

2400 West 7th Street

Tentative Map & Major Site Plan Review LDC25-00003

City of Reno
Planning Commission Meeting
November 21, 2024



Existing Site Features

- » **±3.72-acres**
(APN 005-122-09)
- » Existing Site Access
(West 7th Street)
- » ±8,208 sq ft church
(built 1967)
- » Existing RTC **bus stop**
- » Highland Ditch
- » **Infill** site
(served by COR services & utilities)



Proposed Request

Tentative Map & Major Site Plan Review:

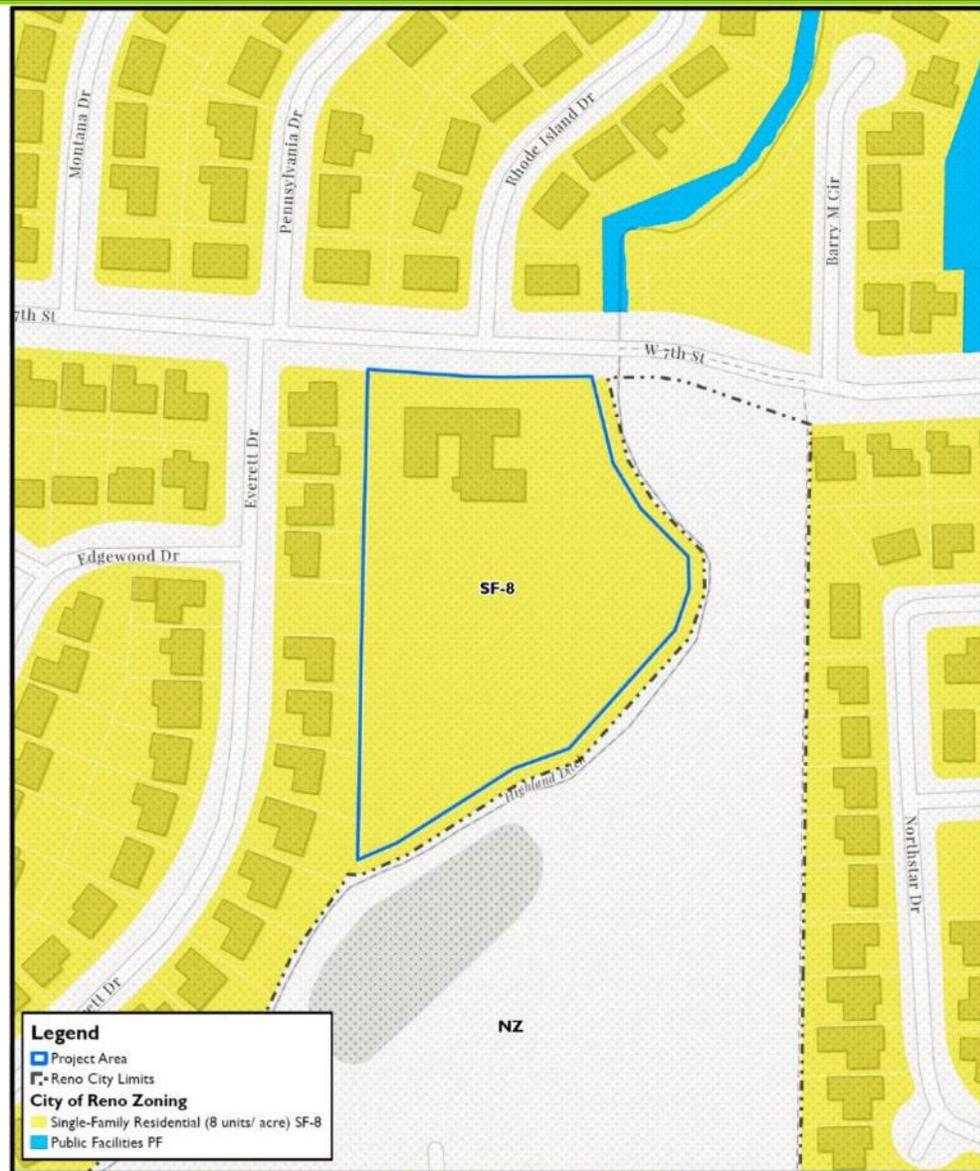
- 28 lot subdivision
- Cluster development to allow reduced lot size
- ±1.32 acres of common area (36%)



Master Plan & Zoning

SF Master Plan & SF8 Zoning

- » Surrounded by SF8 zoning
- » SF8 maximum density is **8 du/ac**
- » Project site allows up to **29 units**
- » **Proposing 28 lots**
- » Min lot size in SF8 zoning is 6,000 sf which does not allow for maximum density without modifying lot size
- » *The Master Plan encourages infill development with increased density*



Legend

- Project Area
- Reno City Limits
- City of Reno Zoning**
- Single-Family Residential (8 units/ acre) SF-8
- Public Facilities PF

Zoning
West 7th Street
July 2024

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
1261 Corporate Boulevard
Reno, NV 89502
Tel: 775.823.4068
Fax: 775.823.4066

Cluster Development

- » Allowed in SF8 zoning
- » Allows for modification of lot standards for single-family detached
- » **Unique Site Features:**
 - Properties to the west along Everett Drive currently drain onto the site
 - Future development cannot drain to Highland Ditch
 - No storm drain facilities within W. 7th Street
- » **Viewshed:**
 - Project site generally slopes west to east
 - Everett Drive is approximately 5-10 feet higher in elevation than western property boundary



Cluster Development

» Accounting for the Unique Site Features:

- ✓ Proposed swale along western boundary
- ✓ Two retention ponds (100-year event)
- ✓ No off-site flows to Highland Ditch

» Considering the Viewshed:

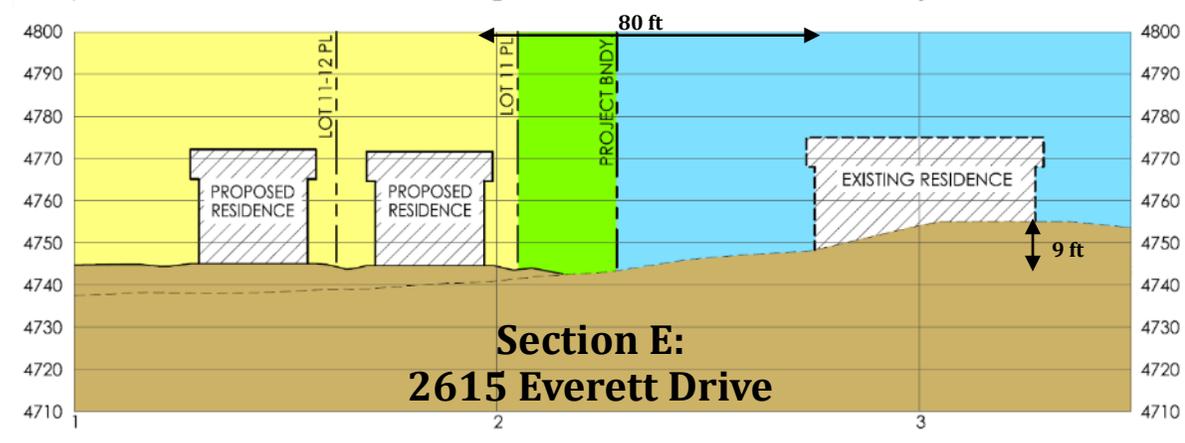
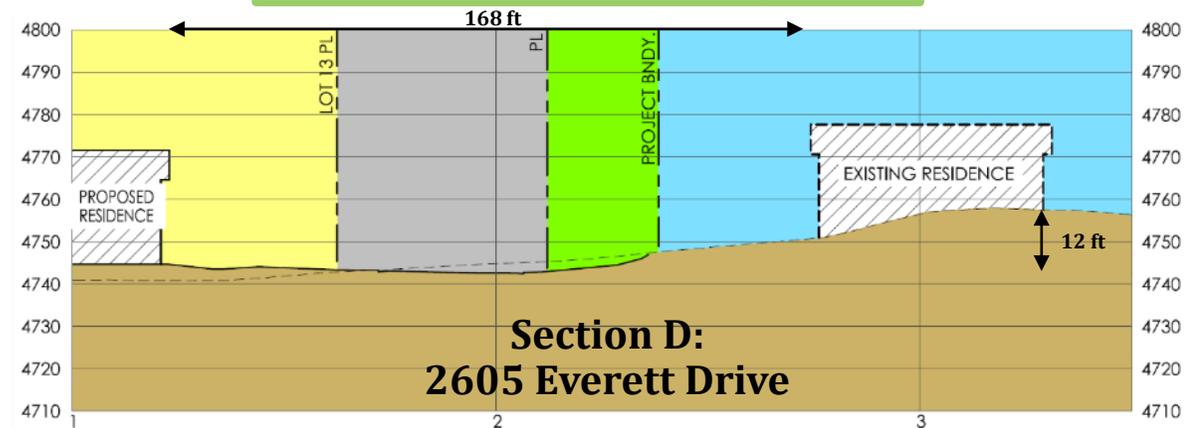
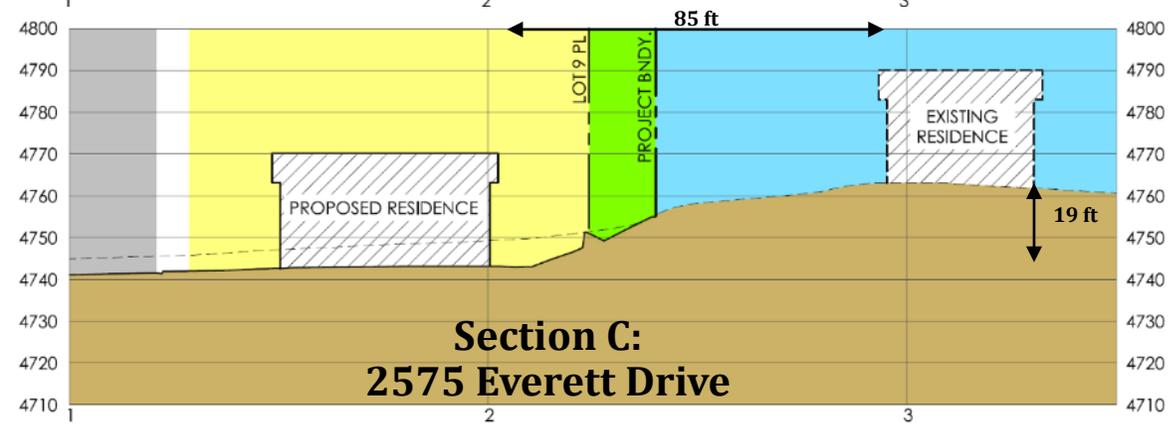
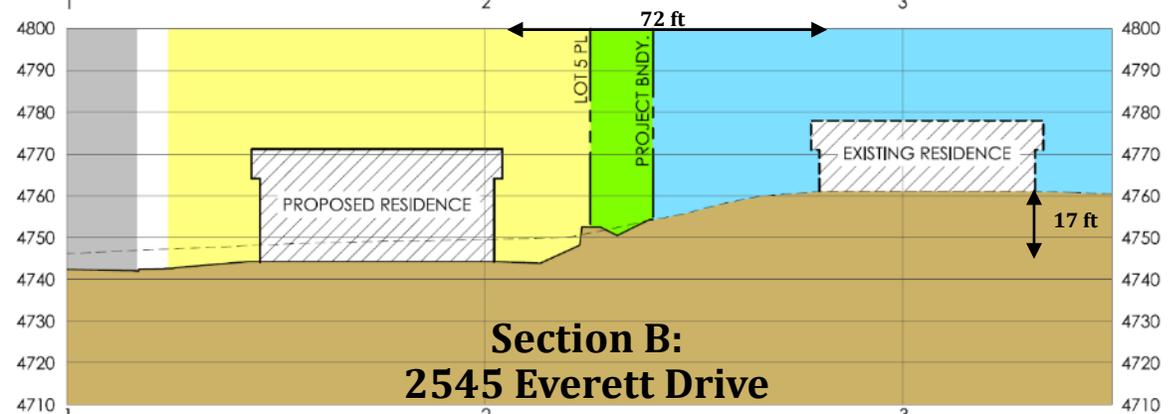
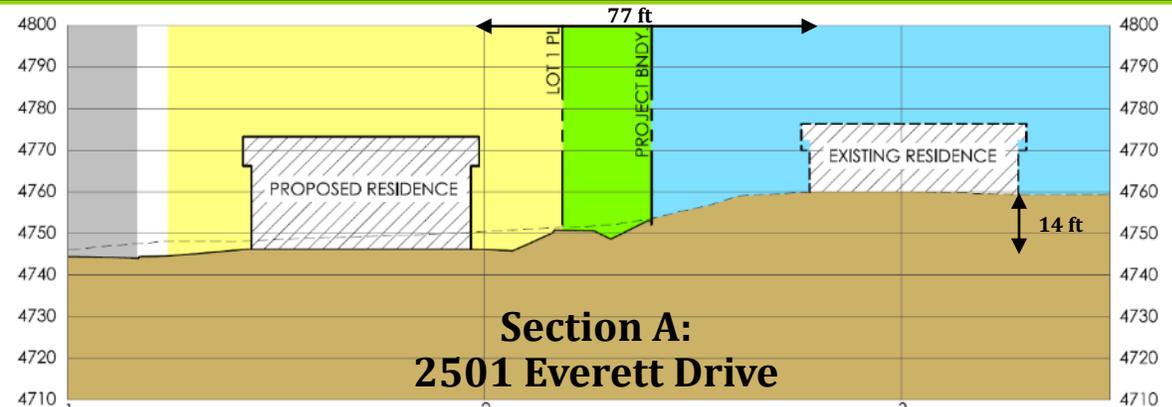
- ✓ Site graded to below western boundary
- ✓ Providing common area landscape buffer between the existing lots and proposed lots
- ✓ Buffer and minimum rear setbacks provide greater separation

» Appropriate Mitigation Measures:

- ✓ Provides buffer and keeps one common owner
- ✓ Increased screening
- ✓ Increased landscape standards



Elevation & Grading



Traffic & Circulation

On-site Circulation:

- Street with sidewalks
- Two private driveways with sidewalk
- RMC parking standards= 56 spaces (2 per unit)
- Conditioned parking = 112 spaces (4 per unit)
- **Parking provided = 119 spaces**
- Sidewalk connecting to existing along W. 7th Street

Traffic Study:

- Anticipates 27 AM & 32 PM peak hour trips
- Existing church generates 158 peak hour trips during Sunday

Bus Stop:

- Existing RTC bus stop to remain on-site along 7th St.



Residential Units

- ✓ Multiple models, elevations, & floor plans
- ✓ 1,851 to 2,395 sq. ft. in size
- ✓ 3-5 bedrooms
- ✓ Minimum two car garage with driveway
- ✓ Provides additional design elements for buildings facing W. 7th Street & the western boundary



FIRST FLOOR PLAN
BASE ELEVATION SHOWN



SECOND FLOOR PLAN
BASE ELEVATION SHOWN

Landscape & Screening

Existing trees on-site not protected per RMC (31 trees)

- ✓ **Determine viability of existing trees**
 - Consultation with a licensed arborist to determine viability for all trees on-site prior to any building permit (#12)

- ✓ **Total Landscape Provided= 2.09 acres (56%)**
 - Common area, front, & rear lots required to be landscaped at 1 tree and 6 shrubs per 300 sq. ft. (#13)

- ✓ **Minimum 117 trees**
 - 41 trees (common area & street trees)
 - **76 trees** (rear lots with min. 3 evergreen trees per rear yard lots 1-10)



2400 W. 7th Street

Tentative Map and Major Site Plan Review:

- ✓ Public Outreach
 - August 13th – Ward 5 NAB Meeting
 - September 10th – Applicant hosted neighborhood meeting
 - October 16th – PC meeting, public comment
- ✓ Cluster Development can meet all the findings and applicant agrees with staff report
- ✓ Conditions of Approval
 - Consult arborist for existing trees (#12)
 - Landscape & maintenance on rear lots (#13)
 - Increase in design elements for homes (#15 & #16)
 - Maximum height reduced from 35 ft to 28 ft (#9)
 - Increase in parking from 2 to 4 per unit (#10)
 - Limit hours of construction (#18)

