



LDC25-00003
(2400 W. 7th Street
Major Site Plan Review & Tentative Map)

Reno Planning Commission
November 21, 2024



C I T Y O F
RENO

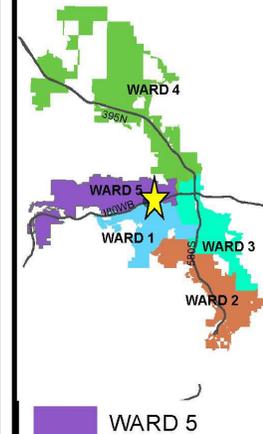
Project Information

AREA MAP

LDC25-00003

(2400 West 7th Street)

Subject Site ► 



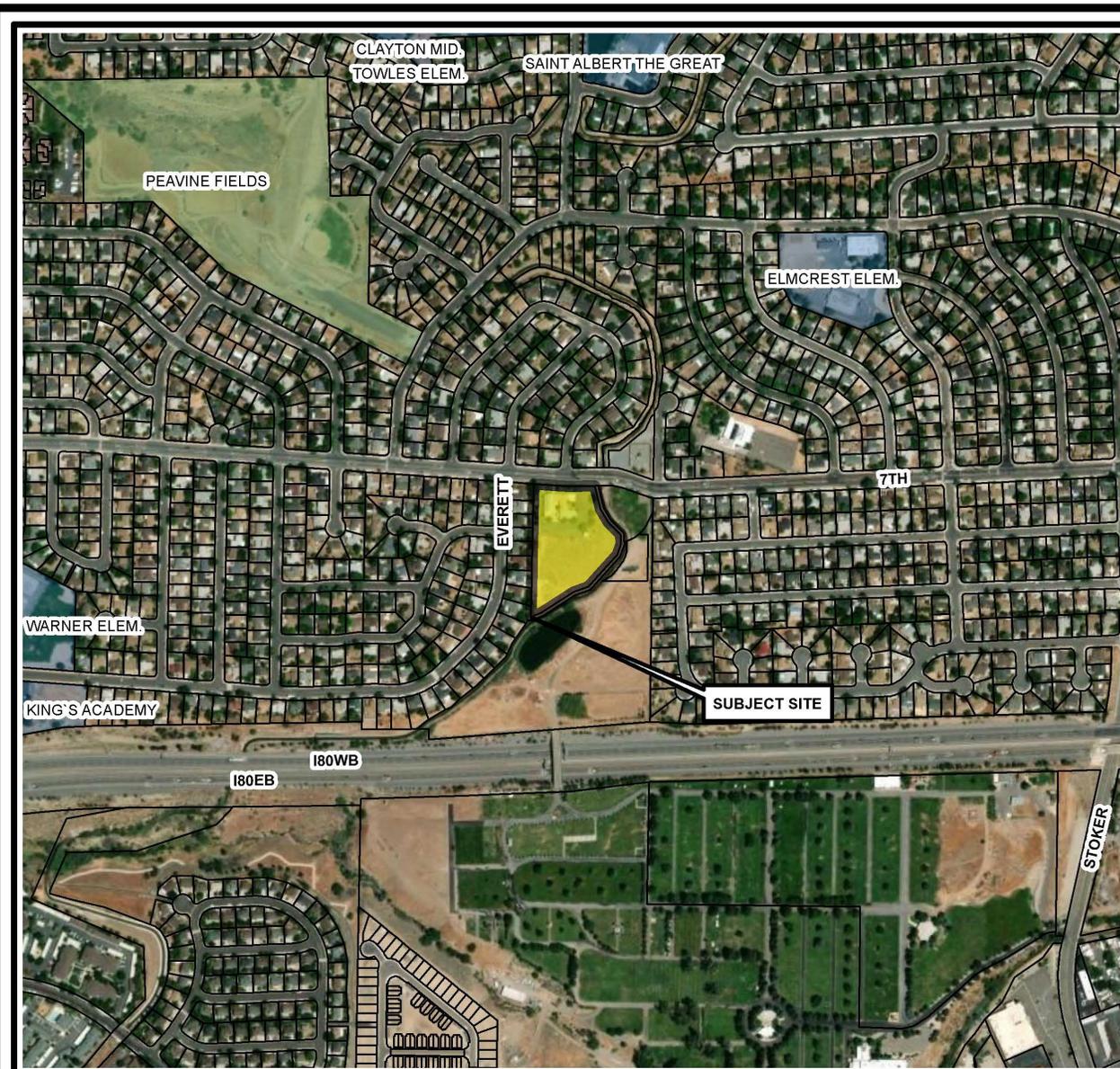
 The information hereon is approximate and is intended for display purposes only.
Date: August 2024
Scale: 1 inch = 600 feet

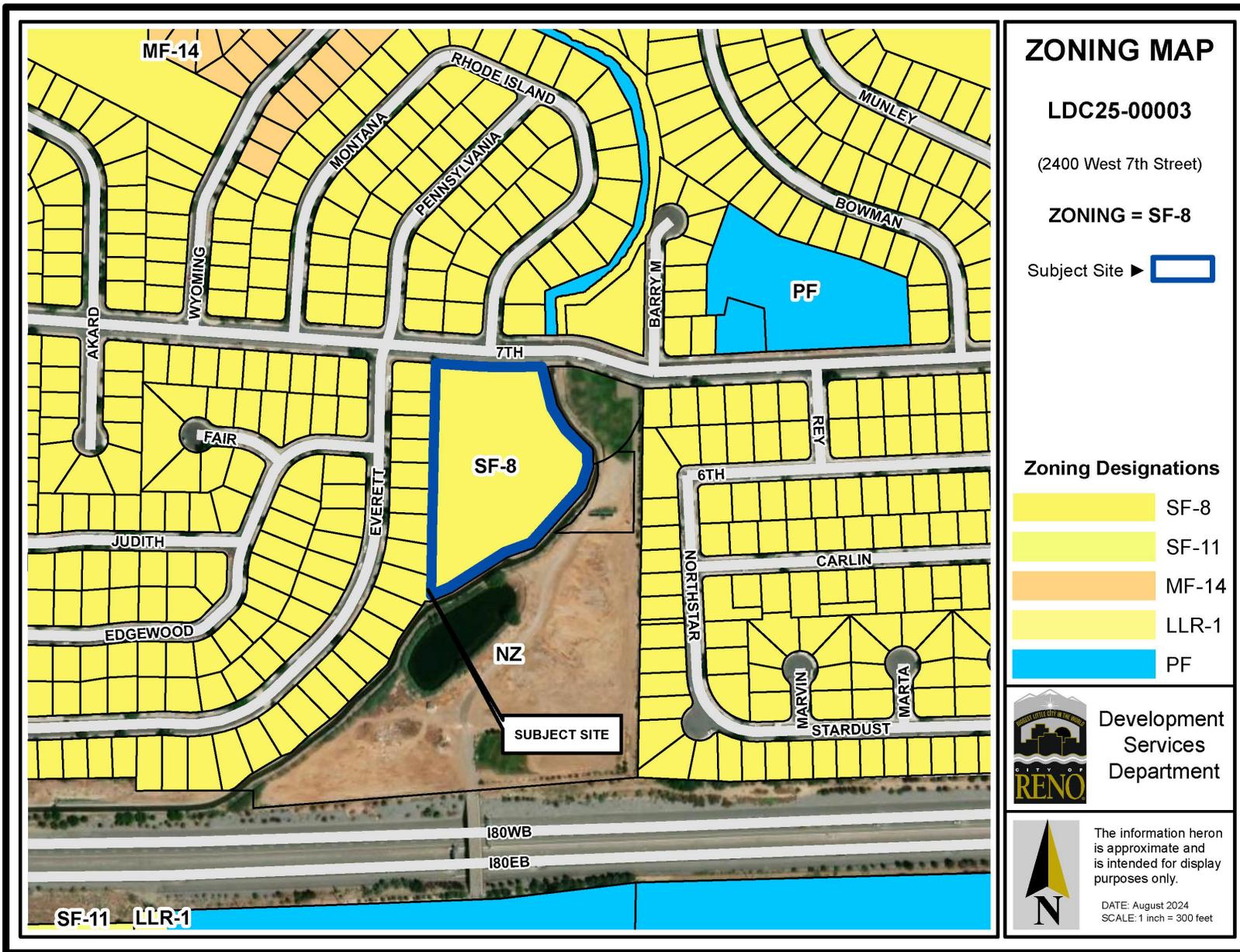
Site:

- ±3.72 acre site

Request:

- Tentative map to allow for a 28-lot single-family detached subdivision
- Major Site Plan Review for Cluster Development





Zoning District

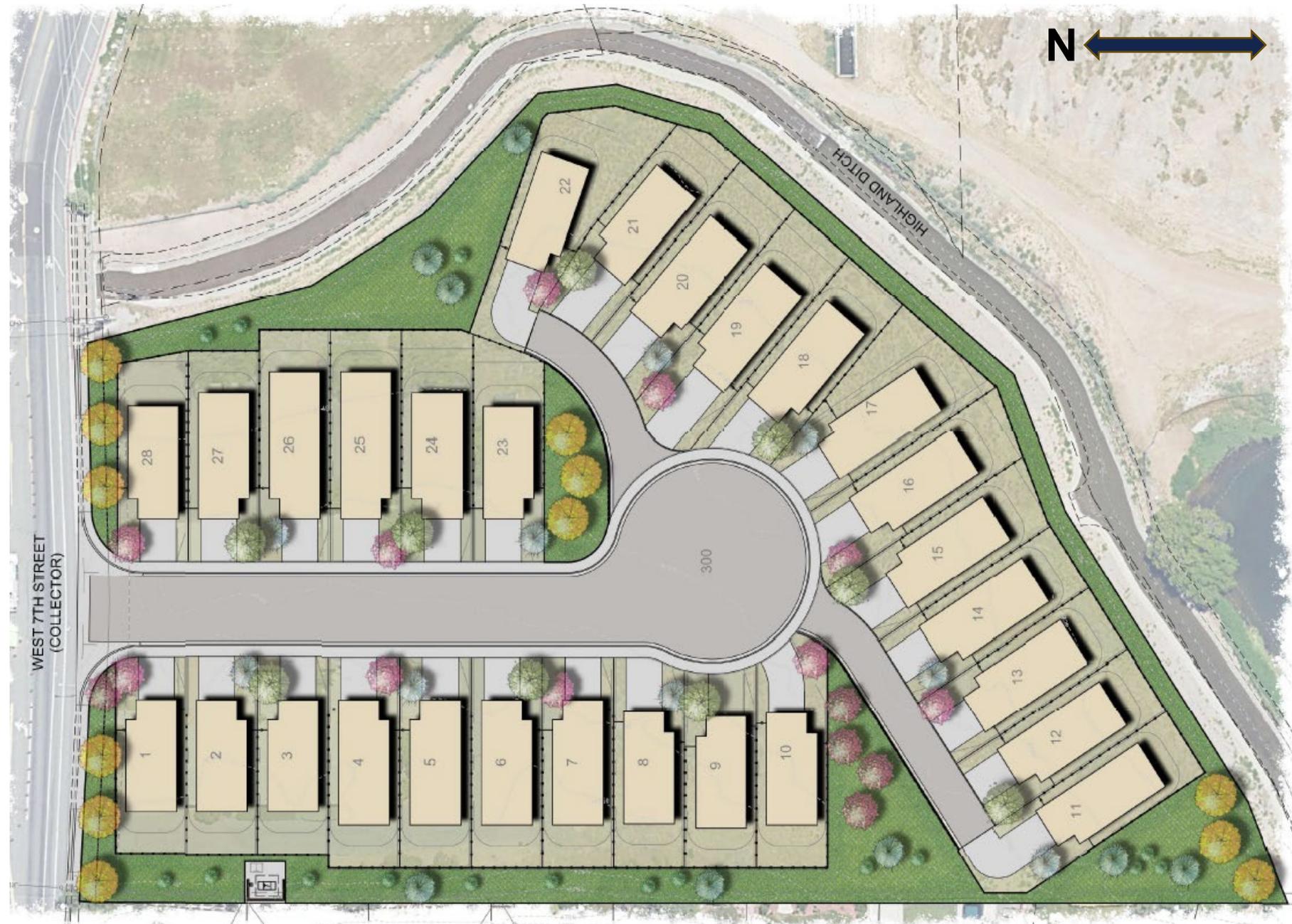
- Single Family Residential – 8 units per acre (SF-8)

Key Issues

- Overall Site Design
- Compatibility with surrounding developments & uses
- Master Plan policy guidance
- Public utility infrastructure
- Drainage
- Tree preservation

Overall Site Design

- Lots $\pm 3,261$ square feet to $\pm 5,000$
- Approx. 8,000 sq. ft. of landscaped open common space
- 4 parking spaces per unit = 112
- HOA (or equivalent) will maintain landscaping



Overall Site Design

- Landscaped common open space with benches
- Landscaped parkway along 7th Street
- Request to waive the internal landscaped parkway
- Viable pine trees shall be preserved





Overall Site Design

- 2 Story - 28-foot height (max)
- $\pm 1,851$ to $\pm 2,395$ square feet



DOES NOT meet the Ground Floor Interest or Standard Street Images Features

- Add windows into the garage doors
- Incorporate two of the following: varied setbacks, enhanced landscaping, front door path, or structure articulation

Compatibility

- 16-to-22-foot buffer adjacent to Lots 1 through 10
- 5-foot buffer adjacent to Lot 11
- Fully landscaped rear yards
- Additional design elements rear façade Lots 1 through 10
- Limited hours of construction



Master Plan Guidance

- **Land Use Designation:** Single Family Neighborhood (SF)
- **Structure Plan:** Central Neighborhood & adjacent to a Neighborhood Corridor
 - **CP 2.2B: Underutilized Properties:** *Support creative strategies to revitalize vacant, blighted, or underutilized structures*
 - **CP 4.3B: Infill and Redevelopment:** *Encourage targeted infill and redevelopment*
 - **C-NC.4: Tree Canopy:** *Provide detached sidewalks with parkways and street trees*
 - **C-NC.5: Building Orientation:** *Orient development toward neighborhood corridors*
 - **C-NC.6: Housing Options:** *Incorporate varied housing options along neighborhood corridors*
 - **N-CN.8: Transitions:** *transitions should be provided to limit impacts on adjacent properties*
 - **N-CN.6: Building Orientation and Setbacks:** *front setbacks should be within the range of the front setbacks found along the surrounding block*
 - **C-NC.8: Transitions in Density/Intensity:** *gradual transitions between higher density residential development along neighborhood corridors*
 - **N-G.4: Garage Orientation:** *variety of garage orientations - front-loaded, side-loaded, detached*
 - **N-G.5: Parking:** *should be located behind the primary structure, away from street frontages.*
 - **N-G.15: Outdoor Gathering Spaces:** *should provide gathering spaces (courtyard, community garden, park, swimming pool, etc.)*
 - **N-G.21: Transitions:** *Abrupt changes in residential densities should be avoided unless they are part of an integrated plan*
 - **N-CN.2: Preservation of Lot Patterns:** *Maintain the traditional pattern and size of lots in central neighborhoods to the maximum extent feasible*

Findings

General Review Criteria	Staff Review and Analysis
Consistency with the Reno Master Plan	Consistent with some plan goals, policies, and strategies – competing policies were weighed
Compliance with Title 18	With the Conditions of Approval, the project meets the minimum RMC standards
Mitigates Traffic Impacts	Left turn pocket will be installed – project will have minimal impact on current LOS
Provides Safe Environment	Proposed landscape parkway will improve the environment for pedestrians and people on bicycles

Findings

Tentative Map Findings	Staff Review and Analysis
Public services and utilities are available	Infill project, all services and utilities are available
Complies with the Master Plan, RMC, NRS	Complies with some Master Plan policies Meets the minimum RMC standards Complies with NRS

Findings

Major Site Plan Review Findings	Staff Review and Analysis
Design is compatible with surrounding development	Design of the subdivision is functional, product differs from surrounding development
Design is consistent with development standards	Meets the minimum RMC standards
Reasonably compatible with surrounding development, as conditioned	As conditioned, additional mitigation has been recommended including a buffer, additional landscaping, and enhanced design standards
Not detrimental to the public health, safety, or welfare	Once developed, noise, smoke, odor, dust, vibration, illumination, and other hazards shall be mitigated

Findings

Cluster Development Findings	Staff Review and Analysis
<p>1. The clustering proposal, compared with a more traditional site development plan, better attains the policies and objectives of this article, such as providing more open space, preserving existing trees and vegetation coverage, preserving view corridors, and preserving sensitive environmental areas such as stream corridors, slide areas, wetlands, and steep slopes;</p>	<p>Increased buffering on the west side may preserve view corridors better than traditional development with no buffer</p>

Findings

Cluster Development Findings	Staff Review and Analysis
<p>2. The clustering proposal will have no significant adverse impact on adjacent properties or development, or the applicant has agreed to adopt appropriate mitigation measures such as edge matching, landscaping, screening, illumination standards, and other design features to buffer and protect adjacent properties from the proposed clustered development;</p>	<p>The applicant has agreed to adopt a buffer ranging from 5 to 22 feet, plus the 20-foot rear setback.</p> <p>(Buffering between varying sizes of single-family residential parcels would be 30 feet, plus, the rear yard setback.)</p>

Findings

Cluster Development Findings	Staff Review and Analysis
3. The clustering proposal meets all other applicable requirements set forth in this article or in other applicable ordinances or regulations.	Complies with some Master Plan policies Meets the minimum RMC standards Complies with NRS

Recommended Motion

Based upon compliance with the applicable findings, I move to approve the tentative map and major site plan review subject to the conditions listed in the staff report.