

**PLANNING COMMISSION
STAFF REPORT**

Date: November 21, 2024

To: Reno City Planning Commission

Subject: Staff Report (For Possible Action): Case No. LDC25-00012 (ArrowLeaf Apartments Conditional Use Permit) - A request has been made for a conditional use permit to allow a 168 unit affordable multi-family development. The ±5.17 acre site is comprised of 11 parcels located on both sides of Harvard Way ±550 feet north of its intersection with Vassar Street. The site is zoned General Commercial (GC) and Multi-Family Residential 30 units per acre (MF-30) and has a Master Plan land use designation of Suburban Mixed-Use (SMU).

From: Jeff Foster, Associate Planner

Ward #: 3

Case No.: LDC25-00012 (ArrowLeaf Apartments Conditional Use Permit)

Applicant: Mike Daniels, Airleaf L.P.

APN: 013-281-08, 013-150-07, 12, 40 and 47 through 53

Request: **Conditional Use Permit:** To allow a 168 unit affordable multi-family development.

Location: See Case Maps (**Exhibit A**)

Proposed Motion: Based upon compliance with the applicable findings, I move to approve the conditional use permit, subject to the conditions listed in the staff report.

Summary: The ±5.17 acre site is located on both sides of Harvard Way ±550 feet north of its intersection with Vassar Street. The site, which is comprised of 11 parcels, is undeveloped with the exception of a vacant single-family residence on one parcel. The proposed conditional use permit would allow for a 168 unit affordable multi-family development. Key project issues include: 1) compatibility with surrounding uses, and 2) site design. These issues have been mitigated through project design, code compliance, and/or conditions of approval. Staff recommends approval subject to all proposed conditions.

Background: Application materials indicate the 11 parcel subject property was subdivided in 1957. The record of survey that created the lots also included interior parcels for streets known as Wooster Way, Iona Way, and Columbia Way. These streets were never improved or dedicated, and the property was not developed as originally contemplated. A reversion to acreage map is planned to eliminate the existing property lines for the 10 parcels under common ownership on the west side of Harvard Way to create one parcel. The proposed multi-family project will be developed over the entire property on both sides of Harvard Way.

A separate zoning map amendment application (LDC25-00011) to rezone a portion of the property from MF-30 to GC is being requested to provide for consistent zoning over the property and allow the proposed density of ± 32.5 units per acre. This application adheres to the GC zoning standards and is contingent upon adoption of the zoning map amendment. Should the City Council decide not to adopt the zoning map amendment to the GC zone, this application will no longer be valid as the project does not meet the current MF-30 standards (**Condition 5**).

The proposed project will provide 168 affordable/workforce apartments. Use of the average income set aside provides for rent/income restrictions from 40% of area median income (AMI) to 70% AMI. The units will be dedicated for affordable housing for a period between 30 and 50 years (**Condition 6**). The length of affordability will be determined by the Nevada Housing Division, which will record a regulatory agreement against the property that will restrict occupancy in the project to low-income households. The agreement will run with the land for the term of the affordable restrictions.

Discussion: The subject site is currently zoned MF-30 and GC, which allows multi-family uses by right except when the use-specific standards require enhanced administrative review or a public hearing. Specifically, per RMC 18.03.302(a)(3)(c)(2), a conditional use permit (CUP) is required if 100 or more units are proposed. The proposed project is subject to the multi-family use specific standards at RMC 18.03.302(a)(3)(a).

Analysis:

Compatibility with Surrounding Uses: The general development pattern along Harvard Way in the project vicinity is commercial and residential in nature. Land uses immediately surrounding the site consist of commercial to the north, west, and east, and apartments to the south on both sides of Harvard Way. The land uses surrounding the site are summarized in the table below.

Adjacent Properties		
	Zoning	Use
North	GC	Auto repair business, auto dealer parking lot, climbing gym
East	GC	Retail (firearms)/indoor shooting range
South	GC	Apartments

Adjacent Properties		
West	GC	Various commercial uses

The MF-30 zone is intended to provide multi-family residential development and limited commercial and retail uses. The GC zone is intended to accommodate a mix of established low-intensity auto-oriented uses, while supporting the gradual transition of the city's suburban corridors to a mix of higher-density residential, retail, commercial, and other employment- and service-oriented uses. Surrounding land uses are largely apartments and low-intensity commercial uses with standard operating hours. Proposed buildings are located a significant distance from the apartments to the south. Restricted construction hours will reduce potential impacts to nearby residential uses (**Condition 7**). Based on the proximity of the proposed outdoor pool to the apartments to the south, **Condition 8** limits the allowed hours. Given all the above, the proposed use is generally compatible with existing land uses in the area.

Site Design: The project proposes to develop 168 multi-family units in four buildings along with a clubhouse building and a maintenance building with a bike repair area (**Exhibit B**). The project includes two three-story (24 unit) buildings and two five-story (60 unit) buildings. There are 52 one bedroom/one bath units with an average of ± 650 square feet, 90 two bedroom/two bath units with an average of ± 880 square feet, and 26 three bedroom/two bath units with an average of $\pm 1,090$ square feet. The $\pm 4,377$ square foot clubhouse includes a leasing center, offices, club room, fitness center, and a pet spa. Exterior resident amenities include a pool, tot lot, and three patio BBQ areas. All multi-family use-specific standards from RMC 18.03.302(a)(3)(a), including air conditioners and washers/dryers in each unit, are included in the project design and will be demonstrated at the building permit stage. The project includes a mix of covered/carport and surface parking spaces (168 spaces required, 231 provided of which 168 are covered) as well as 50 bicycle parking spaces. Street parking is available on both sides of Harvard Way.

Elevations for the proposed apartment buildings are included in **Exhibit C**. The three-story buildings will have a height of ± 29 feet while the five-story buildings will be ± 49 feet tall. In addition to the minimum 10 foot front setback, code requires an additional setback of one foot for every foot above 35 feet in height. For Building 2, a ± 35 foot setback is provided, which exceeds the required minimum setback of 24 feet. Street facing façades appear to meet the required wall articulation requirement per RMC 18.04.1003(c)(2)(b) and ground floor transparency requirement per RMC 18.04.1003(c)(3).

The GC zone requires a minimum of 15% of the developed site to be landscaped. As designed, the project includes $\pm 61,125$ square feet (27% of the site) of formal landscaping (**Exhibit D**). Landscaped parking lot edges are provided (minimum of five feet required per code, six feet proposed), which is particularly important for the parking spaces facing the apartments to the south on the west side of Harvard Way. Due to the proximity of the apartments to the proposed parking spaces and the potential for headlights to shine into their windows, **Condition 9** requires

installation of a screening fence or wall. Landscaped parking area screening from view of Harvard Way has also been provided per code. Parking lot light poles are shorter than allowed by code and no lighting is aimed onto adjacent properties.

Traffic, Access and Circulation: The proposed project is anticipated to generate 808 daily trips, including 84 A.M. peak hour trips and 77 P.M. peak hour trips. This trip generation is below RMC requirements for a traffic entry and access study. With this relatively low trip generation, the proposed development is not expected to have any significant impact on local traffic operations. The nearest bus stop is located ± 0.2 miles to the southwest on Vassar Street.

Utilities and Services: Since the surrounding area is built out, the required utilities (water, stormwater, sewer and power) and public services (including police and fire) are already in place and can be readily extended to the site. The project site will be served by existing schools including Corbett Elementary School, Vaughn Middle School, and Wooster High School. These schools are currently under capacity and can accommodate students potentially generated by the proposed development. According to the Washoe County School District, the proposed project is not anticipated to negatively impact facilities or operations.

Master Plan Conformance: The subject site has a Master Plan land use designation of Suburban Mixed-Use (SMU) and is located within the Outer Neighborhoods per the Structure Plan Framework of the Reno Master Plan. The SMU land use designation is intended to have a diverse mix of commercial and residential uses. As proposed and with the recommended conditions, the proposed project is in substantial conformance with the Master Plan land use designation and the following applicable Master Plan goals and policies:

- GP 1.5A: Quality of Life
- GP 1.5B: Urban Revitalization
- GP 2.2B: Underutilized Properties
- GP 4.1C: Affordable and Workforce Housing Strategy
- N-ON.1: Mix of Housing Types

Public and Stakeholder Engagement: The proposed project was reviewed by various City divisions and partner agencies. Comments received were incorporated into this report (**Exhibit E**). A courtesy notice was sent out to surrounding property owners upon initial submittal of the project. No comments have been received. The applicant presented their project at the November 5, 2024 Ward 3 Neighborhood Advisory Board (NAB) meeting and NAB members brought up traffic, parking, and noise exposure concerns. Any future comments will be forwarded to the Planning Commission as they are received.

Recommended Conditions of Approval: All conditions shall be met to the satisfaction of Development Services Department staff, unless otherwise noted.

1. The project shall comply with all applicable City codes, plans, reports, materials, etc., as submitted. In the event of a conflict between said plans, reports, materials and City codes, City codes in effect at the time the application is submitted shall prevail.
2. The applicant shall apply for a building permit for the entire project within 18 months of the date of approval of the conditional use permit review application and maintain the validity of that permit, or the conditional use permit approval shall be null and void.
3. Prior to the issuance of any building permit or business license associated with this project, the applicant shall attach a copy of the final approval letter. The approval letter shall accompany a narrative provided by the applicant that describes how the requested permit addresses each of the approved conditions of approval.
4. The applicant, developer, builder, property owner, or business proprietor, as applicable, shall continuously maintain a copy of this approval letter on the project site during the construction and operation of the project/business. The project approval letter shall be posted or made readily available upon demand by City staff.
5. Prior to the issuance of any building permit, the subject site must be zoned GC.
6. Prior to the issuance of any building permit, documentation to the satisfaction of the Administrator shall be provided demonstrating that the units will be dedicated to affordable housing for a minimum of 30 years.
7. Hours of construction, including grading, shall be limited to between the hours of 7:00 a.m. and 6:00 p.m., Monday through Friday, and between 8:00 a.m. and 6:00 p.m. on Saturday. There shall be no construction on Sundays. This condition shall not apply to dust control or storm water management operations. A note to this effect shall be placed on the title sheet of all building permit plan sets. If the construction hours need to be varied for the pouring of concrete slabs, interior construction hours or other modifications, a plan detailing the construction operations and provisions to minimize impacts on nearby residential areas shall be submitted and approved to the satisfaction of the Administrator.
8. Hours of use for the outdoor pool shall be limited to between 7:00 a.m. and 9:00 p.m. Sunday to Thursday and between 7:00 a.m. and 10:00 p.m. on Friday and Saturday.

9. Prior to the issuance of any grading and/or site improvements permit, final plans shall include a six foot screening fence or wall extending west from Harvard Way along the southern property line adjacent to APN 013-260-01 at least as far as the parking spaces are shown on the site plan facing the apartments to the south.

Findings:

General Review Criteria: The decision-making body shall review all development applications for compliance with the applicable general review criteria stated below.

- 1) **Consistency with the Reno Master Plan:** The proposed development shall be consistent with the Reno Master Plan. The decision-making authority:
 - a. Shall weigh competing plan goals, policies, and strategies; and
 - b. May approve an application that provides a public benefit even if the development is contrary to some of the goals, policies, or strategies in the Reno Master Plan.
- 2) **Compliance with Title 18:** The proposed development shall comply with all applicable standards in this Title, unless the standard is lawfully modified or varied. Compliance with these standards is applied at the level of detail required for the subject submittal.
- 3) **Mitigates Traffic Impacts:** The project mitigates traffic impacts based on applicable standards of the City of Reno and the Regional Transportation Commission.
- 4) **Provides Safe Environment:** The project provides a safe environment for pedestrians and people on bicycles.
- 5) **Rational Phasing Plan.** If the application involves phases, each phase of the proposed development contains all of the required streets, utilities, landscaping, open space, and other improvements that are required to serve or otherwise accompany the completed phases of the project, and shall not depend on subsequent phases for those improvements.

Conditional Use Permit: In addition to meeting the criteria in Section 18.08.304(e), *Approval Criteria Applicable to all Applications*, the following findings shall be made prior to granting a conditional use permit:

- 1) The proposed location of the use is in accordance with the objectives of this Title and the purpose of the zoning district in which the site is located;
- 2) The proposed land use and project design is compatible with surrounding development;
- 3) The proposed land use and project design is consistent with applicable development standards;
- 4) Public services and facilities are available to serve the project, or will be provided with development;
- 5) The characteristics of the use as proposed and as may be conditioned are reasonably compatible with the types of use permitted in the surrounding area; and

- 6) The granting of the conditional use permit will not be materially detrimental to the public health, safety, or welfare. The factors to be considered in evaluating this application shall include:
 - a. Property damage or nuisance resulting from noise, smoke, odor, dust, vibration, or illumination; and
 - b. Any hazard to persons and property.

Attachments:

Exhibit A. Case Maps
Exhibit B. Preliminary Civil Plans
Exhibit C. Preliminary Elevations
Exhibit D. Preliminary Landscape Plan
Exhibit E. Agency Comments