

**PLANNING COMMISSION
STAFF REPORT**

Date: May 1, 2024

To: Reno City Planning Commission

Subject: Staff Report (For Possible Action - Recommendation to City Council): Case No. LDC24-00044 (Riverside SPD) – A request has been made for a zoning map amendment from Multi-Family – 30 units per acre (MF-30) to Specific Plan District (SPD). The ±1.39 acre site is located west of the terminus of Riverside Drive north of the Truckee River. The site has a Master Plan land use designation of Suburban Mixed Use (SMU).

From: Grace Mackedon, Senior Management Analyst

Ward #: 1

Case No.: LDC24-00044 (Riverside SPD)

Applicant: Riverside Development, LLC

APN: 010-590-01; 010-590-02; 010-591-01; 010-591-02; 010-592-01, 02, 03, 04, 05, & 06; 010-593-01, 02, 03, 04, 05, & 06; 010-594-01, 02, 03, 04, 05, & 06; 010-595-01, 02, 03, 04, 05, & 06; 010-601-01, 02, 03, 04, 05, & 06; 010-602-01, 02, 03, & 04; 010-603-01, 02, 03, & 04 and 010-604-01

Request: **Zoning Map Amendment:** From Multi-Family – 30 units per acre (MF-30) to Specific Plan District (SPD).

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

Proposed Motion: Based upon compliance with the applicable findings, I move to recommend that City Council approve the zoning map amendment, subject to **Condition 1**.

Recommended Condition of Approval

SPD Amendment

1. Approval of the SPD Handbook is subject to any modifications made by the Planning Commission and City Council at their respective public hearings. All revisions shall be

incorporated into the SPD Handbook and submitted in electronic and hardcopy formats prior to City Council adoption of the ordinance.

Summary: The ±1.39 acre subject site is located north of the Truckee River west of the terminus of Riverside Drive. This is a request for a zoning map amendment from Multi-Family – 30 units per acre (MF-30) to Specific Plan District (SPD). The requested amendment is displayed graphically on the provided zoning comparison display maps (**Exhibit A**). The proposed Riverside SPD would allow for up to 180 multi-family units up to 65 feet in height. Key issues analyzed in this request include: 1) compatibility of the proposed zoning with the surrounding zoning and land uses; 2) available services and infrastructure; and 3) conformance with the Master Plan. The proposed SPD zoning and associated design standards are appropriate and compatible with the surrounding land uses and zoning. Staff recommends approval of this request, subject to the condition listed in the staff report.

Background: In 2005, a residential condominium project (LDC05-00293) was approved on the subject site, allowing for a 165-foot tall 40-unit luxury condominium complex. This project was never constructed, and the site has remained undeveloped. The previous project approval is now expired.

Currently, the site is owned by the City of Reno. City acquisition of the site was obtained through the Washoe County Treasurer due to delinquent property taxes. In 2022, the City issued a Request for Proposals (RFP) to identify a party(s) that would develop a project that fits with the surrounding neighborhood and meets the City’s strategic goals. The City ultimately entered into a Purchase and Sale Agreement with BUILT Investments, LLC on June 7, 2023.

Analysis:

Land Use Compatibility: The project site is well suited for an SPD due to its location near the river and its unique history. The property is surrounded to the north, west, and east with multi-family residential development. The proposed project is compatible with the surrounding multi-family developments and provides additional density near the downtown area of the city which is encouraged by the Master Plan and other City goals. Additionally, the proposed project is within a quarter mile of an established transit stop which will encourage walkability and multi-modal transit.

Overall Development Plan & Development Standards: The proposed SPD will establish allowed density and standards for future development. The applicant is proposing to utilize Multi-Family – 30 units per acre (MF-30) as base a zone for the SPD. This means that any standard not addressed by the handbook (**Exhibit B**) will defer to MF-30 standards in Reno Municipal Code (RMC). The proposed handbook includes design standards that allow for a 123-unit project while maintaining flexibility for design modifications, future market trends, and changes in unit mix for up to 180

units. Parking is proposed to meet RMC requirements for the MF-30 zoning district. A total of 109 parking spaces are proposed, which exceeds the required parking by 35 spaces. Since the site is within ¼ mile of the Mixed-Use Downtown (MD) district, the parking requirement is 0.6 spaces per unit.

The handbook varies from the typical development standards found in RMC with further regulations of uses, development standards, landscaping, etc. The varied standards are summarized below:

- The project would not be subject to the shading ordinance which prohibits structures over 45 feet in height from casting a shadow on other residentially zoned properties. For this project, a shadowing pattern has already been established by the existing 11-story condominium development to the west. **Exhibit C** demonstrates the conceptual elevations and the potential shadowing.
- Building height is anticipated to be 55 feet. To allow for flexibility, it is proposed to allow building height to be increased to a maximum of 65 feet. Height may be increased through a site plan review.
- The proposed project is currently designed to meet the 20% landscaping requirement. However, there is a proposed floodwall that the City of Reno anticipates will bisect the site. The final configuration and location are still unknown. Due to this future site change, it is proposed that the minimum required landscaping be 10% which is consistent with higher density zoning districts.

With the proposed regulation of uses and development standards, the handbook is consistent and compatible with the surrounding development.

Conformance with the Master Plan: The subject site has a Master Plan land use designation of Suburban Mixed-Use (SMU), is within the Central Neighborhoods, and adjacent to the Truckee River Greenway Corridor per the Structure Plan Framework of the Reno Master Plan. The proposed SPD is supportive of the following Master Plan policies.

Policy 1.1D: Public/Private Partnerships

Policy 2.1A: Growth Tiers

Policy 2.2B: Underutilized Properties

Policy 3.1B: Housing Options

Policy 4.3B: Infill and Redevelopment

N-CN.7: Building Bulk/Mass/Height

Traffic, Access, and Circulation: A traffic impact analysis was included in the application materials (**Exhibit D**). The project is anticipated to generate 802 daily weekday trips with 67 a.m.

peak hour trips and 70 p.m. peak hour trips. The proposed project is not anticipated to have a significant impact on the surrounding street network.

Primary access is from Riverside Drive on the south end of the site which is demonstrated on the provided site plan (**Exhibit E**). From this access, vehicles will enter the proposed ground level parking garage.

Public Services: All necessary utilities to serve the development are in close proximity and can be readily extended to serve the subject site.

Flood Plain Management: The site abuts the Truckee River. The Truckee River Flood Management Authority (TRFMA) is currently working to establish a floodway through this reach of the Truckee River. The proposed development will need to be elevated 1 foot above the base flood elevation.

There is a planned floodwall through this portion of the Truckee River, including improvements on the project site. Since the exact location and scope of the floodwall is unknown at this point, a relocatable easement for the improvements is proposed. Improvements by TRFMA and City of Reno will be coordinated during final design.

The applicant will be required to submit and have approved a no-rise flood study, a no-rise certification, and FEMA Conditional Letter of Map Revision based on fill (CLOMR-F) prior to the approval of a building permit. FEMA documentation will be coordinated through Development Services Engineering, with review and approval of Utility Services Floodplain Management Staff. The applicant will also be required to submit and have approved a Letter of Map Revision based on fill (LOMR-F) prior to the Certificate of Occupancy. FEMA documentation is to be coordinated through Development Services Engineering, with correspondence, review, and approval of Utility Services Floodplain Management staff.

Public and Stakeholder Engagement: This project was reviewed by various City divisions and partner agencies and comments were incorporated into the project analysis (**Exhibit F**). A courtesy notice was sent to surrounding property owners upon initial submittal of the request. Staff received two public comments in opposition to the project with concerns regarding traffic, parking, and density (**Exhibit G**). The applicant attempted to attend the Ward 1 Neighborhood Advisory Board (NAB) meeting on April 8, 2024, but it was canceled due to a lack of quorum.

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.

Rezoning (Zoning Map Amendment): All applications for zoning map amendments shall meet the approval criteria in Section 18.08.304(e), *Approved Criteria Applicable to all Applications*, and the following findings:

- (1) The amendment, together with changed components of the Title, promotes, or does not conflict with, the provisions of NRS Section 278.250(2); and
- (2) The amendment is in substantial conformance the Master Plan.

Rezoning to Specific Plan District (SPD): All applications for zoning map amendments to SPD shall meet the approval criteria in Section 18.08.304(e), *Approval Criteria Applicable to all Applications*, and the following findings:

- (1) The amendment, together with changed components of the Title, promotes, or does not conflict with, the provisions of NRS Section 278.250(2);
- (2) The amendment is in substantial conformance with the Master Plan;
- (3) The SPD Handbook is consistent with the purpose of the SPD District (Section 18.02.506); and
- (4) The SPD Handbook addresses a unique situation, provides substantial benefit to the City, or incorporates innovative design, layout, or configuration resulting in quality over what could have been accomplished through strict application of a base zoning district.

Attachments:

Exhibit A. - Case Maps

Exhibit B. – SPD Handbook

Exhibit C. – Elevations

Exhibit D. – Traffic Study

Exhibit E – Site Plan

Exhibit F – Agency Comments

Exhibit G – Public Comment