

STAFF REPORT

Date: May 22, 2024

To: Mayor and City Council

Through: Doug Thornley, City Manager

Subject: **Staff Report (For Possible Action): Case No. LDC24-00045 (Santerra-Quilici Properties Condition Amendment) - A request has been made to amend Condition No. 20 associated with LDC21-00017 (Santerra-Quilici Properties). The requested modification would delete the requirement for a temporary residential fire station and replace it with a requirement for a \$300,000 contribution to the City of Reno for a fire apparatus. The overall ±1,164.59-acre site is located to the south and east of Interstate 80 (I-80), southwest of Boomtown Garson Road, to the south of the Meridian 120 South projects, and is designated within the Mortensen-Garson Overlay District (MGOD) and is within the Mortensen-Garson Neighborhood Plan.**

From: Jeff Foster, Associate Planner

Department: Development Services - Planning

Summary:

On March 24, 2021, Council approved the Santerra Quilici tentative map and special use permit (Case No. LDC21-00017) for a 1,225-unit residential subdivision located in Verdi, south of Interstate 80 (I-80). During the hearing, Council added Condition of Approval No. 20, requiring the developer to provide a temporary residential fire station prior to the issuance of the 25th certificate of occupancy within the project. The intent was to convert a house into a temporary fire station, served by a two-man crew, until such time as the permanent fire station was constructed. This is a request by the City of Reno Fire Department (RFD) to amend Condition No. 20, and instead of a temporary fire station, require the applicant to provide a \$300,000 contribution to the City of Reno for a fire apparatus. The Planning Commission recommends approval of the proposed amendment to Condition No. 20.

Alignment with Strategic Plan:

Public Safety

Previous Council Action:

March 24, 2021 – Council approved the Santerra Quilici tentative map and special use permit (Case No. LDC21-00017).

Background:

On March 24, 2021, the Reno City Council approved the Santerra Quilici Properties tentative map and special use permit (Case No. LDC21-00017) for a 1,225-unit residential subdivision. Council added Condition of Approval No. 20, requiring the developer to provide a temporary residential fire station prior to the issuance of the 25th certificate of occupancy within the project. The intent was to convert a house into a temporary fire station, served by a two-man crew, until such time as the permanent fire station was constructed. The requirement for the temporary residential fire station is no longer the desire of the RFD, as funding and staffing are dependent on the City's budget and finances. The two-person crew will provide emergency medical services (EMS) but will not respond to fire calls. Staffing the two-person crew on a full-time (24 hours a day/7 days a week) basis will cost the City between \$1.2 to \$1.4 million annually. Instead of a temporary residential fire station, the RFD has requested to delete Condition No. 20 and replace it with a requirement for a \$300,000 contribution to be used to help fund a new fire apparatus.

While there is no specific timeline for the construction of the permanent fire station, a ±2.9-acre public facility site has been dedicated to the City of Reno for a future fire station. A separate condition of approval has been added to the project requiring a contribution for fire facilities in the amount of \$1,608 for every residential unit. The money will be collected at the time of building permit for each house and the City of Reno will be able to spend the money on construction of a permanent fire station in the future.

Analysis:

A detailed analysis of the request is included in the Planning Commission staff report. The key issue is public safety.

Discussion:

Draft minutes from the May 1, 2024, Planning Commission public hearing are attached to this report (**Exhibit C**). The Planning Commission discussion was related to:

- Timing of the temporary fire station under the existing Condition No. 20 versus the future permanent fire station
- How the \$300,000 would be earmarked
- Timing for using the \$300,000 to purchase the fire apparatus
- What RFD needs from the City in general
- Overall fire protection for the Verdi area

Planning Commission Vote:

Recommendation to amend Condition No. 20: six in favor, none opposed, and one absent.

Financial Implications:

It is estimated by the RFD that the current Condition (LDC21-00017 Condition No. 20), would require funding of approximately \$1.2 to \$1.4 million annually for staffing of a temporary fire station.

Legal Implications:

Legal review completed for compliance with City procedures and Nevada law.

Planning Commission Recommended Conditions of Approval:

All conditions shall be met to the satisfaction of Development Services staff unless otherwise noted.

1. Condition No. 20 of LDC21-00017 per **Exhibit B**, Santerra Quilici Properties Decision Letter, shall be amended as follows:

~~“Prior to the issuance of a certificate of occupancy for the 25th residence within the Project, Developer shall provide for the temporary use of an appropriately modified single family home or commercial building (the “Residential Station”) for purpose of housing a two person public safety crew and collocated ambulance, police, fire and/or EMS equipment. The Residential Station shall provide direct access to a collector or an arterial road at a specific location to be mutually agreed upon by Developer and the City prior to approval of the first final map and shall be available for use until the City acquires or constructs a fire station with a six minute response time to the Project. Prior to issuance of the first certificate of occupancy for a residential unit within the Project, the applicant shall contribute \$300,000 to the City of Reno to help pay for a new fire apparatus.”~~

Findings:

General Review Criteria and Considerations: 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 (RTC).
- 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.

Tentative Map: Approval of tentative maps shall be subject to the approval criteria in Section 18.08.304(e), *Approval Criteria Applicable to All Applications*, and criteria set forth in Nevada Revised Statute (NRS) Section 278.349(3), as follows:

- a) Environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, community or public sewage disposal, and, where applicable, individual systems for sewage disposal;
- b) Availability of water that meets applicable health standards and is sufficient in quantity for the reasonably foreseeable needs of the subdivision;
- c) Availability and accessibility of utilities;
- d) Availability and accessibility of public services such as schools, police protection, transportation, recreation, and parks;
- e) Conformity with the zoning ordinances and master plan, except that if any existing zoning ordinance is inconsistent with the master plan, the zoning ordinance takes precedence;
- f) General conformity with the governing body's master plan of streets and highways;
- g) Effect of the proposed subdivision on existing public streets and the need for new streets or highways to serve the subdivision;
- h) Physical characteristics of the land such as floodplain, slope, and soil;
- i) Recommendations and comments of those entities and persons reviewing the tentative map pursuant to NRS 278.330 to 278.3485, inclusive;
- j) Availability and accessibility of fire protection, including, but not limited to, the availability and accessibility of water and services for the prevention and containment of fires, including fires in wild lands; and
- k) Submission by the subdivider of an affidavit stating that the subdivider will make provision for payment of the tax imposed by chapter 375 of NRS and for compliance with the disclosure and recording requirements of subsection 5 of NRS 598.0923, if applicable, by the subdivider or any successor in interest.

Special Use Permit: General special use permit findings. Except where specifically noted, all special use permit applications shall require that all of the following general findings be met, as applicable.

- a) The proposed use is compatible with existing surrounding land uses and development.
- b) The project is in substantial conformance with the master plan.
- c) There are or will be adequate services and infrastructure to support the proposed development.
- d) The proposal adequately mitigates the traffic impacts of the project and provides a safe pedestrian environment.
- e) The proposed site location and scale, intensity, density, height, layout, setbacks, and architectural and overall design of the development and the uses proposed are appropriate to the area in which it is located.
- f) The project does not create adverse environmental impacts such as smoke, noise, glare, dust, vibrations, fumes, pollution, or odor which would be detrimental to, or constitute a nuisance to area properties.
- g) Project signage is in character with project architecture and is compatible with or complementary to surrounding uses.
- h) The structure has been designed such that the window placement and height do not adversely affect the privacy of existing residential uses.

Special Use Permit: Special use permits for hillside development. In order to approve a special use permit for hillside development, the decision-making body shall make the general special use permit findings and the following additional findings:

- a) The proposed project mitigates environmental degradation, including slope failure, erosion, sedimentation, and stormwater run-off;
- b) The proposed project utilizes grading practices that are appropriate for hillsides and designed to minimize the visibility of unsightly scarring;
- c) The proposed project provides open space based on hillside constraints;
- d) The proposed project adheres to applicable hillside development design standards and to master plan provisions related to development in sloped areas; and
- e) The proposed project's site layout and design features adequately mitigate potential visual impacts of development near prominent ridgelines and within other visually prominent areas.

Special Use Permit: Special use permits for cuts and/or fills. In addition to the general special use permit findings above, special use permits for cut slopes of 20 feet or greater in depth or fill slopes 10 feet or greater in height shall require that one of the following findings be made:

- a) The slopes can be treated in a manner that does not create negative visual impacts.
- b) The grading is necessary to provide safe and adequate access to the development.

Recommendation:

Planning Commission recommends Council amend Condition of Approval No. 20 as recommended in the Planning Commission staff report.

Proposed Motion:

I move to uphold the recommendation of the Planning Commission.

Attachments:

Exhibit A.1 Area Map

Exhibit A.2 Vicinity Map

Exhibit A.3 Zoning Map

Exhibit A.4 Master Plan Map

Exhibit B. Planning Commission Staff Report

Exhibit C. Draft Planning Commission Minutes

Santerra-Quilici Properties Condition Amendment Legal Notice