

2. *Requirement 2: Loading and unloading of vehicles shall occur between the hours of 7:00 am and 10:00 pm.*

This is a condition of the Special Use Permit application that is not Waivable. The applicant will be required to load and unload, or in this instance, drive the vehicles back and forth between the subject site and the dealership between the hours of 7:00 am and 10:00 pm only.

3. *Requirement 3: All areas used for the parking or storage of vehicles shall be paved.*

The proposed use meets this requirement as the subject site is currently paved.

4. *Requirement 4: Stored vehicles shall be effectively screened so as not to be visible from adjoining properties or public rights-of-way.*

The subject site is currently screened with a solid 6-foot block wall along the north, west, and east property lines. As permitted by Title 19.08, the "front" of the subject site has a 5-foot tall wrought iron fence along the east property line adjacent to Potosi Street. In addition, a condition of approval has been added for the landscaping to be brought into compliance with Title 19.08 minimum requirements for landscape buffers to further screen the Auto Dealer Inventory Storage.

5. *Requirement 5: The parcel must be located on a primary or secondary thoroughfare, or on a parcel that is adjacent to and accessed through a parcel located on a primary or secondary thoroughfare.*

The subject site is located on a 60-foot Local Street as defined by Title 13 and does not have direct access to a primary or secondary thoroughfare. The applicant has requested a Waiver of this requirement and has agreed to the condition of approval prohibiting the loading and unloading of motor vehicles in the public right-of-way. As indicated in the justification letter, the vehicles will be driven back and forth between the storage lot and the dealership.

6. *Requirement 6: Lighting shall be shielded from adjacent properties.*

The subject site currently contains “shoebox” style lighting located within the parking lot landscape islands. A condition of approval has been added to ensure compliance with Title 19.08 for lighting.

7. *Requirement 7: The use shall not occupy or interfere with any parking spaces that are required for the dealership use or any other existing or proposed use for which required parking is or will be provided on the site. For commercial or industrial sites 15 acres or greater in size, the use may occupy up to 50 percent of the parking area that is provided in excess of the parking that is required by this Section for other uses.*

The subject site does not currently provide required parking for an existing land use, the subject parking lot will be for auto dealer inventory storage only.

FINDINGS (ZON-67798)

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

1.The proposal conforms to the General Plan.

The subject site has a current General Plan designation of MXU (Mixed Use), which supports the C-1 (Limited Commercial) zoning district.

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.

Uses permitted in the proposed C-1 (Limited Commercial) zoning district include Banquet Facilities, Clinics, General Retail Stores, Health Clubs, Self-Service Laundry facilities, Trade Schools, Restaurants, Wedding Chapels, General Personal Service (E.g. Hair Salons, Dry Cleaners, Tanning Salon) and Rental Stores. These land uses typically have more traffic and hours of operation that include evenings and weekends unlike the current zoning district, P-R (Professional Office and Parking) which only permits land uses such as Office, Other Than Listed; and Office, Medical or Dental. With existing single family residential homes located directly northwest and northeast of the subject site, these uses are not compatible with the existing surrounding land uses.

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

This is an established area that has not experienced new construction or residential growth. Rezoning the subject site to accommodate an Auto Dealer Inventory Storage lot does not fulfill a need indicated by the surrounding community as a whole.

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.

Potosi Street is a 60-foot Local Street defined by Title 13 as a street designed to carry a combination of light commercial and residential traffic and is not designed to handle heavier traffic created by the land uses permitted in the C-1 (Limited Commercial) zoning district.

FINDINGS (SUP-67779)

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 land use will create an increase in vehicular traffic on Potosi Street which was not designed to accommodate heavy commercial traffic. In addition, there are existing single family residential homes directly northwest and northeast of the subject site with only 60-foot rights-of way separating the uses. Mohawk Street separates the single family residential homes to the northwest, with Potosi Street separating the single family residential homes to the northeast.

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

The subject site is not physically suited to accommodate the loading and unloading of motor vehicles from a tractor-trailer auto transporter within the subject site, requiring the need for the vehicles to be loaded and unloaded at the dealership and driven back and forth between the subject site and the dealership.

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.

The subject site is accessed by a 60-foot Local street as defined by Title 13. Local streets are designed to carry a combination of light commercial and residential traffic between minor collectors, major collectors and primary arterial, not tractor trailer auto transporters capable of carrying 12 motor vehicles. Loading and unloading is prohibited within the public right-of-way, and the subject site is not large enough to accommodate the loading and unloading of motor vehicles from a tractor trailer auto transporter.

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 minimum requirements set forth by Title 19.12 are in place to ensure the overall objectives of the General Plan are met. Waiving condition number five that requires the proposed land use to be located on a primary or secondary thoroughfare, and allowing for the motor vehicles to be driven back and forth between the dealership itself, and the subject site does not support the overall goal of the General Plan to alleviate traffic congestion for the city.

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

The subject site is not physically suited to accommodate the loading and unloading of motor vehicles on-site as condition number one requires, which states, "All loading and unloading of vehicles shall occur on site." The subject site is not able to accommodate tractor trailer auto transporters, and must have the motor vehicles loaded and unloaded at the dealership and then driven back and forth between the dealership and the subject site if approved.

Additionally, the subject site is not able to satisfy condition number five which states, "The parcel must be located on a primary or secondary thoroughfare, or on a parcel that is adjacent to and accessed through a parcel located on a primary or secondary thoroughfare." The subject site is located on a 60-foot Local Street (Potosi Street), nor does the subject site have access to a primary or secondary thoroughfare through another parcel. The applicant has requested a Waiver of this condition.

FINDINGS (SDR-67795)

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;

Adjacent to the subject site along the north perimeter is a Social Service Provider (Ronald McDonald House) on property zoned R-E (Residence Estates), with single family residences also located northwest and northeast of the subject site. An Auto Dealer Inventory Storage lot is not compatible with adjacent development or development in the area.

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 does not meet current Landscape buffer widths, and landscaping requirements for both the parking lot and landscape buffers as defined by Title 19.08. The subject site is currently zoned P-R (Professional Office and Parking) in order to provide an appropriate buffer to the residential land uses to the north of the subject site and is not consistent the City's policies and standards.

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

Site access to the subject site is solely available from Potosi Street, a 60-foot Local Street not designed to accommodate heavy commercial traffic. The subject site itself is not able to accommodate tractor trailer auto transporters that are commonly used when loading and unloading motor vehicles at new and/or used motor vehicle dealerships. Instead, the loading and unloading of vehicles will have to take place at the dealership site, with the vehicles then being driven back and forth to the subject site. This will increase neighborhood traffic and negatively impact adjacent roadways.

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

No building has been proposed as part of these applications as this is an existing Parking Facility. The Landscape materials are also in existence, but do not meet the minimum requirements set forth by Title 19.08. A condition of approval has been added to ensure compliance in regards to the Landscape Buffer areas, and the applicant has requested an Exception of the parking lot landscape requirements.

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;

Since no building is proposed for the subject site at this time, if approved, staff has imposed conditions of approval to require the site to meet the minimum required landscaping for the landscape buffers to create a more orderly and aesthetically pleasing environment by enhancing the existing screening of the proposed Auto Dealer Inventory Storage lot. The applicant has requested an Exception for the landscape islands located within the subject site.

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

If approved, the subject site and land use will be subject to the conditions of approval listed herein, and all applicable City codes to ensure public health, safety, and general welfare.

RECOMMENDATION

Staff is recommending denial of the Rezoning application, the Special Use Permit, and the Site Development Plan Review as the proposed land use is not compatible with existing residential zoning districts and land uses to the north, northwest, and northeast; nor can the proposed land use operate in a manner that is harmonious or compatible with the existing surrounding land uses.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
03/01/00	The City Council approved a request for a General Plan Amendment (GPA-0045-99) to amend a portion of the Southwest Sector of the General Plan on property located on the west side of Potosi Street, approximately 280 feet north of Sahara Avenue from PF (Public Facilities) to O (Office). The Planning Commission recommended approval.

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
	The City Council approved a request for a Rezoning (Z-0001-00) of property located adjacent to the west side of Potosi Street, approximately 280 feet north of Sahara Avenue from U (Undeveloped) Zone [S (Public Facility-School)] General Plan Designation [Proposed O (Office)] under resolution of intent to C-V (Civic), R-E (Residence Estates) under Resolution of Intent to C-V (Civic), and R-D (Single Family Residential-Restricted) under Resolution of Intent to C-V (Civic) to P-R (Professional Office and Parking) for a proposed 156 space parking lot. The Planning Commission recommended approval.
10/23/14	A complaint was filed (#147327) with Code Enforcement requesting a check on the current use of the lot at 2353 Potosi Street. The case was resolved on 10/27/14.
12/28/16	A code enforcement cases were created ((#173381, #173382, #173383, and #173384) after a routine site visit revealed 2353, 2363, 2383, and 2393 Potosi Street were being used as an auto dealer inventory storage lot without the proper land entitlements. The case remains open.

<i>Most Recent Change of Ownership</i>	
09/01/00	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
11/15/99	A building permit (#99021895) was issued for a block wall at 2363 Potosi Street. The permit received its final inspection on 12/22/99.
	A building permit (#99021896) was issued for a block wall at 2393 Potosi Street. The permit received its final inspection on 12/22/99
	A building permit (#99021897) was issued for a block wall at 2383 Potosi Street. The permit received its final inspection on 12/22/99
04/04/00	A building permit (#6187) was issued for a parking lot at 2393 Potosi Street. The permit expired on 07/21/01.
04/24/00	A building permit (#7687) was issued for parking lot electrical at 2393 Potosi Street. The permit expired on 08/04/01.
05/11/00	A building permit (#9048) was issued for a sign at 2393 Potosi Street. The permit received its final inspection on 07/07/00.
11/03/14	A building permit (#272617) was issued for ornamental wrought iron fencing with two sliding gates at 2353 Potosi Street. The permit expired on 05/12/15.

Staff Report Page Ten

January 10, 2017 - Planning Commission Meeting

Pre-Application Meeting	
10/24/16	Staff conducted a pre-application meeting where the submittal requirements for a Rezoning, Special Use Permit, and Site Development Plan Review application were discussed.

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

Field Check	
12/05/16	During a routine field check performed by staff, staff observed the lot being used as an Auto Dealer Inventory Storage lot without the proper entitlements. The violation was reported to Code Enforcement for further action. The existing landscape buffers did not meet current Title 19 requirements for trees and shrubs, with weeds mixed in with the existing landscaping. A condition of approval has been added to ensure compliance. Motor Vehicles were also observed parked in the parking lot drive isles, not within legal parking spaces.

Details of Application Request	
Site Area	
Net Acres	1.76

Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Parking Facility	MXU (Mixed Use)	P-R (Professional Office and Parking)
North	Individual Care – Group Home	DR (Desert Rural Density Residential)	R-E (Residence Estates)
	Office, Other Than Listed	O (Office)	P-R (Professional Office and Parking)

Staff Report Page Eleven

January 10, 2017 - Planning Commission Meeting

Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District	
				General Personal Service
				Office, Other Than Listed
				Massage Establishment
				Catering Service
				Liquor Establishment (Tavern)
				General Retail Store, Other Than Listed
				Office, Medical or Dental
East		Health Club	MXU (Mixed Use)	C-1 (Limited Commercial)
West		Office, Other Than Listed		P-R (Professional Office and Parking)
		Hospital		C-1 (Limited Commercial)

<i>Master Plan Areas</i>	<i>Compliance</i>
No Applicable Master Plan Area	N/A
	NE

ZON-67798, SUP-67799 and SDR-67795 [PRJ-67396]

<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	N/A
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, the following standards apply:

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Buffer Trees:				
• North	1 Tree / 20 Linear Feet	11 Trees	32 Trees	Y
• South	1 Tree / 20 Linear Feet	13 Trees	11 Trees	N*
• East	1 Tree / 20 Linear Feet	15 Trees	10 Trees	N*
• West	1 Tree / 20 Linear Feet	15 Trees	18 Trees	Y
TOTAL PERIMETER TREES		54 Trees	125 Trees	Y*
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	22 Trees	7 Trees	N**
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	8 Feet		7 Feet	N***
• South	8 Feet		6 Feet	N***
• East	15 Feet		14.5 Feet	N***
• West	15 Feet		9 Feet	N***
Wall Height	6 to 8 Feet Adjacent to Residential		N/A	N/A

*Staff has added a Condition of Approval ensuring landscape buffer tree requirements are met.

**The applicant has requested an Exception for the parking area trees.

***The applicant is requesting a Waiver for reduced landscape buffer widths.

Street Name	Functional Classification of Street(s)	Governing Document	Actual Street Width (Feet)	Compliance with Street Section
Potosi Street	Local	Title 13	60	Y

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

Parking Requirement						
Use	Required			Provided		Compliance
	Parking Ratio	Parking		Parking		
		Regular	Handi-capped	Regular	Handi-capped	
Auto Dealer Inventory Storage	No additional parking required beyond that which is required for the principal use(s) on site.					
TOTAL SPACES REQUIRED		N/A		107		N/A
Regular and Handicap Spaces Required		N/A		107		N/A

Waivers		
Requirement	Request	Staff Recommendation
The parcel must be located on a primary or secondary thoroughfare, or on a parcel that is adjacent to and accessed through a parcel located on a primary or secondary thoroughfare.	To be located on a 60-foot local street with no access to a primary or secondary thoroughfare.	Denial
Landscape buffer width to be 15 feet when adjacent to right-of-way, and eight feet in width for interior lot lines.	To allow a seven-foot landscape buffer along the north perimeter and a six-foot landscape buffer along the south perimeter where 15 feet is required; and to allow a 14-foot landscape buffer along the east perimeter and a nine-foot landscape buffer along the west perimeter where 15 feet is required.	Denial

<i>Exceptions</i>		
<i>Requirement</i>	<i>Request</i>	<i>Staff Recommendation</i>
One tree shall be planted for every six uncovered parking spaces; and each landscape island shall have at least one shade tree.	To provide seven trees in the landscape islands where 22 are required.	Denial