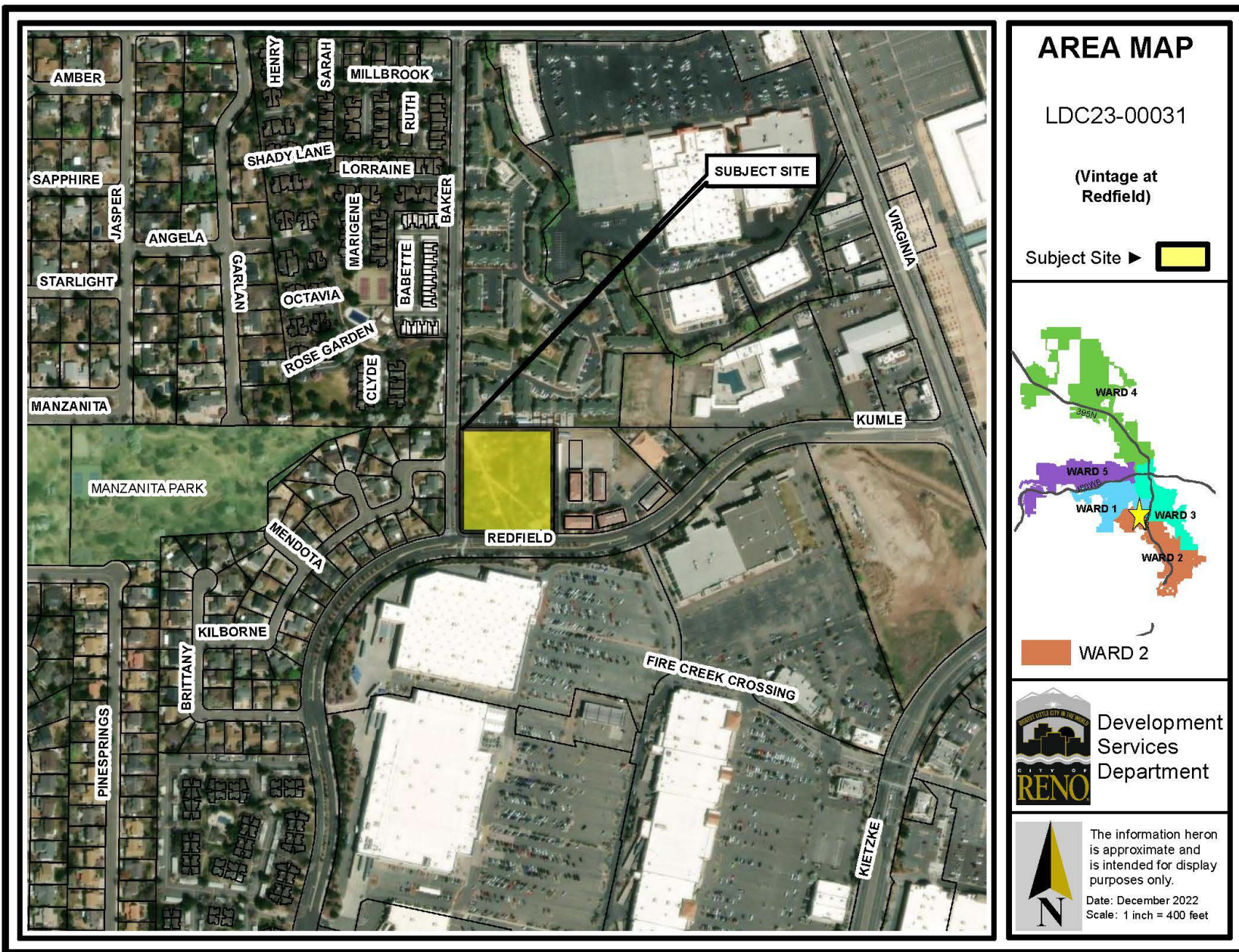


LDC23-00031

(Vintage at Redfield Major Deviation)

Reno Planning Commission
February 1, 2023



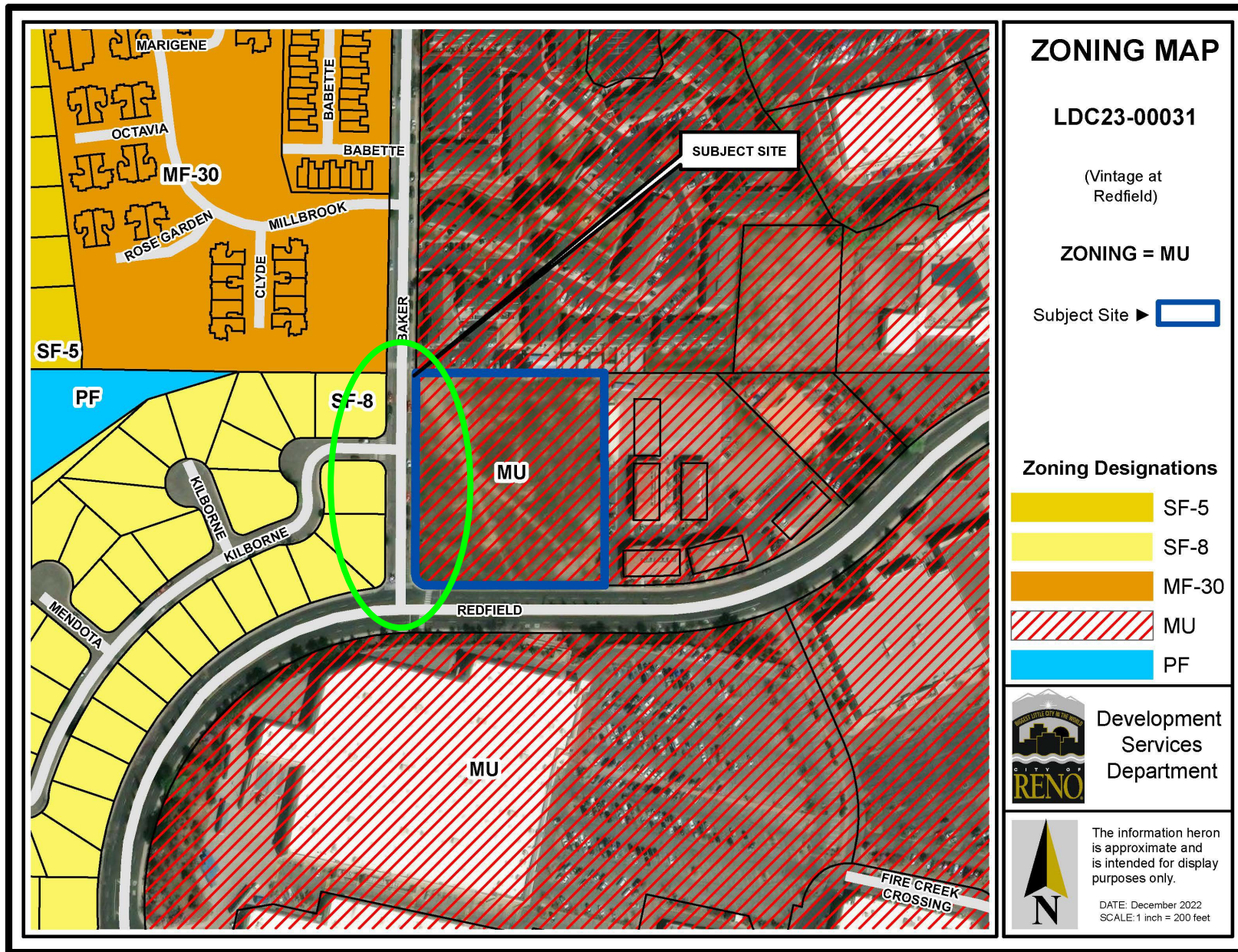


Site:

- ±2.646 acre site

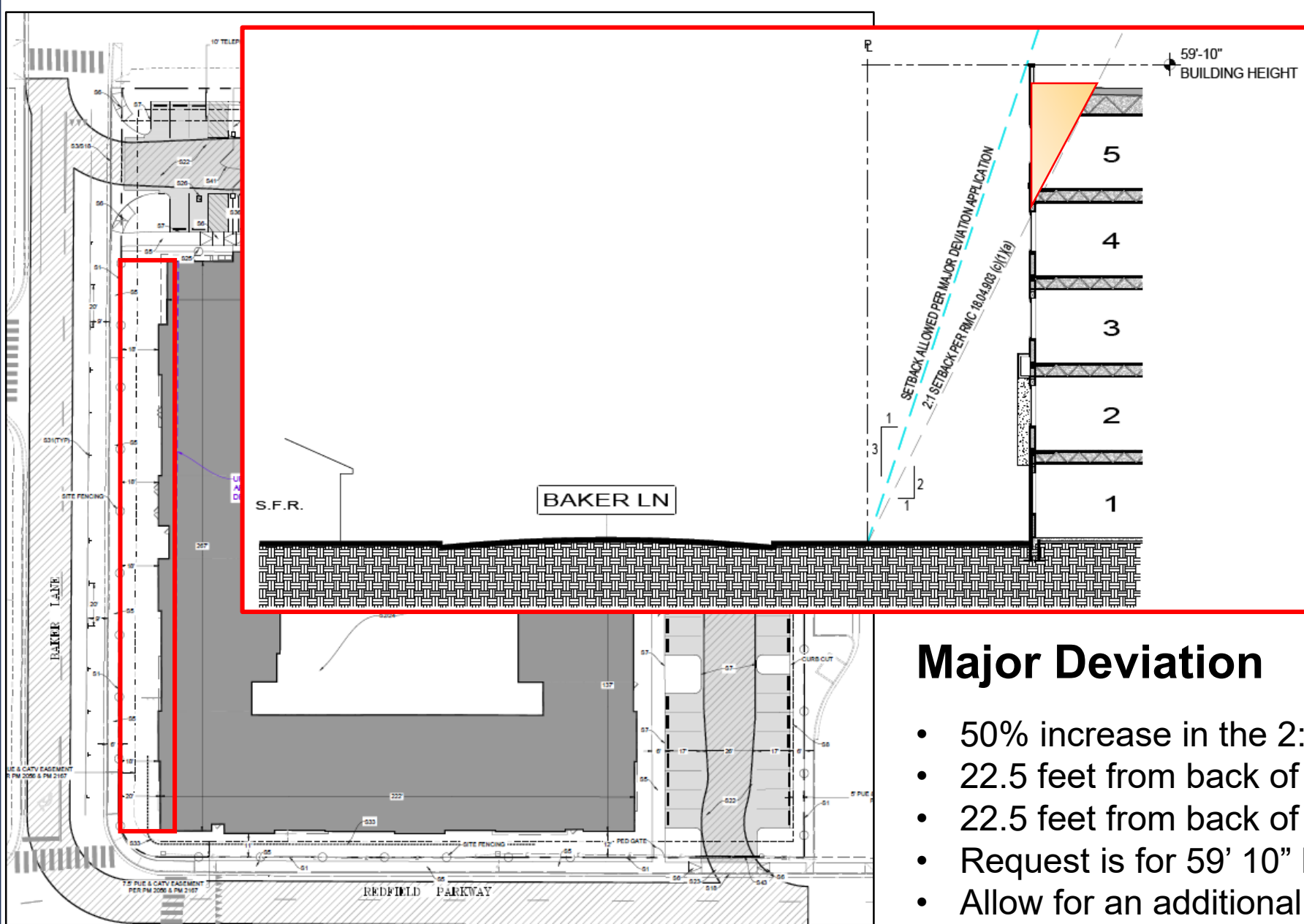
Request:

To allow for an increase in the required 2:1 building height/setback ratio by 50% resulting in a 3:1 building height/setback ratio



Key Issues:

- Overall site design
- Compatibility with surrounding development



Overall Site Design

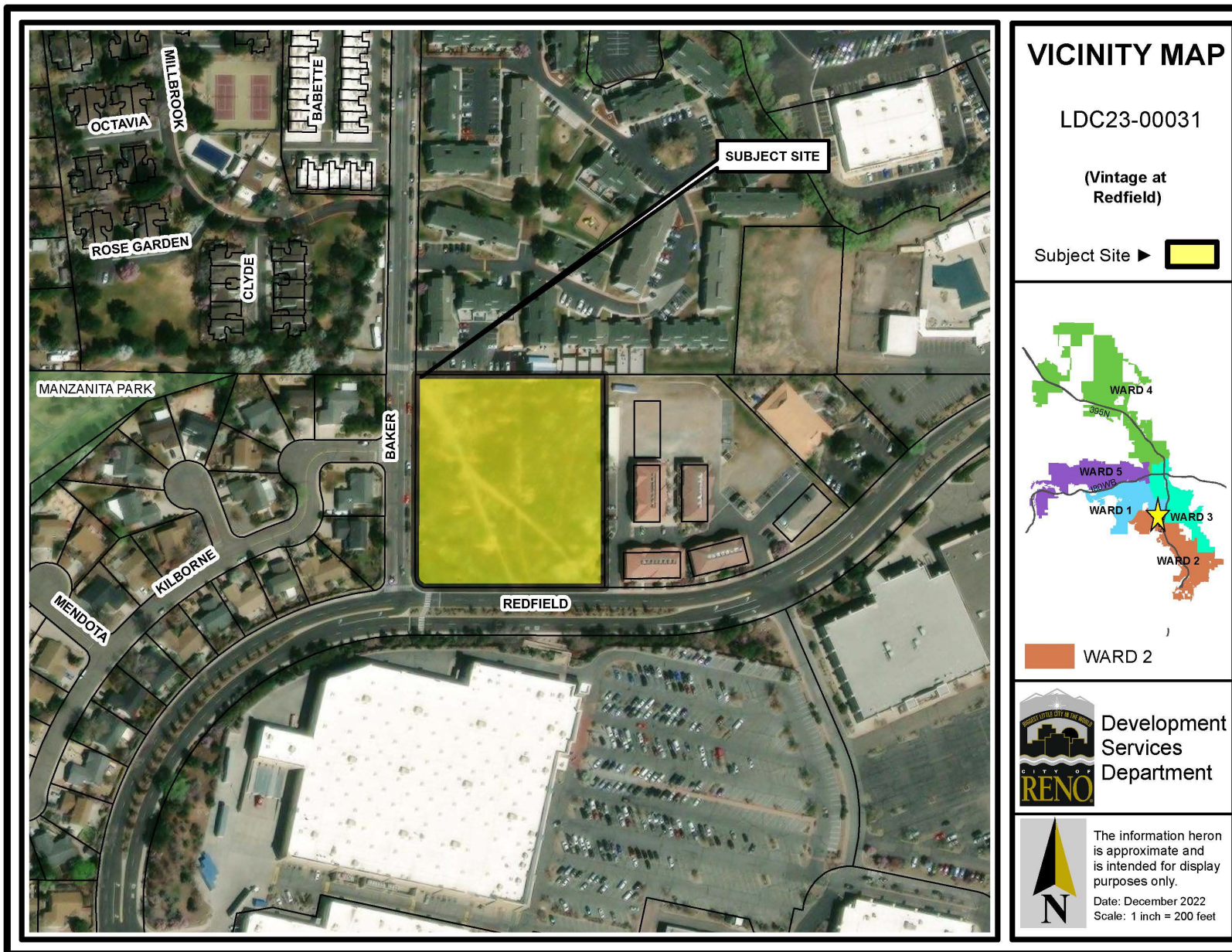
- Five story 223-unit development
- Senior living 60% of Area Median Income

Major Deviation

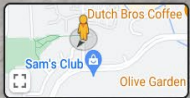
- 50% increase in the 2:1 ratio = 3.1 ratio
- 22.5 feet from back of curb at 2:1 = 45' height
- 22.5 feet from back of curb at 3:1 = 67.5' height
- Request is for 59' 10" height
- Allow for an additional 20 units

Compatibility with Surrounding Uses

- North: Multi-family complex (MU)
- East: Multi-family complex (MU)
- West: Single-family Residential (SF-8)
- South: Sam's Club (MU)



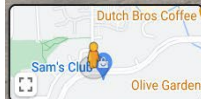
Sam's Club



Compatibility with Surrounding Uses



Multi-family Complex



Major Deviation Findings

MJD Findings	Staff Review and Analysis
Will not significantly impact neighbors	✓ Yes
Changes proposed enhance overall design	✓ Yes
Does not constitute a special privilege	✓ Yes
Will not be detrimental to public health, safety, or welfare	✓ Yes

Recommended Motion

Based upon compliance with the applicable findings, I move to approve the major deviation subject to the conditions listed in the staff report.

Alternative Equivalent Compliance

RMC 18.04.804(f)(1)

Two street trees for each lot

Condition No. 10:

Equivalent number of required trees planted in alternative locations

