

LDC25-00016

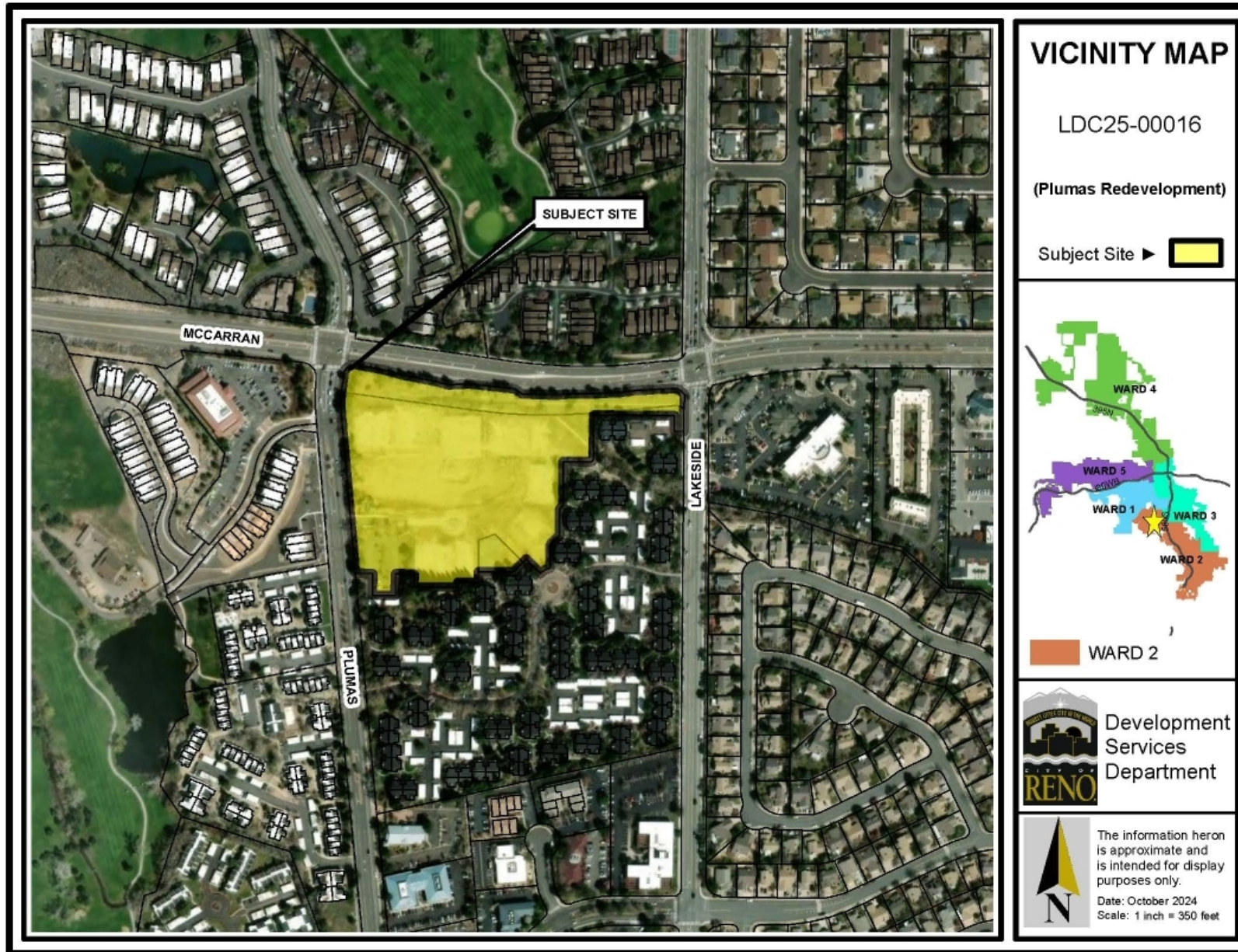
(Plumas Redevelopment)

Appeal

Reno City Council
January 22, 2025



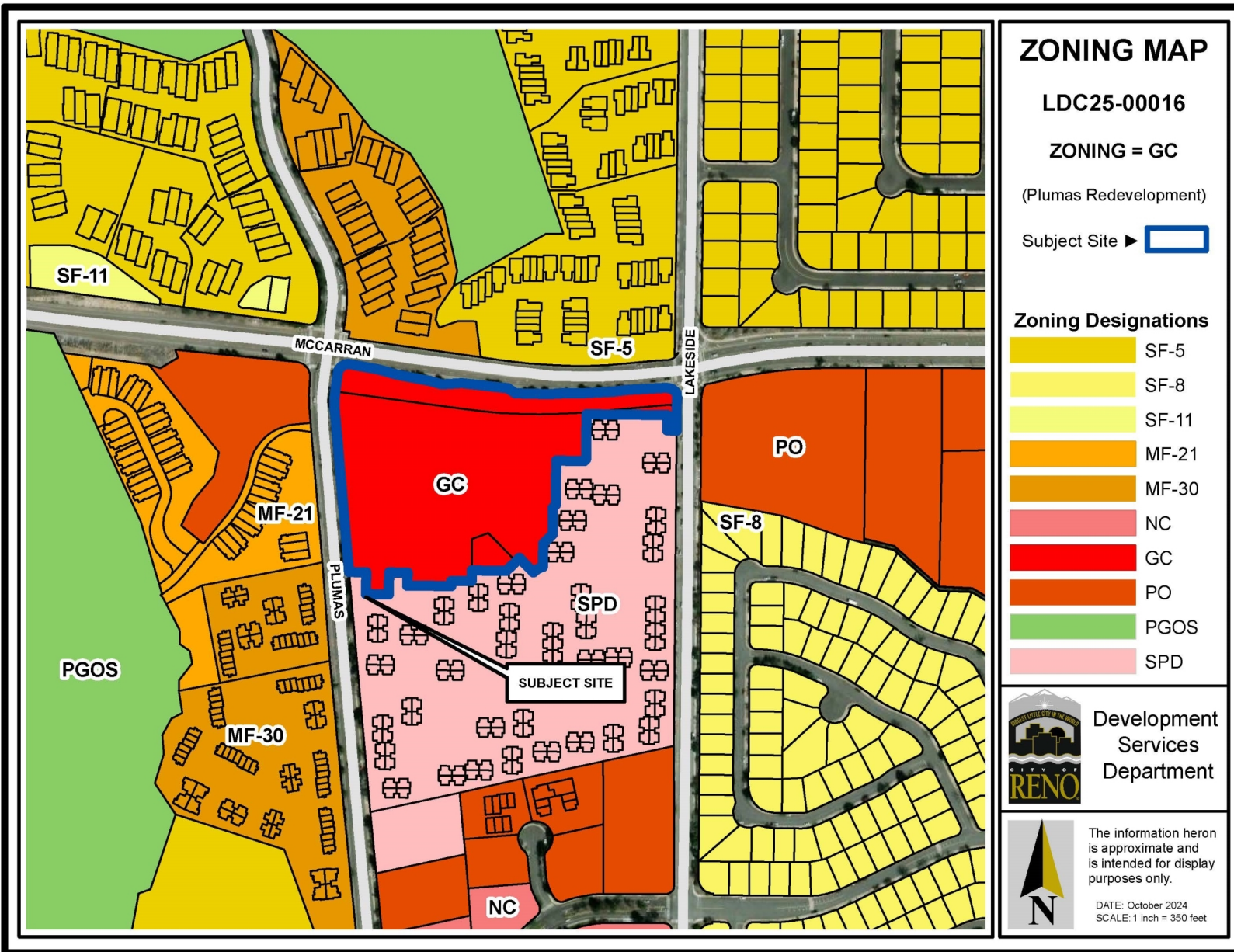
Development Information



the site

Use Permit
multi-family
complex

sulting in fills
an ten feet.



Zoning District

- General Commercial (GC)

Key Issues

- Overall Site Design
- Compatibility with surrounding developments & uses
- Traffic, access, & Circulation
- Tree preservation

Overall Site Design

- 273-unit multifamily apartment complex
- Two buildings
- 4/5 stories (45 to 56 feet in height)
- 437 parking spaces (305 required)
- 8,000 sq. ft. dog park



Grading

- Maximum
Fills:
23.2 feet



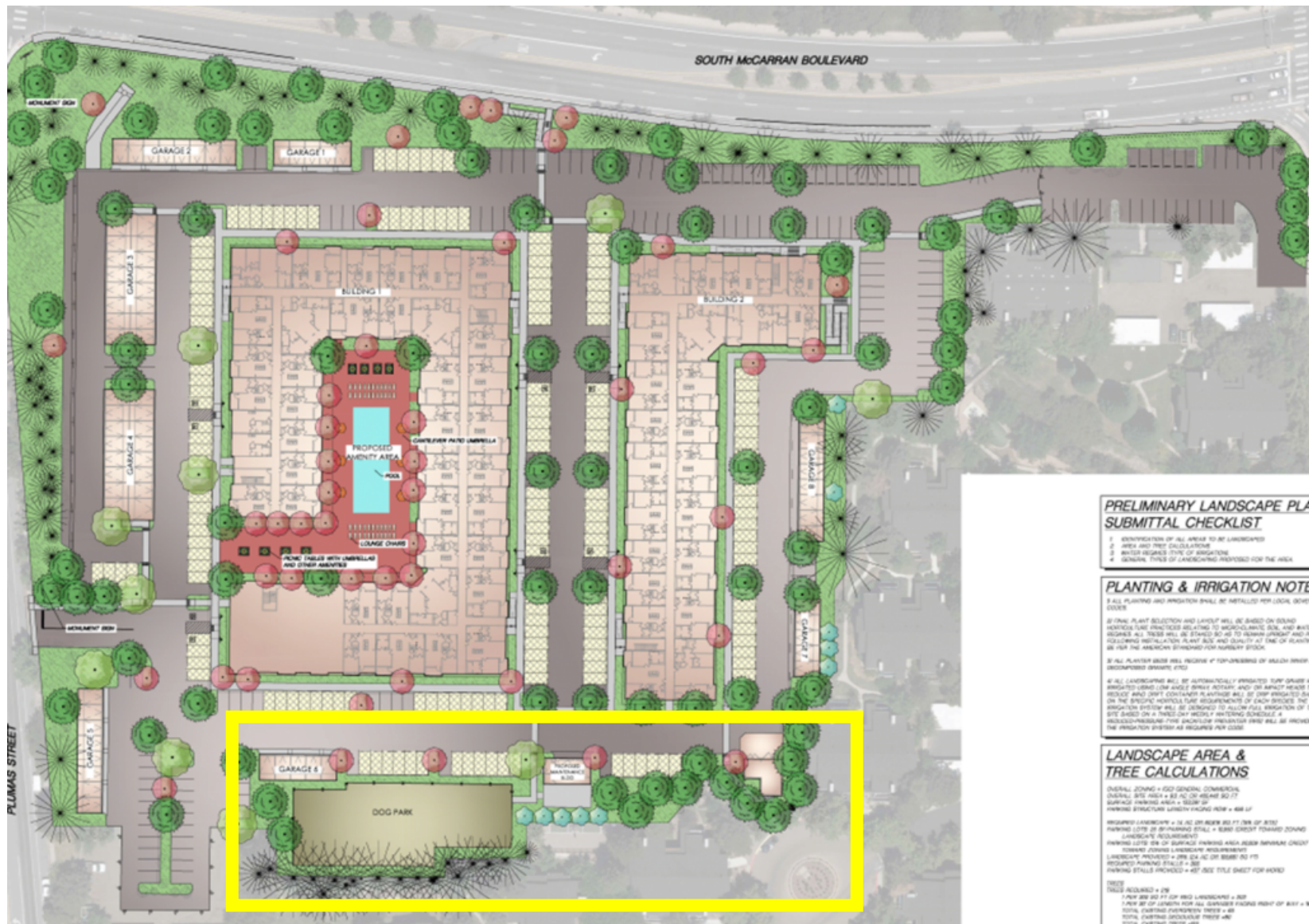
Compatibility

- High density residential (29 du per acre) surrounded by moderate density residential
- Surrounded by arterial streets
- Increased height = increased setbacks
 - 44 feet from Plumas
 - 112 feet from McCarran
 - 48 - 64 feet from east
 - 60 -100+ from south



Compatibility

- Front setback buffer + existing mature trees will mitigate the building mass
- 155 existing trees + 154 proposed trees = 309 trees
RMC requires 219 trees
- ± 26% landscaping
RMC requires 15 %
- Vegetative screening on the south adjacent to the compactor and dog park



Traffic, Access, & Circulation

- McCarran/Plumas – delay will increase by less than one second
- McCarran/Lakeside – delay will increase by two seconds
- RTC McCarran widening expected in 5 to 10 years (per RTC)
- ± \$906,000 RRIF
- Sidewalk with partial landscaped parkway



Findings

General Review Criteria	Staff Review and Analysis
Consistency with the Reno Master Plan	Consistent with plan goals, policies, and strategies
Compliance with Title 18	With the Conditions of Approval, the project meets and exceeds RMC standards
Mitigates Traffic Impacts	Delays will be minimal (1 to 2 seconds)
Provides Safe Environment	Increased setbacks, sidewalk and landscaped parkway will improve the environment for pedestrians and people on bicycles

Findings

Conditional Use Permit Review Findings	Staff Review and Analysis
Use is in accordance with RMC and the purpose of the zoning district	Purpose: <i>The GC district is intended to accommodate... a mix of higher density residential, retail, commercial, and other employment- and service-oriented uses.</i>
Design is compatible with surrounding development	Surrounded by residential uses and arterial streets; increased setbacks, % of landscaping, number of trees, extra screening... <i>will coexist with surrounding development without conflict</i>
Design is consistent with development standards	Meets and exceeds the minimum RMC standards

Findings

Conditional Use Permit Review Findings	Staff Review and Analysis
Available public services	Yes, it's an infill project
Characteristics are reasonably compatible with the types of use permitted in the surrounding area	Characteristics, aka the distinctive features, proposed will coexist with the types of uses permitted in the surrounding area
Not detrimental to the public health, safety, or welfare	Once developed, noise, smoke, odor, dust, vibration, illumination, and other hazards shall be mitigated

Planning Commission Decision

December 5, 2024

Planning Commission unanimously approved the request 6 to 0
(1 absent)

Staff Recommendation

Staff recommends Council review the letter of appeal and Planning Commission action and affirm, modify, or reverse the Planning Commission's decision

