

BILL NO. 7272

ORDINANCE NO. _____

AN ORDINANCE TO AMEND TITLE 18, CHAPTER 18.02 OF THE RENO MUNICIPAL CODE, ENTITLED "ZONING," REZONING A ±1.39 ACRE SITE LOCATED WEST OF THE TERMINUS OF RIVERSIDE DRIVE NORTH OF THE TRUCKEE RIVER FROM MULTI-FAMILY – 30 UNITS PER ACRE (MF-30) TO SPECIFIC PLAN DISTRICT (SPD); TOGETHER WITH MATTERS WHICH PERTAIN TO OR ARE NECESSARILY CONNECTED THEREWITH.

THE CITY COUNCIL OF THE CITY OF RENO DO ORDAIN:

SECTION 1. Chapter 18.02 of the Reno Municipal Code is hereby amended by adding thereto a new section to be known as Section 18.02.102(b).1454 relating to a ±1.39 acre site located west of the terminus of Riverside Drive north of the Truckee River and more particularly described in the attached "Exhibit A," and rezoning said property from Multi-Family – 30 units per acre (MF-30) to Specific Plan District (SPD), the same to read as follows:

Sec. 18.02.102(b).1454. The zoning of the City of Reno as heretofore established is hereby amended in the manner shown on the map labeled Case No. LDC24-00044, thereby changing the use of land indicated therein, relating to a ±1.39 acre site located west of the terminus of Riverside Drive north of the Truckee River and more particularly described in the attached "Exhibit A," and rezoning said property from Multi-Family – 30 units per acre (MF-30) to Specific Plan District (SPD).

SECTION 2. This Ordinance shall be in effect from and after its passage, adoption and publication in one issue of a newspaper printed and published in the City of Reno.

CASE NO. LDC24-00044 (Riverside SPD)

APN NO's. 010-590-01; 010-590-02; 010-591-01; 010-591-02; 010-592-01, 02, 03, 04, 05, & 06; 010-593-01, 02, 03, 04, 05, & 06; 010-594-01, 02, 03, 04, 05, & 06; 010-595-01, 02, 03, 04, 05, & 06; 010-601-01, 02, 03, 04, 05, & 06; 010-602-01, 02, 03, & 04; 010-603-01, 02, 03, & 04 and 010-604-01

SECTION 3. The City Clerk and Clerk of the City Council of the City of Reno is hereby authorized and directed to have this Ordinance published in one issue of the Reno-Gazette Journal, a newspaper printed and published in the City of Reno.

PASSED AND ADOPTED this ____ day of _____, _____, by the following vote of the Council:

AYES: _____

NAYS: _____

ABSTAIN: _____ ABSENT: _____

APPROVED this _____ day of _____, _____.

HILLARY SCHIEVE
MAYOR OF THE CITY OF RENO

ATTEST:

MIKKI HUNTSMAN
CITY CLERK AND CLERK OF THE CITY
COUNCIL OF THE CITY OF RENO, NEVADA

EFFECTIVE DATE:

EXHIBIT "A"

DESCRIPTION OF THE PROPERTY

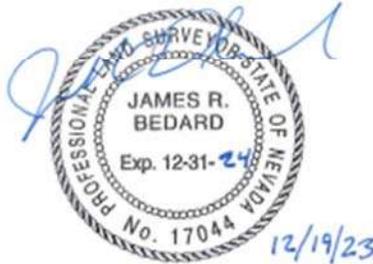
All that property lying within the exterior boundaries of RIVERSIDE DRIVE CONDOMINIUMS, recorded on June 26, 2007 in the office of the County Recorder of Washoe County, Nevada, as File No. 3547781, Tract No. 4795.

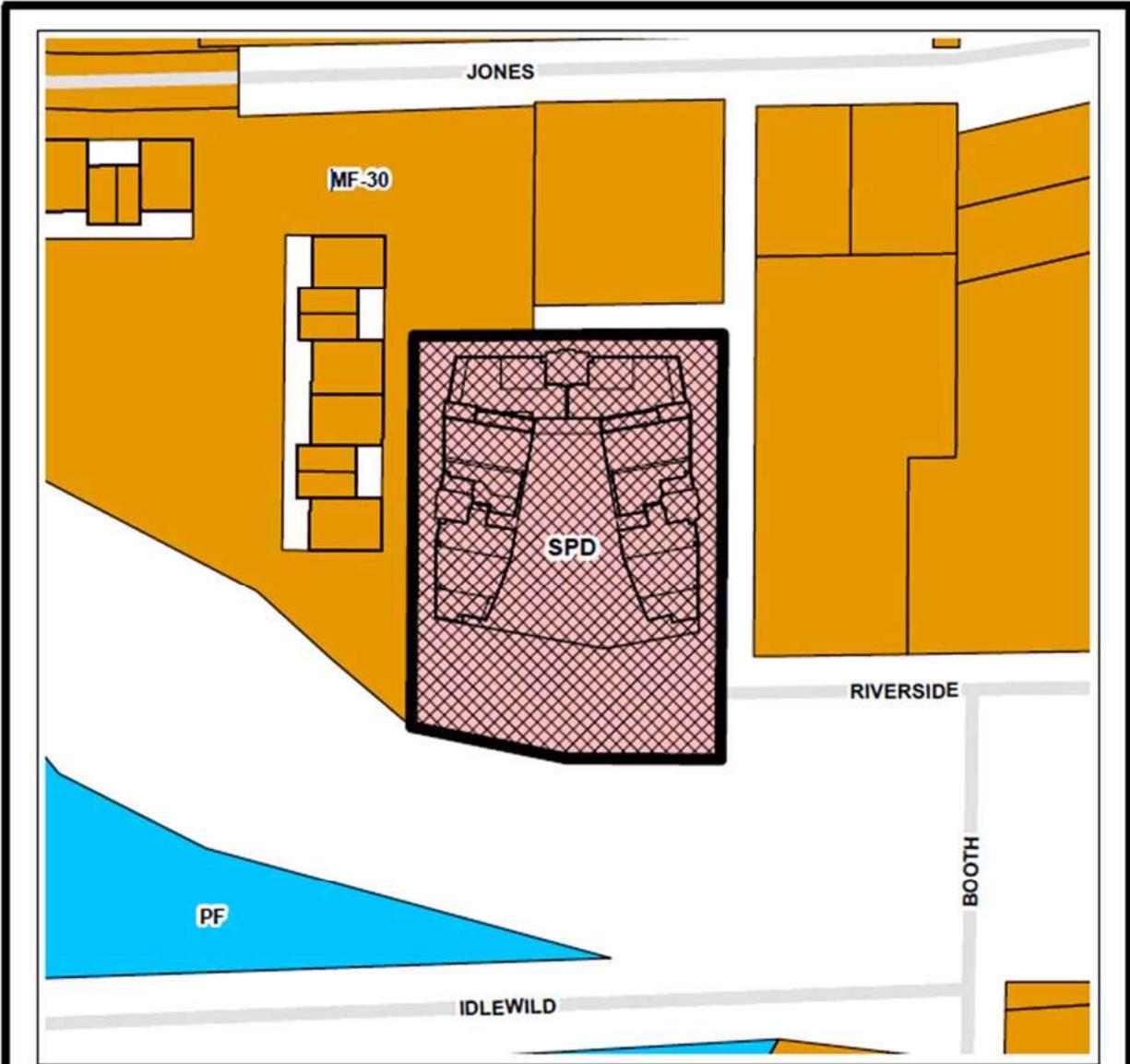
Excepting therefrom all that portion thereof, if any, lying below the natural ordinary high water line of the Truckee River.

The above description appears in that Quitclaim Deed recorded April 1, 2011 as Document No. 3989067 in the Official Records of Washoe County, Nevada.

MAPCA Surveys, Inc.
580 Mt. Rose Street
Reno, NV 89509
(775) 432-2067

James R. Bedard
PLS 17044





**LDC24-00044
(Riverside SPD)**

 **ZONING MAP AMENDMENT**
 FROM: ±1.39 Acres of MF-30
 TO: ±1.39 Acres of SPD



0 0.005 0.01 0.02
Miles

The information hereon is approximate and is intended for display purposes only. Reproduction is not permitted. For additional information, please contact the City of Reno Development Services Department.



Development Services Department
 1 East 1st Street Phone: 321-8309
 P.O. Box 1900 Fax: 334-2043
 Reno, NV 89505 www.reno.gov
 Map Produced: March 2024

RIVERSIDE DEVELOPMENT SPECIFIC PLAN DISTRICT HANDBOOK



Adopted: July 24, 2024

**Riverside Development
Specific Plan District Development Standards Handbook**

Notice is given that the Specific Plan District Development Standards Handbook was approved by the Reno City Council on _____, 2024. A copy of the certified handbook is attached hereto and incorporated herein.

Dated this _____ day of _____, 2024.

_____ (name)

_____ (signature)

STATE OF NEVADA)
)SS
COUNTY OF WASHOE)

On this _____ day of _____, 2024, _____ personally appeared before me, a Notary Public, known to me or proved to me on the basis of satisfactory evidence to be the person who executed this instrument.

_____ (seal)
Notary Public

TABLE OF CONTENTS

Project Location 2
Statement and Purpose of Plan 3
Design Standards 3
Modifications 12
Development Schedule 12

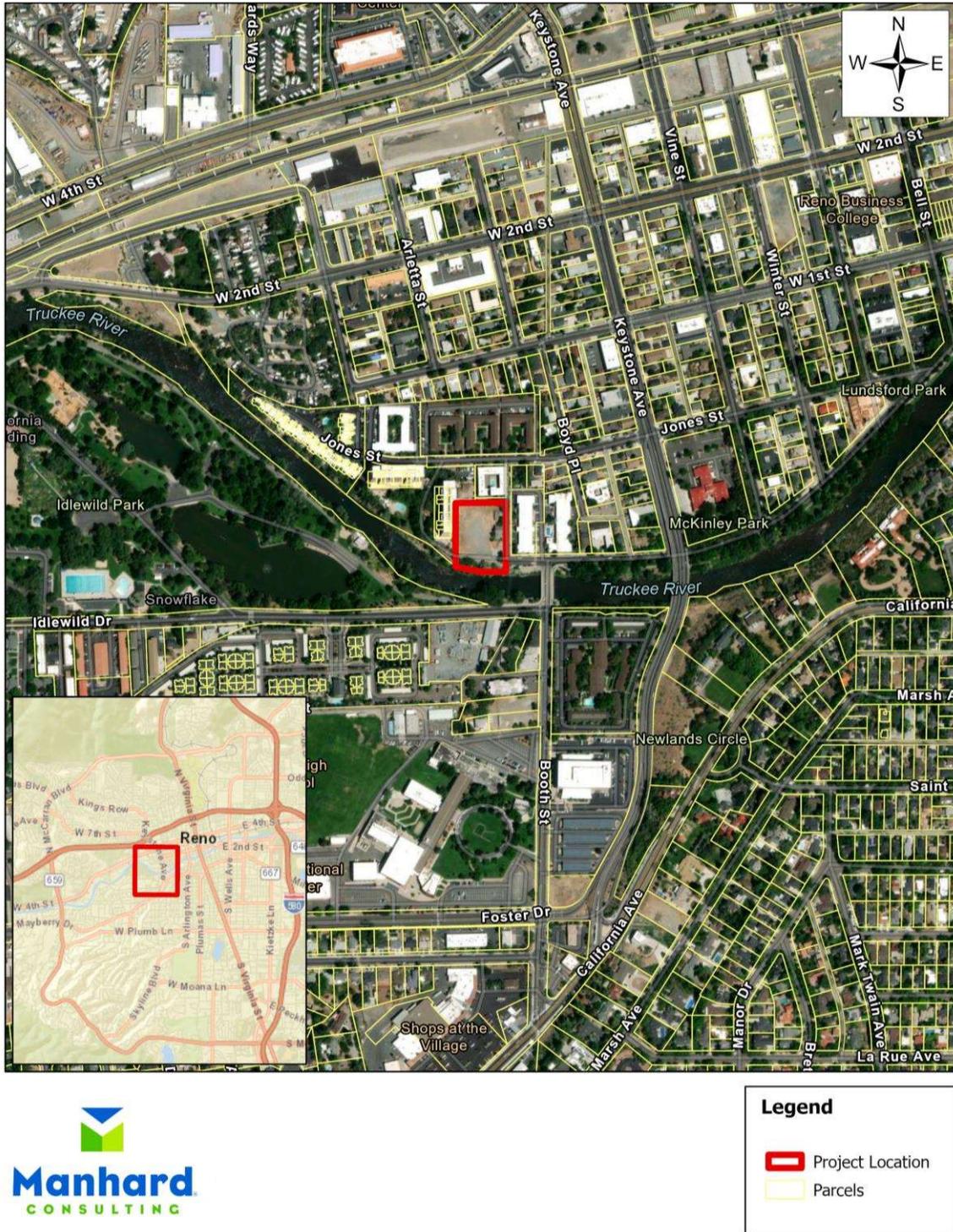
LIST OF FIGURES

Figure 1: Project Location 2
Figure 2: Riverside Development SPD Design Standards..... 5
Figure 3: Conceptual Site Plan 6
Figure 4: Existing Conditions 7
Figure 5: Preliminary Site Plan 8
Figure 6: Preliminary Utility Plan 9
Figure 7: Preliminary Landscape Plan 10

PROJECT LOCATION

The subject property is +/- 1.389 acres and is located at western terminus of Riverside Drive, north of the Truckee River and west of Booth Street in Reno.

Figure 1: Project Location



Legend

-  Project Location
-  Parcels



STATEMENT AND PURPOSE OF PLAN

The purpose of this Specific Plan District (SPD) is to establish a plan area that provides appropriate design standards for the orderly development of the subject property providing for appropriate land use, compatibility with adjacent properties, mitigation of potential impacts, and compliance with Reno Municipal Code standards, as noted and modified, herein.

The proposed project is a 123-unit multi-family residential development with a mix of studio, 1- and 2-bedroom units, a variety of amenities and associated off-street parking in a ground-level parking garage. However, to provide for flexibility and an alternate unit mix, the SPD allows for up to 180 units. This conceptual project was presented to the City of Reno when it was decided to enter into a Purchase and Sale Agreement (PSA) at the June 7, 2023, City Council meeting.

The project has been designed to meet the City's goals related to attainable housing, increased housing density, placemaking and quality of life, sustainability, and attractive and vibrant Truckee River Corridor; it will increase the supply of attainable housing with increased density, encourage development in an area with existing services and infrastructure, provide for housing in this neighborhood with extensive services in a one-mile radius, encourage community/placemaking with enhanced amenities, and promote an attractive and vibrant Truckee River.

Project amenities are proposed to include:

- Fitness Center
- Clubhouse
- Leasing Center
- Covered Parking
- Courtyard (with resident amenities)
- Upper Floor Patios (with resident amenities)
- Bike Storage
- River Frontage Amenities (including paths to the river and a riparian landscape area with pedestrian amenities)

DESIGN STANDARDS

The SPD recognizes the need to properly manage and reasonably control development of the subject property to create a project that meets the City's goals for the site while being compatible and complementary to the existing neighborhood. The SPD includes modified design standards that allow for an increased number of units and increased building height and number of stories above the standards set forth by the previous underlying MF-30 zoning designation.



Standards Not Addressed

Any development standards not specifically addressed in this handbook, shall be subject to the requirements set forth in Reno Municipal Code (RMC). Where this document is silent on a standard, the applicable section of the RMC as amended associated with the Multi-Family Residential (MF-30) zoning district or applicable general design standards shall apply.

Allowed Uses

All primary and accessory uses permitted by right or conditionally permitted in the underlying MF-30 zone will be permitted uses.

A conditional use permit shall not be required for development over 100 units.

Site and Building Standards

The proposed development will be designed in conformance with the requirements for site and building standards set forth in the RMC. The proposed development is not subject to RMC 18.04.101(c) as amended regarding the Shading of Parks and Residences.



Figure 2: Riverside Development SPD Design Standards

Riverside Development SPD	
General Standards	
Base units, maximum	Up to 180 du [1]
Lot size, minimum	3,000 sq. ft.
Lot width, minimum	50 ft. (no minimum lot width for zero-lot line development)
Setbacks, Minimum	
Front	10 ft.
Side	5 ft.
Side (for a project with two or more units-side yard adjacent to SF zoned property)	10 ft.
Side (zero-lot-line development)	10 ft. on one side and 0 ft. on the other
Rear	10 ft.
Street-Facing Garage	20 ft. measured from sidewalk or planned sidewalk to face of garage
Building Separation	10 ft. between principal buildings
Height Maximum	
Height	[2]
Stories	[3]
Other	
Shading of Parks and Residences	Not subject to RMC 18.04.101(c) Shading of Parks and Residences
Landscaping, minimum	10%
Off Street Parking	0.6 spaces per unit To be provided at 60% of the Level 1 parking district minimum requirement per RMC 18.04.705(a)(1)(b)(2); project is within ¼ mile (950 ft.) of the MD district.

Notes:

- [1] Site Plan Review required for any project in excess of 180 du
- [2] Site Plan Review required for buildings in excess of 65 ft.
- [3] Site Plan Review required for buildings in excess of 5 stories



Figure 3: Conceptual Site Plan



LEGEND

	PROPERTY LINE
	SETBACK LINE
	PROPOSED ASPHALT PAVEMENT
	PROPOSED CONCRETE
	PROPOSED LANDSCAPE
	PROPOSED BUILDING
	EXISTING RIVER
	EXISTING RIP-RAP

Kimley»Horn
 7900 Rancharrah Parkway
 Suite 100
 Reno, Nevada 89511
 775-200-1978



Figure 6: Preliminary Utility Plan
 (see full size sheet for details)

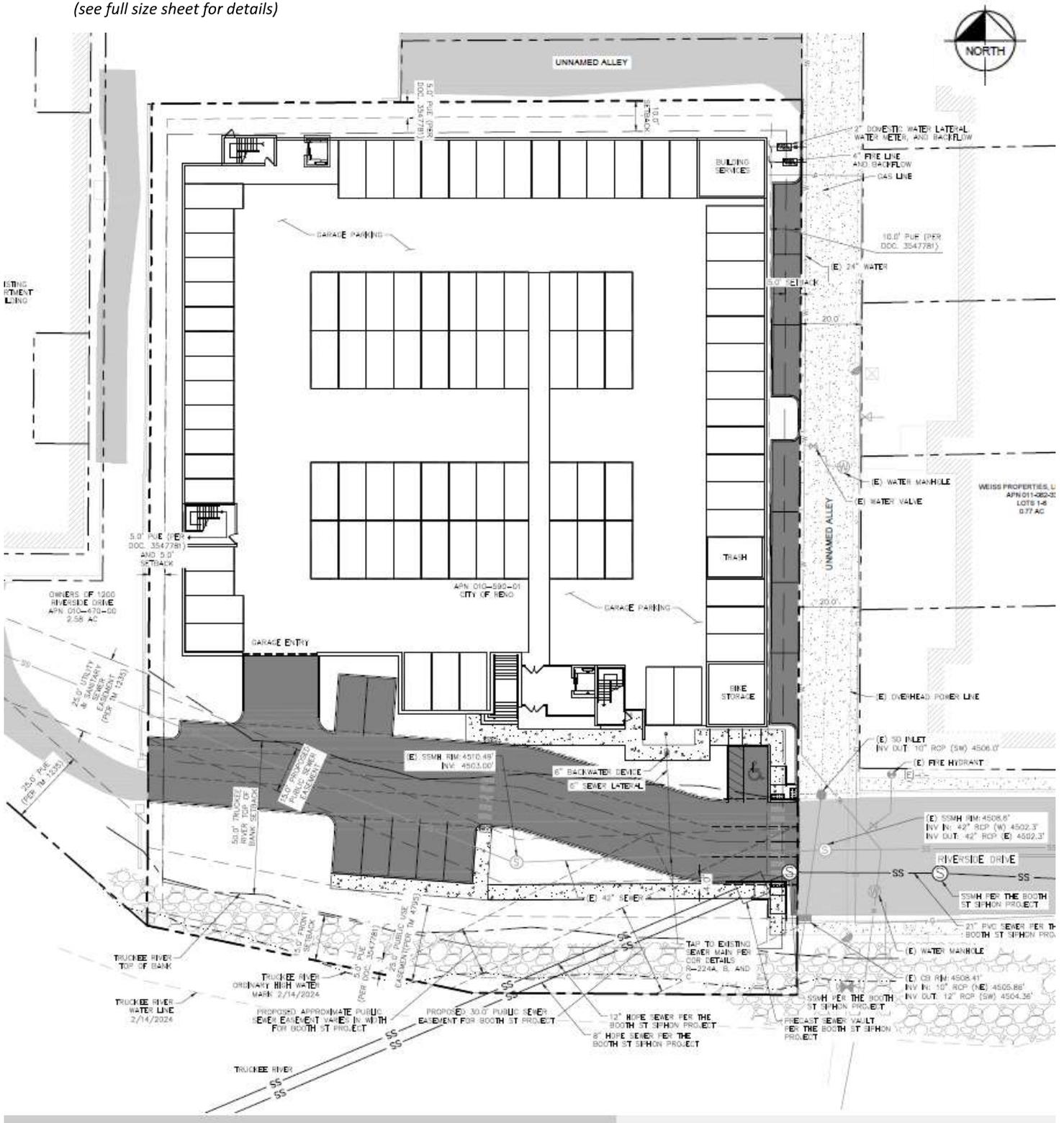


Figure 7: Preliminary Landscape Plan



Figure 7: Preliminary Landscape Plan, cont.



Emergency Vehicle Access

Emergency vehicle access to be provided in one of two options:

1. On-site in conformance with City of Reno Fire Department requirements. Elements for an aerial fire truck apparatus shall be incorporated into the final site design per approval of the Fire Marshal.
2. Throughway access through the 1200 Riverside Drive Community and project site, including widening the existing access to 20 feet minimum width. This will require written approval from the 1200 Riverside Dive Community Association.

Traffic

A Traffic Impact Study was prepared for the project. The study analyzes trip generation and impacts for a 180 unit project, although the project as proposed is 123 units. The project is expected to generate 802 daily weekday trips with 67 AM Peak Hour trips, and 70 PM Peak Hour trips. The project is not anticipated to have a significant impact to the key study intersections and the surrounding street network.

The traffic study includes the following conclusions/recommendations:

- The developer is recommended to install an R1-1 “STOP” sign with appropriate pavement markings for the egressing access drive on to Riverside Drive.
- All on-site and off-site signing and striping improvements should be incorporated into the Civil Drawings and conform to the current Manual on Uniform Traffic Control Devices (MUTCD), as applicable.
- The project is not anticipated to have significant impacts to the key study intersections and the surrounding street network.
- Projects of a greater size could be pursued at this location by restricting project traffic from egressing onto Jones Street.

MODIFICATIONS

The Administrator shall have the ability to grant minor deviations as outlined in RMC 18.08.804(b)(2), as amended. Minor deviations shall be subject to written approval from the master developer. Deviations of 10% or more shall conform to the City of Reno Variance process as outlined in RMC 18.08.801, as amended.

DEVELOPMENT SCHEDULE

It is anticipated that the project will be completed in one phase. Build out of the project will be in accordance with the Purchase and Sale Agreement (PSA) with the City of Reno as amended. In the event significant progress cannot be shown towards commencing vertical construction within 5 years of close, Riverside Development, LLC will offer the land back to the City of Reno at the cost of original price + closing costs + development costs incurred + compounding interest equal to the CPI (per the PSA).

