

A scenic photograph of a river flowing over a stone wall, with trees and a bridge in the background. The image is used as a background for the title text.

LDC25-00003

(2400 W. 7th Street Major Site Plan Review & Tentative Map)

Appeal

Reno City Council
January 22, 2025



C I T Y O F
RENO

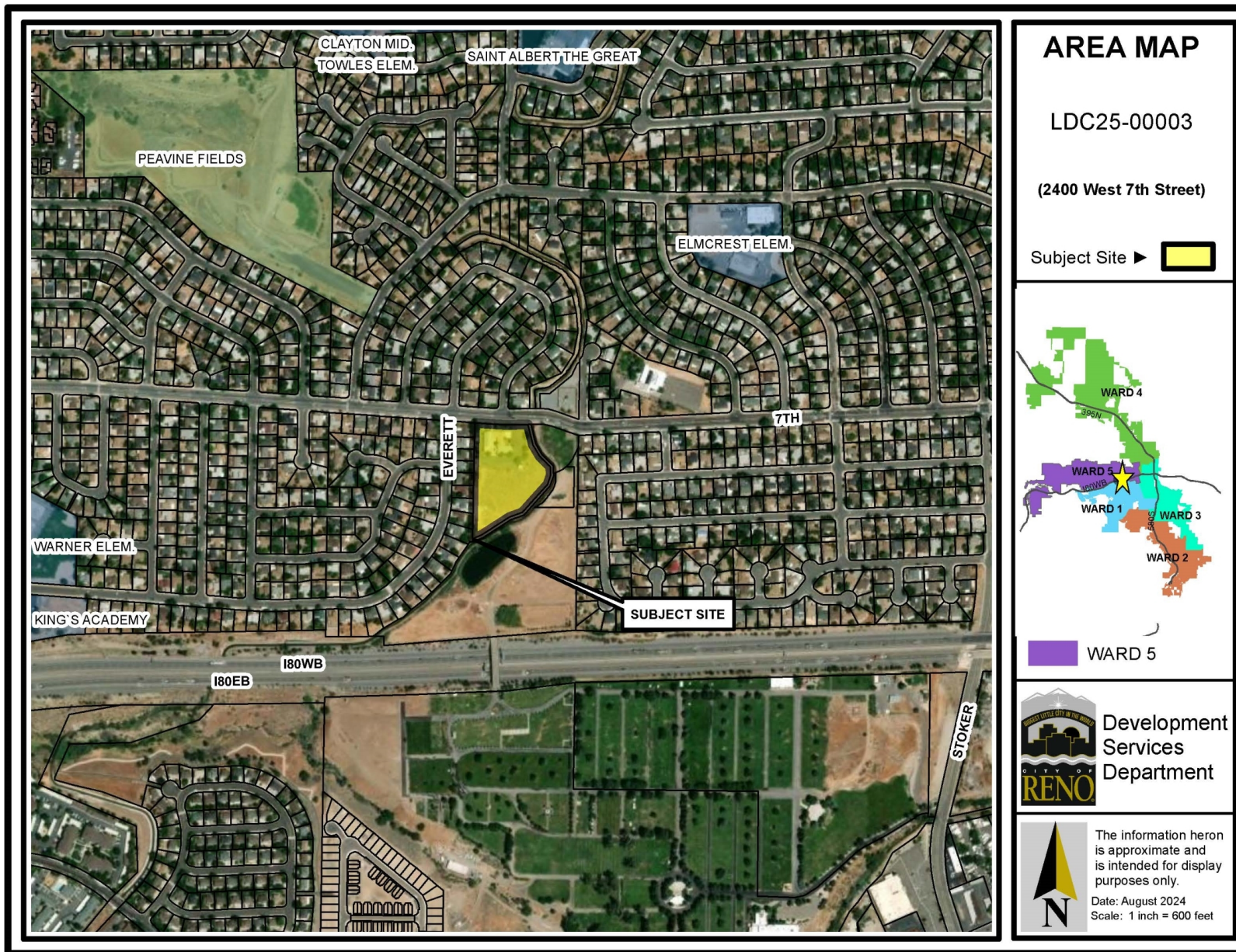
Project Information

Site:

- ±3.72 acre site

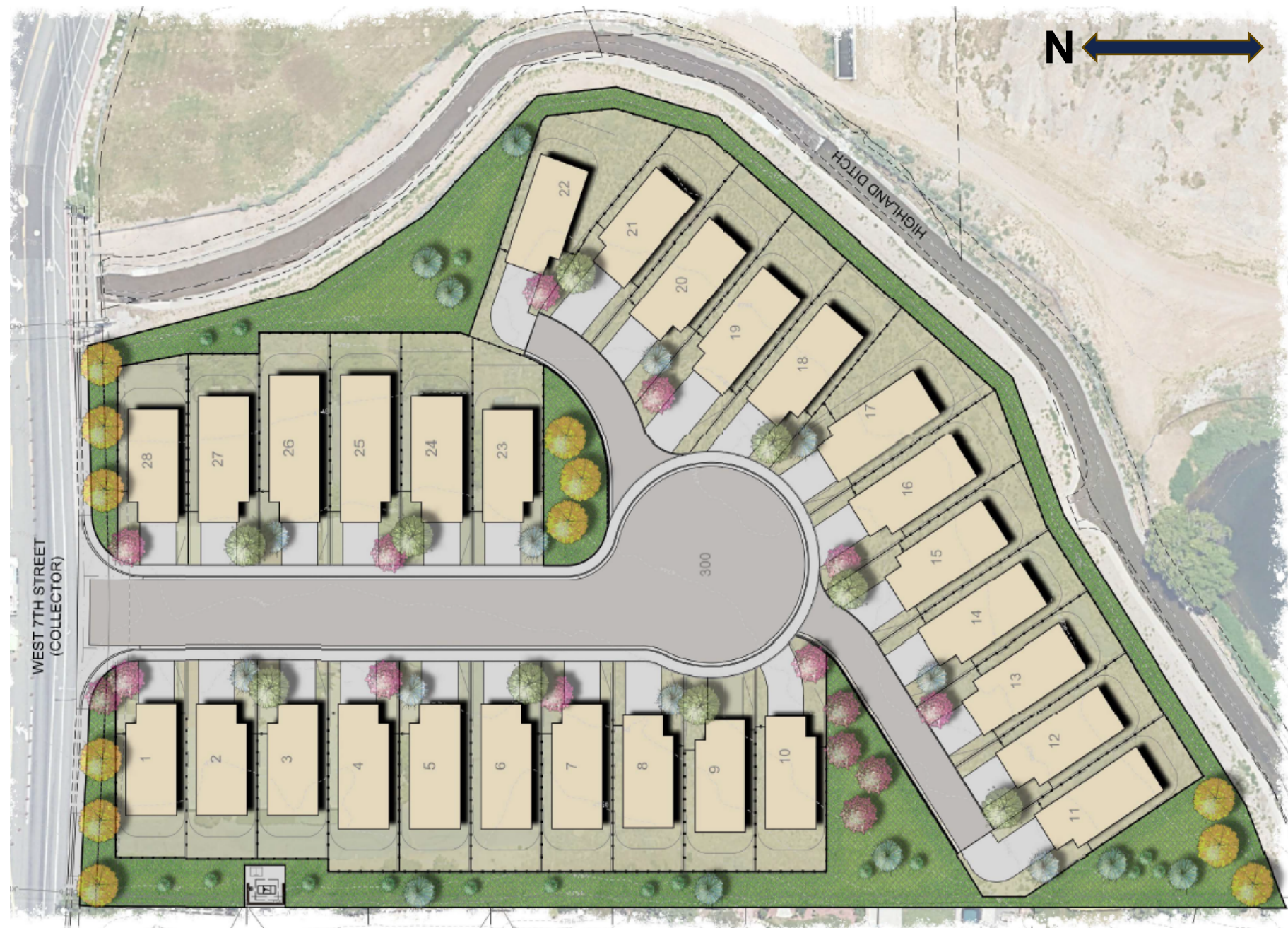
Request:

- Tentative map to allow for a 28-lot single-family detached subdivision
- Major Site Plan Review for Cluster Development



Overall Site Design

- Lots $\pm 3,261$ square feet to $\pm 5,000$
- Approx. 8,000 sq. ft. of landscaped open common space
- 4 parking spaces per unit = 112
- HOA (or equivalent) will maintain landscaping



Overall Site Design

- Landscaped common open space with benches
- Landscaped parkway along 7th Street
- Request to waive the internal landscaped parkway
- Viable pine trees shall be preserved





Overall Site Design

- 2 Story - 28-foot height (max)
- $\pm 1,851$ to $\pm 2,395$ square feet



DOES NOT meet the Ground Floor Interest or Standard Street Images Features

- Add windows into the garage doors
- Incorporate two of the following: varied setbacks, enhanced landscaping, front door path, or structure articulation

Compatibility

- 16-to-22-foot buffer adjacent to Lots 1 through 10
- 5-foot buffer adjacent to Lot 11
- Fully landscaped rear yards
- Additional design elements rear façade Lots 1 through 10
- Limited hours of construction



Findings

Tentative Map Findings	Staff Review and Analysis
Public services and utilities are available	Infill project, all services and utilities are available
Complies with the Master Plan, RMC, NRS	Complies with some Master Plan policies Meets the minimum RMC standards Complies with NRS

Findings

Major Site Plan Review Findings	Staff Review and Analysis
Design is compatible with surrounding development	Design of the subdivision is functional, product differs from surrounding development
Design is consistent with development standards	Meets the minimum RMC standards
Reasonably compatible with surrounding development, as conditioned	As conditioned, additional mitigation has been recommended including a buffer, additional landscaping, and enhanced design standards
Not detrimental to the public health, safety, or welfare	Once developed, noise, smoke, odor, dust, vibration, illumination, and other hazards shall be mitigated

Findings

Cluster Development Findings	Staff Review and Analysis
<p>1. The clustering proposal, compared with a more traditional site development plan, better attains the policies and objectives of this article, such as providing more open space, preserving existing trees and vegetation coverage, preserving view corridors, and preserving sensitive environmental areas such as stream corridors, slide areas, wetlands, and steep slopes;</p>	<p>Increased buffering on the west side may preserve view corridors better than traditional development with no buffer</p>

Findings

Cluster Development Findings	Staff Review and Analysis
<p>2. The clustering proposal will have no significant adverse impact on adjacent properties or development, or the applicant has agreed to adopt appropriate mitigation measures such as edge matching, landscaping, screening, illumination standards, and other design features to buffer and protect adjacent properties from the proposed clustered development;</p>	<p>The applicant has agreed to adopt a buffer ranging from 5 to 22 feet, plus the 20-foot rear setback.</p> <p>(Buffering between varying sizes of single-family residential parcels would be 30 feet, plus, the rear yard setback.)</p>

Findings

Cluster Development Findings	Staff Review and Analysis
3. The clustering proposal meets all other applicable requirements set forth in this article or in other applicable ordinances or regulations.	Complies with some Master Plan policies Meets the minimum RMC standards Complies with NRS

Planning Commission Decision

November 21, 2024

Planning Commission denied the request 5 to 1 (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