

STAFF REPORT

Date: April 23, 2025

To: Mayor and City Council

Through: Jackie Bryant, City Manager

Subject: Staff Report (For Possible Action): Case No. LDC25-00016 (Plumas Redevelopment) - Appeal of the Planning Commission's decision to approve a request for a conditional use permit to allow for: 1) a 273-unit multi-family apartment complex; and 2) grading resulting in fills greater than ten feet. The ±9.48 acre project site includes three parcels and is located on the southeast corner of Plumas Street and South McCarran Boulevard. The site is located in the General Commercial (GC) zoning district and has a Master Plan land use designation of Suburban Mixed-Use (SMU). Appeals were filed by the applicant, Thompson Thrift, and Terry Ruppert, Lakeridge Villa HOA, Board Member. City Council may affirm, modify, or reverse the decision of the Planning Commission. This item was continued from the January 22, 2025, City Council Meeting. [Ward 2]

From: Leah Piccotti, Associate Planner

Department: Development Services - Planning

Summary:

This is a public hearing to consider an appeal of the Planning Commission's approval of a conditional use permit to allow 273-unit multi-family apartment complex and grading resulting in approximately ±23.2 feet of fills. Key project issues consist of: 1) overall site design; 2) compatibility with surrounding uses and development; 3) traffic, access, and circulation; and 4) tree preservation. Two appeals of the Planning Commission's decision (**Exhibit A**) have been filed by Terry Ruppert, Lakeridge Villas HOA Member, and by the applicant, Thompson Thrift, generally summarized below:

- Terry Ruppert, Lakeridge Villas HOA Member, appealed noting traffic safety, fire safety, compatibility with the neighborhood, misrepresentation of the findings, lack of benefits to the neighborhood, apartment vacancy rates, and quality of life.
- Thompson Thrift, the applicant, appealed to preserve their right to judicial review.

Alignment with Strategic Plan:

Economic and Community Development

Previous Council Action:

In 2019, Council adopted a zone change on the ±9.48 acre site from a Specific Plan District (Club Lakeridge-SPD) to Community Commercial (translated to General Commercial with the 2021 code update).

In 2021, the Planning Commission approved a tentative map and conditional use permit (LDC21-00036) for a 314-unit attached condominium subdivision with a community clubhouse and recreation amenities. Eighteen appeals were received in opposition. On April 28, 2021, Council modified the decision of the Planning Commission and approved the proposal with modifications to the conditions of approval.

On January 22, 2025, Council heard this appeal and continued it for 90 days. Council directed the applicant to work with the appellant and the surrounding community members to modify the design of the buildings and further mitigate concerns regarding traffic.

Background:

A detailed project analysis is provided in the attached Planning Commission staff report (**Exhibit B**). The Planning Commission discussion is summarized in the following points:

- Overall, the Planning Commission generally expressed support for the project. Traffic safety, fire access, parking, infrastructure, school capacity, residential compatibility and public transportation were discussed during the meeting.
- The request was unanimously approved by the Planning Commission with six in favor, none opposed, and one absent.

Draft minutes from the December 5, 2024, Planning Commission public hearing are attached (**Exhibit C**). Four voicemails were played and five members of the public spoke in opposition at the Planning Commission hearing. The opposition cited concerns related to traffic, compatibility with the neighborhood, architectural incompatibility, school capacity, parking (too much and too little), lack of public transportation, and increased crime and transient activity.

Financial Implications:

None

Legal Implications:

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

Recommendation:

Staff recommends Council review the letters of appeal and Planning Commission action and affirm, modify, or reverse the Planning Commission's decision.

Proposed Motion:

Below are proposed motions with the findings for affirmation, modification, and reversal of the Planning Commission decision.

Motion to Affirm Planning Commission Decision

(Denying the appeal and approving the conditional use permit)

Regarding the appeal of LDC25-00016 (Plumas Redevelopment), based on Council's review of the staff report, the record on appeal, and information presented at the public hearing for this appeal, and based on my ability to make all of the findings, I move to AFFIRM approval of the conditional use permit by the Planning Commission and DENY the appeal. The City Clerk is instructed to prepare and file an order.

Motion to Modify Planning Commission Decision

(Affirming the appeal and modifying the conditions of the conditional use permit)

Regarding the appeal of LDC25-00016 (Plumas Redevelopment), based on this Council's review of the staff report, the record on appeal, and information presented at the public hearing, I move to AFFIRM the appeal and MODIFY the decision of the Planning Commission as follows ____*. As modified, I can make all of the required findings as listed in the staff report, and I move to APPROVE the conditional use permit subject to conditions stated in the Planning Commission decision letter and as modified by City Council. The City Clerk is instructed to prepare and file an order. *Modifications to the conditions of approval outlined in the Planning Commission staff report are: [List modifications]

Motion to Reverse Planning Commission Decision

(Affirming the appeal, reversing the Planning Commission decision, and deny the conditional use permit)

Regarding the appeal of LDC25-00016 (Plumas Redevelopment), based on this Council's review of the staff report, the record on appeal, and information presented at the public hearing, I move to AFFIRM the appeal, REVERSE the approval of the conditional use permit by the Planning Commission, and directly DENY the conditional use permit, based on the inability to make all the applicable findings. The City Clerk is instructed to prepare and file an order.

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 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.
- 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.

Conditional Use Permit: 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 conditional use permit:

- 1) The proposed location of the use is in accordance with the objectives of this Title and the purpose of the zoning district in which the site is located;
- 2) The proposed land use and project design is compatible with surrounding development;
- 3) The proposed land use and project design is consistent with applicable development standards;
- 4) Public services and facilities are available to serve the project, or will be provided with development;
- 5) The characteristics of the use as proposed and as may be conditioned are reasonably compatible with the types of use permitted in the surrounding area; and
- 6) The granting of the conditional use permit will not be materially detrimental to the public health, safety, or welfare. The factors to be considered in evaluating this application shall include:
 - a. Property damage or nuisance resulting from noise, smoke, odor, dust, vibration, or illumination; and
 - b. Any hazard to persons and property.

Attachments:

Exhibit A – Appeals

Exhibit B – Planning Commission Staff Report

Exhibit C – Planning Commission DRAFT Minutes 12-5-24 (Excerpt)