

**PLANNING COMMISSION
STAFF REPORT**

Date: August 21, 2024

To: Reno City Planning Commission

Subject: **Staff Report (For Possible Action): Case No. LDC24-00060 (Chalk Bluff LLC Major Site Plan Review) – A request has been made for a major site plan review to allow for: 1) fills greater than ten feet in height; and 2) disturbance to a major drainage way. The ±2.75-acre project site is located on the northeast portion of a ±23.39-acre parcel located south of Interstate 80, east of Exit 9 (Robb Drive). The subject site is within the LLR1 – Large Lot Residential (1 acre) zoning district and has a Master Plan land use designation of Large-Lot Neighborhood (LL).**

From: Leah Piccotti, Associate Planner

Ward #: 1

Case No.: LDC24-00060 (Chalk Bluff LLC Major Site Plan Review)

Applicant: FJ Management, Inc

APN: 212-112-03

Request: **Major Site Plan Review:** To allow for:

- Fills greater than ten feet in height; and
- Disturbance to a major drainageway

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

Proposed Motion: Based upon compliance with the applicable findings, I move to approve the major site plan review subject to conditions listed in the staff report.

Summary: The applicant is requesting a major site plan review to allow for grading with maximum fills of ±60 feet and disturbance of a previously disturbed, partially piped, major drainageway. Approval of this application will allow for the development of a temporary ±35,100 cubic foot sediment basin to capture eroded or disturbed soil on the adjacent construction site, facilitating previously approved development on the adjacent parcels. At this time, no additional development beyond the grading, sediment basin, and supporting drainage improvements are proposed on this parcel. Key issues related to this request are: 1) overall site design; and 2) natural resource protection. Staff recommends approval, subject to the conditions listed in the staff report.

Background: In 2010, a building permit (BLD10-05053) was issued for grading and a temporary stockpiling yard on the subject site to facilitate major infrastructure improvements in the region. Recently, the adjoining FJM, TCA, and Heiser projects (LDC23-00059, LDC23-00017, LDC23-00003) have been approved for development. The FJM and TCA properties to the south are located within the General Commercial (GC) zoning district. The TCA property is approved for 202 townhome units and the FJM property was recently granted a major site plan review to allow for grading of pad sites and the installation of infrastructure to serve future mixed-use development. The Heiser Specific Plan District (SPD) to the east has been approved to include two development pads, one adjacent to the subject site allowing either residential or commercial development. Additionally, the Heiser SPD approved the major drainageway to be piped. Approval of this request will allow the drainageway to be piped and connected to the piping within the Heiser SPD drainageway. An overall site plan and grading plan, which includes the 2.75 acre subject site, have been provided in **Exhibit B**.

Analysis:

Grading: RMC 18.04.302(d) requires the approval of a major site plan review (MSPR) for grading resulting in fills greater than 10 feet. The project proposes fills of up to 60 feet in depth and approximately 82,3000 cubic yards of fill (**Exhibit C**). The proposed fills will eliminate the ravine that currently exists between the project site and the Heiser property to the east. Fill material will be sourced from previously approved grading on the adjacent properties. **Exhibit D** is a visual impact study showing what the site (combined with the adjacent S3 Robb Drive/Heiser site) will look like upon completion of earthwork efforts (prior to revegetation). In addition to the photo simulations, the applicant provided a historical visual summary of the two sites showing how the general area has been graded and/or filled in the past.

Drainage: RMC 18.04.302(d) requires the approval of a MSPR for disturbance of a major drainageway. The subject major drainageway was piped several years ago by the Nevada Department of Transportation (NDOT) during the construction of Interstate 80 (I-80). Flows enter the major drainageway from the west emanating from surface runoff from the adjacent Interstate 80 corridor and from the north via two culverts that collect stormwater drainage from upslope development and from the Interstate 80 corridor. The existing pipe extends the length of the parcel terminating approximately 60 feet from the eastern property line. The proposed disturbance includes rerouting the existing pipe to run parallel to I-80, and east onto the Heiser property where it will connect to previously approved piped major drainageway on the Heiser property. The major drainageway analysis was analyzed by staff and demonstrates standards consistent with RMC and the Public Works Design Manual (PWDM).

Hydrology: The project area lies entirely within a FEMA unshaded flood zone X designation area indicating the site is outside of the 500-year flood zone. Drainage from the area will discharge to

the Truckee River via natural drainage patterns. Proper access and appropriate easements for all drainage facilities will be required per the PWD.M.

The project is located directly adjacent to I-80, a State of Nevada owned and maintained roadway which is officially designated as Interstate Route 80 and functionally classified as an Interstate highway. Any proposed or required improvements within the NDOT right-of-way or to NDOT facilities will require an occupancy permit issued by NDOT. The applicant will be required to coordinate with NDOT's Permit Office for any required occupancy permit (hydraulic design, drainage facilities, etc.) and provide documentation of NDOT's permit approval to the City of Reno (**Condition 5**).

Public Improvements: No City of Reno infrastructure is proposed or required with the project (i.e. sewer, storm drain, sidewalk, curb and gutter, ramps, etc.).

Public Services: No noted concerns were received from either the Reno Fire Department or Reno Police Department in regard to this request. The closest fire station is Station 11 located at 7105 Mae Anne Ave. The current response time from Station 11 is four minutes.

Master Plan Conformance: The subject site has a Master Plan land use designation of Large-Lot Neighborhood (LL) and is within the Foothill Neighborhoods of the Structure Plan. The proposed project is consistent with the Master Plan designation, the Structure Plan, and the following applicable Master Plan guidance:

- Guiding Principle 1.1B: Community Development
- Guiding Principle 1.2D: Employment Centers
- N-FN: Cut and Fill Slopes

Public and Stakeholder Engagement: The project was reviewed by various City divisions and partner agencies. Courtesy notices were sent out to surrounding property owners. The July Ward 1 Neighborhood Advisory Board (NAB) was cancelled. No comments from the public or NAB members have been received. Future comments will be forwarded to the Planning Commission.

Recommended Conditions of Approval: All conditions shall be met to the satisfaction of Development Services 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 all building permits associated with the project within

18 months from the date of final approval, and continuously maintain the validity of those permits, or this approval shall be null and void.

3. Prior to the issuance of any building permit and/or business license, 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 applicant will be required to coordinate with NDOT's Permit Office for any required occupancy permit (grading, hydraulic design, drainage facilities, etc.) and provide documentation of NDOT's permit approval to the City of Reno.

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 and application that provides a public benefit even if the development is contrary to some of the foals, 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.

Major Site Plan Review: 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 major site plan review permit:

- a. The proposed design is compatible with surrounding development;
- b. The proposed design is consistent with applicable development standards;
- c. Public services and facilities are available to serve the project, or will be provided with development;
- d. The characteristics of the project as proposed and as may be conditioned are reasonably compatible with the types of development permitted in the surrounding area; and
- e. The approval will not be materially detrimental to the public health, safety, or welfare. The factors to be considered in evaluating this application shall include:
 1. Property damage or nuisance resulting from noise, smoke, odor, dust, vibration, or illumination; and
 2. Any hazard to persons and property.

Attachments:

Exhibit A – Case Maps

Exhibit B – Overall Site Plan & Overall Grading Plan

Exhibit C – Site Plan, Grading Plan, & Slope Map

Exhibit D – Visual Impact Study