



RIVERSIDE DEVELOPMENT



**Rezoning to Specific Plan
District**



PROJECT LOCATION

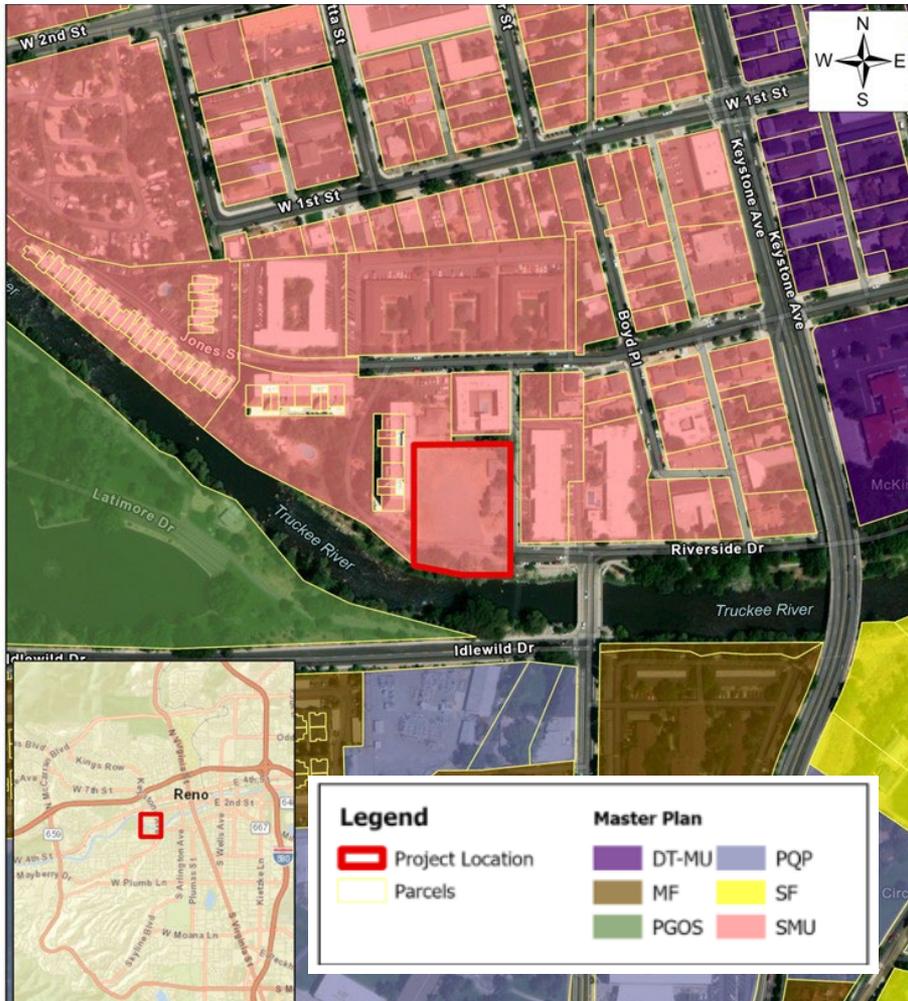
Located at the terminus of Riverside Drive, west of Booth Street.



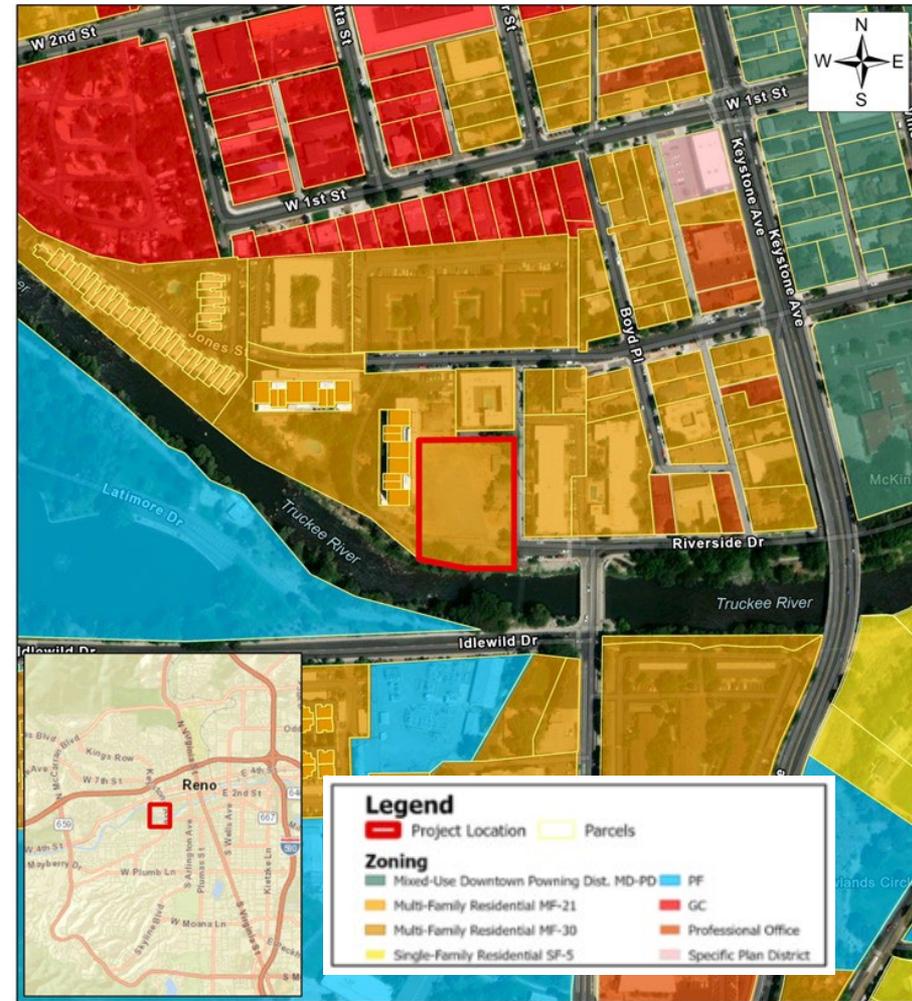


EXISTING ZONING DESIGNATIONS

Master Plan: SMU



Zoning: MF-30





BACKGROUND

2005- LDC05-00293 was approved on the subject site, allowing for a 165 ft. condominium complex.

2022- The City issued a Request for Proposals (RFP) to develop the site, including strategic goals to:

- Address Affordable and Workforce Housing
 - Increase Housing Density
 - Placemaking and Quality of Life
 - Sustainability
 - An Attractive and Vibrant Truckee River
-

2023- The City entered into a Purchase and Sale Agreement with the applicant.



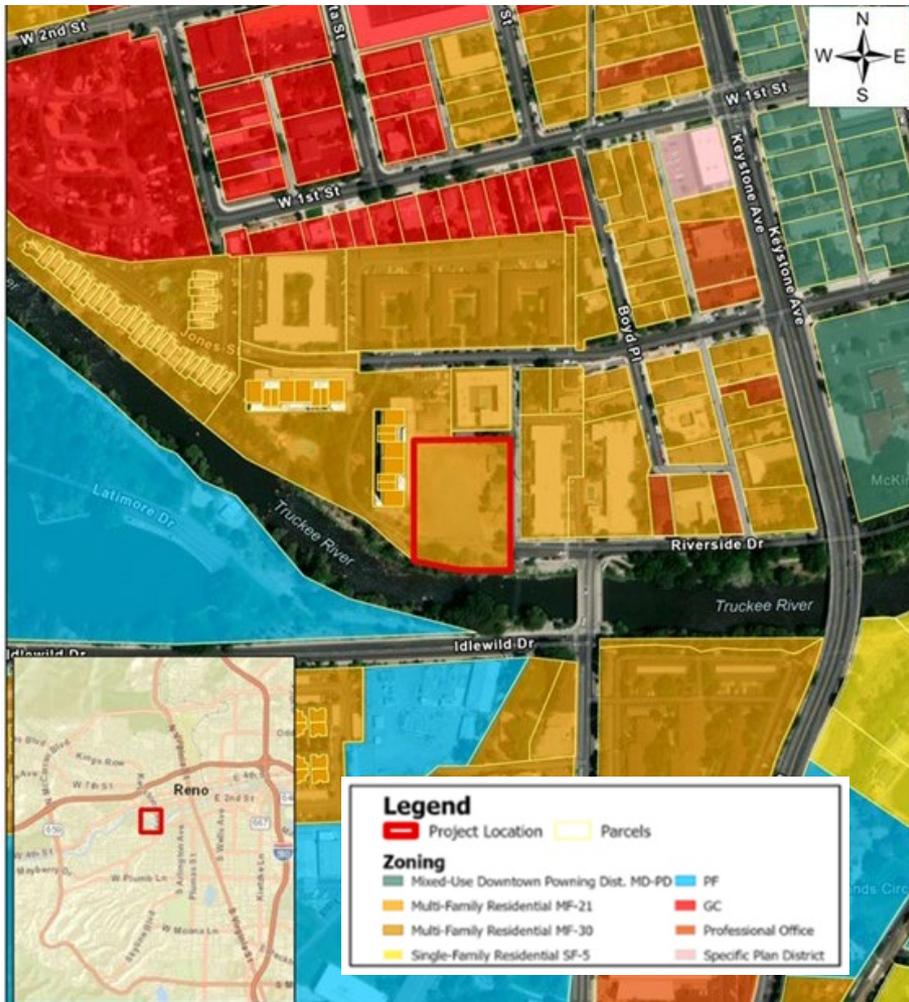
REQUEST

The application is a request for a Zone Change from MF-30 to SPD in accordance with the terms of the Purchase and Sale Agreement

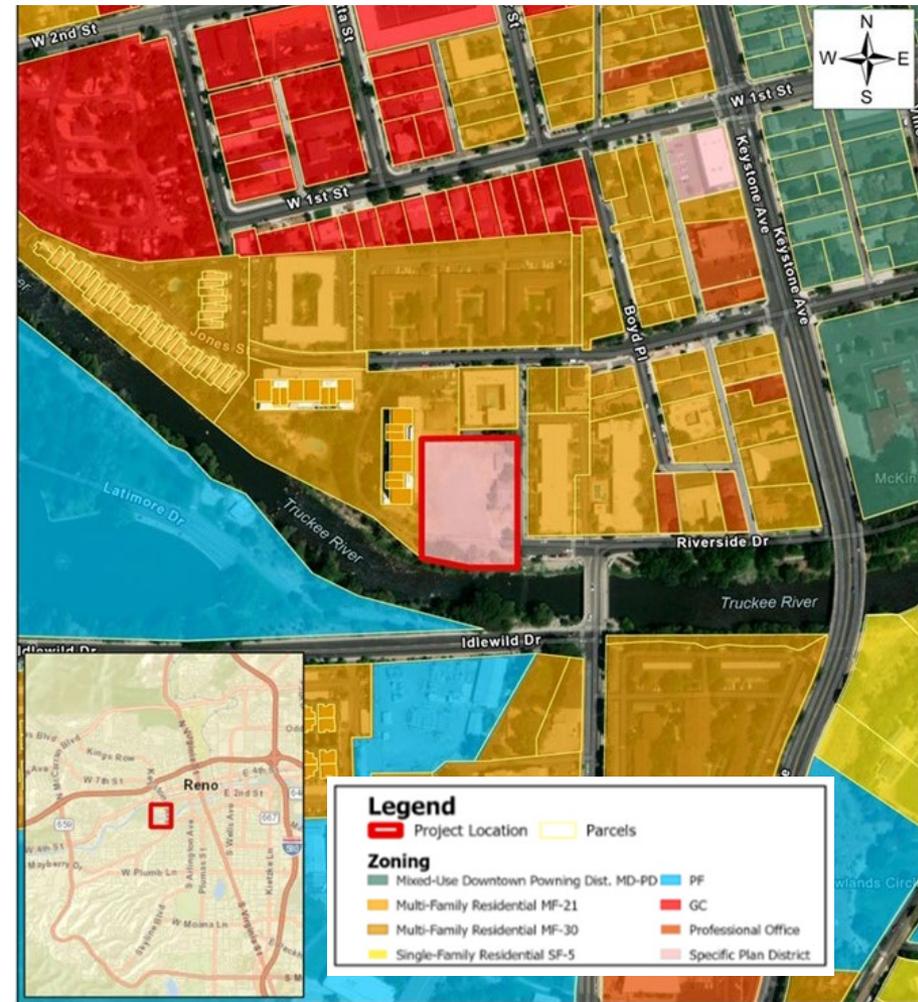


PROPOSED ZONING

Existing Zoning: MF-30



Proposed Zoning: SPD





SPD DESIGN STANDARDS

The proposed SPD utilizes MF-30 base design standards and incorporates MS design standards in the following areas in order to achieve the City's strategic goals for development of the property;

- Allowable Units
- Maximum number of stories and building height
- Minimum landscaping



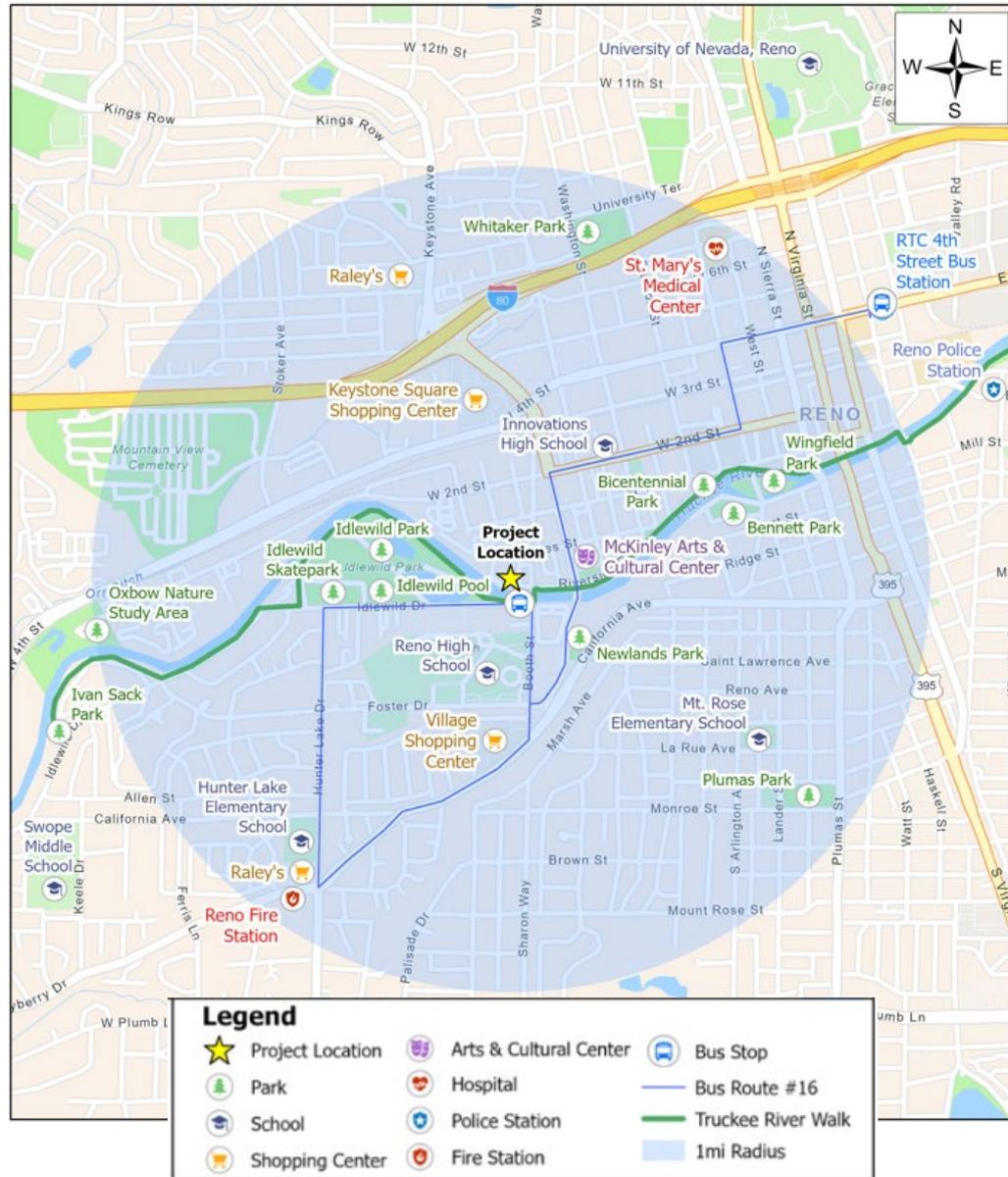
JUSTIFICATION

The proposed SPD is consistent with the property's SMU Master Plan Designation and is consistent and compatible with the surrounding development.



Q&A

PROXIMITY MAP





PARKING ANALYSIS



* Saturday 4/20 Special Events Occurring (2)

- Earth Day at Idlewild Park
- Event at McKinley Arts and Cultural Center

○ Radius= 0.25 Miles | On-Street Parking
 □ Subject Property □ Off-Street Parking

	Total Available	Occupied Saturday 4/20 - 11AM	Saturday % Occupied	Occupied Tuesday 4/23- 6PM	Tuesday % Occupied
On-Street Parking	440	358*	81.4%	172	39.1%
Off-Street Parking	544	504*	92.6%	138	25.4%
TOTAL	984	901*	91.6%	310	31.5%