

**PLANNING COMMISSION
STAFF REPORT**

Date: June 20, 2024

To: Reno City Planning Commission

Subject: Staff Report (For Possible Action): Case No. LDC24-00054 (Riverpoint at Idlewild) - A request has been made for: 1) a tentative map to establish a 57-lot single-family attached (townhome) subdivision and associated common areas; and 2) a conditional use permit to allow more than 20 units in the Multi-Family Residential – 30 units per acre (MF-30) zone. The ±5.59 acre site is located on the north side of Idlewild Drive ±380 feet southwest of its intersection with Foster Drive. The site has a Master Plan land use designation of Multi-Family Neighborhood (MF).

From: Jeff Foster, Associate Planner

Ward #: 1

Case No.: LDC24-00054 (Riverpoint at Idlewild)

Applicant: Toll Brothers, Inc.

APN: 010-421-11

Request:

1. **Tentative Map:** To establish a 57-lot single-family attached (townhome) subdivision and associated common areas.
2. **Conditional Use Permit:** To allow more than 20 units in the Multi-Family Residential – 30 units per acre (MF-30) zone.

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

Proposed Motion: Based upon compliance with the applicable findings, I move to approve the tentative map and conditional use permit, subject to conditions.

Summary: The subject site is comprised of a vacant ±5.59 acre parcel located on the north side of Idlewild Drive ±380 feet southwest of its intersection with Foster Drive. The proposed tentative map and conditional use permit would allow for a 57-lot single-family attached (townhome) subdivision and associated common areas (**Exhibit B**). Key project issues consist of: 1) project design, and 2) compatibility with surrounding uses. With all recommended conditions of approval, the proposed site design meets all code standards and addresses applicable findings. Staff recommends approval, subject to the conditions listed in this staff report.

Background: The subject site was previously developed with a 150-bed nursing home that was demolished in the late 1990's. In August 2005, the Planning Commission approved a tentative map and special use permit for 75 townhomes at the site (LDC05-00408). Subsequently, in June 2008, the Planning Commission approved a tentative map and special use permit for 93 townhomes on the site (LDC08-00208). Both approvals have expired. More recently, the Planning Commission approved a tentative map and conditional use permit for 120 residential condominiums and 92 non-residential condominiums (detached garages) in February 2022 (LDC22-00039). This approval is still valid and would be replaced by the requested entitlement.

Discussion: A single-family attached development of 20 units or less is permitted in the MF-30 zone by right. Per RMC 18.03.302(a)(4), a minor conditional use permit (MUP) is required if more than 20 and less than 100 units are proposed, and a conditional use permit (CUP) is required if 100 or more units are proposed. Normally the proposed 57-unit project would require a MUP. However, in this case, the MUP was upgraded to a CUP since it is tied to the tentative map (the decisions are not mutually exclusive) and the Planning Commission needs to be able to review both simultaneously.

Analysis:

Project Design: The proposed project was designed to meet the MF-30 development standards in RMC. The proposed tentative map includes 57 single-family attached townhome units located on ±5.59 acres, which yields a gross density of ±10.2 dwelling units per acre. The current MF-30 zoning allows for a maximum of 167 dwelling units. With 57 residential lots, the proposed project is under the allowable base residential density for this zoning district. The proposed project also meets or exceeds all other MF-30 lot and building standards (e.g., setbacks, building separation, building height, etc.).

The project design consists of 57 two-story townhomes in three- or seven-unit buildings. Each unit will range in size from ±1,724 to ±1,899 square feet with three or four bedrooms and will include an attached two-car garage. Conceptual elevations were submitted (**Exhibit C**). The proposed elevations appear to meet the wall articulation requirements in RMC 18.04.903(c)(3). Architectural features were updated to enhance the buildings facing Idlewild Drive by including glazed/glass garage doors to address ground level interest in accordance with RMC 18.04.903(c)(4). Final design will meet code requirements for building design established in RMC 18.04.903(c).

The project site is comprised of ±0.9 acres of private street area, ±1.9 acres of lot area (including a private rear yard for each lot that is not included in the landscape area), ±0.6 acres of limited common element area (paver driveway for use exclusively by the owner of each lot), and ±2.2

acres of common area, which will be landscaped and will include pedestrian amenities (trails and benches), sidewalks, and a detention basin (**Exhibit D**). The landscaped common area in front and along the sides of each unit will be maintained by the homeowner’s association (HOA) or equivalent entity along with the private street (**Condition 6**).

Compatibility with Surrounding Uses: Surrounding land uses include single-family and multi-family residential. The land uses surrounding the site are summarized in the table below.

Adjacent Properties		
	Zoning	Use
North	MF-30	Multi-family residential (condominiums)
East	MF-30	Multi-family residential (condominiums)
South	SF-5	Single-family residential (across Idlewild Drive)
West	MF-30	Multi-family residential (condominiums)

The MF-30 district is intended to accommodate multi-family residential development and limited commercial and retail uses. Secondary uses include duplexes, triplexes, fourplexes, townhomes, single-family residential uses, parks, and schools. The proposed single-family attached townhomes provide an appropriate transition from the condominiums surrounding the site to the single-family residential uses across Idlewild Drive to the south. To reduce any viewshed impacts on the adjacent neighbors, the proposed buildings are two stories in height, which is lower than the surrounding three-story condominiums. Additionally, the development is proposed to be separated from the condominiums by a minimum 20-foot private rear yard landscape buffer and six-foot screen fence to help mitigate potential impacts. Limited construction hours will reduce potential impacts to surrounding properties (**Condition 7**). Given all of the above, the proposed use is generally compatible with existing uses in the area.

Traffic, Access and Circulation: The zoning code requires a traffic entry and access study if a proposed development is anticipated to generate more than 100 peak hour trips (PHT). Based on the project’s traffic trip generation and access review letter, the project is projected to generate 27 morning PHT and 32 afternoon PHT (and 410 average daily trips). Therefore, the proposed project is not expected to have a significant impact on local traffic operations and no further traffic study is recommended.

Access to the site would occur via a full access intersection with Idlewild Drive, which is classified as a local roadway. Based on the City of Reno driveway geometrics standards, the criteria warranting a right-turn deceleration or left-turn in are not met and no turn lanes are recommended at the project access.

The nearest bus stop is located on Idlewild Drive near Hunter Lake Drive, approximately 0.6 miles east of the project site. Homebuyers will be provided with information on the Regional Transportation Commission (RTC) Smart Trips Program to encourage residents to utilize public transit and alternate modes of transportation (**Condition 8**). The project will be required to pay regional road impact fees to RTC that will be used towards funding transportation improvements that mitigate traffic impacts to the regional roadway network.

Based on the number and size of units, 114 parking spaces are required. The units are designed with two-car garages and two driveway spaces totaling 228 parking spaces; an additional 18 off-street (guest) parking spaces, including accessible parking spaces, are provided.

There is an existing sidewalk along the Idlewild Drive frontage, which is in deteriorated condition and will be removed and replaced in accordance with the Public Works Design Manual. The subject site is near regional outdoor amenities such as the Oxbow Nature Study Area, Idlewild Park, and Ivan Sack Park, which are accessible by existing trails and the sidewalk network in the area.

Public Services: All necessary utilities to serve the development (e.g. sewer, water, power, etc.) are in close proximity and can be readily extended to serve the subject site. Stormwater treatment and retention/detention will be reviewed per code with grading permits. The applicant proposed an onsite sewer lift station, which shall be constructed in accordance with City of Reno wastewater lift station design standards. The onsite sewer lift station shall be privately owned and maintained by the HOA or equivalent entity. A detailed operations and maintenance manual shall be approved by Development Services and Utility Services prior to approval of the final map (**Condition 9**).

A NV Energy transmission line traverses the southern portion of the site, parallel to Idlewild Drive. Prior to approval of the final map, the applicant shall demonstrate all approvals were obtained from NV Energy for proposed work and improvements located within the 15-foot wide overhead powerline easement (**Condition 10**).

The City of Reno currently provides fire and police services. The closest fire station is located at Mayberry Drive and Hunter Lake Drive, approximately 0.8 miles from the project site and within an approximate three-minute response time. The townhomes are proposed to be sprinklered, allowing for the proposed single point of access. Police patrols already exist in the area and should not be significantly impacted by the project. The Washoe County School District stated they do not anticipate any negative impacts or enrollment issues resulting from the proposed development.

Master Plan Conformance: The subject site has a Master Plan land use designation of Multi-Family Neighborhood (MF) and is located within the Central Neighborhoods per the Structure Plan Framework of the Master Plan. The MF land use designation is intended to have multi-family apartment buildings or condominiums, townhomes, and other complementary housing types to

provide a mix of higher density housing options supported by commercial uses providing neighborhood services. As proposed and with the recommended conditions, the project is in substantial conformance with the Master Plan land use designation and the following applicable Master Plan goals and policies:

- 2.2B: Underutilized Properties
- 4.1A: Housing Options
- 4.3B: Infill and Redevelopment
- 4.5A: Connectivity and Access
- N-G.12: Pedestrian and Bicycle Access
- N-CN.7: Building Bulk/Mass/Height

Public and Stakeholder Engagement: Agency comments were received and incorporated into the analysis as applicable (**Exhibit E**). A courtesy notice was sent out to surrounding property owners upon initial submittal of the project. The applicant presented their project at the May 13, 2024, Ward 1 Neighborhood Advisory Board (NAB) meeting and several NAB members expressed support for the proposed density reduction. One neutral letter and one general letter of opposition were received (**Exhibit F**). Any future comments will be forwarded to the Planning Commission as they are received.

Recommended Conditions of Approval: All conditions shall be met to the satisfaction of Development Services Department 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 record the final map in accordance with the time limit contained in state law or this approval shall be null and void.
3. Prior to the approval of the final map, the applicant shall provide an affidavit stating that the subdivider will make provision for payment of the tax imposed by Chapter 375 of Nevada Revised Statutes (NRS) and for compliance with the disclosure and recording requirements of NRS 598.0923, if applicable, by the subdivider or any successor in interest.
4. Prior to the issuance of any building permit or final map, the applicant shall attach a copy of the final approval letter. The approval letter shall accompany a narrative

that describes how the requested permit addresses each of the approved conditions of approval.

5. 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.
6. Prior to approval of the final map, the applicant shall provide suitable documentation that a homeowner's association (HOA) or equivalent entity will be formed to provide maintenance of all project common areas and the private street, and have said documentation recorded prior to or concurrent with the final map. A note shall be added to the final map identifying that maintenance of all common areas and the private street shall be the responsibility of the HOA or equivalent entity.
7. Hours of construction, including grading, shall be limited to between the hours of 7:00 a.m. and 6:00 p.m., Monday through Friday, and between 8:00 a.m. and 6:00 p.m. on Saturday. There shall be no construction on Sundays. This condition shall not apply to dust control or storm water management operations. A note to this effect shall be placed on the title sheet of all building permit plan sets. If the construction hours need to be varied for the pouring of concrete slabs, interior construction hours or other modifications, a plan detailing the construction operations and provisions to minimize impacts on nearby residential areas shall be submitted and approved to the satisfaction of Administrator.
8. Prior to approval of the final map, the applicant shall provide staff with a copy of information provided by RTC on the Smart Trips Program. This information shall be included with purchasing information for each homebuyer.
9. Prior to approval of the final map, the applicant shall demonstrate the onsite sewer lift station is privately owned and maintained by the homeowner's association (HOA) or equivalent entity. A note shall be added to the final map identifying that maintenance of the private sewer lift station shall be the responsibility of the HOA or equivalent entity. A detailed operations and maintenance manual shall be approved by Development Services and Utility Services prior to approval of the final map.

10. Prior to approval of the final map, the applicant shall demonstrate all approvals were obtained from NV Energy for proposed work and improvements located within the 15-foot wide overhead powerline easement.

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 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.

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 NRS Section 278.349(3), as follows:

- a) Environmental and health laws and regulations concerning water and air pollution, solid waste disposal, water supply facilities, community or public sewage disposal and, where applicable, individual systems for sewage disposal;
- b) Availability of water which meets applicable health standards and is sufficient 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 and fire protection transportation, recreation and parks;

- e) Conformity with the zoning ordinances, master plan, and elements thereof, 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 land characteristics such as flood plain, slope, soil;
- i) Recommendations and comments of those entities reviewing the tentative map pursuant to NRS 278.330 and 278.348;
- 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.

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. Case Maps**
- **Exhibit B. Preliminary Civil Plans**

- **Exhibit C. Conceptual Elevations**
- **Exhibit D. Preliminary Landscape Plan**
- **Exhibit E. Agency Comments**
- **Exhibit F. Public Comments**