

2400 West 7th Street

Tentative Map & Major Site Plan Review LDC25-00003

City of Reno
Planning Commission Meeting
November 21, 2024



WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME

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:

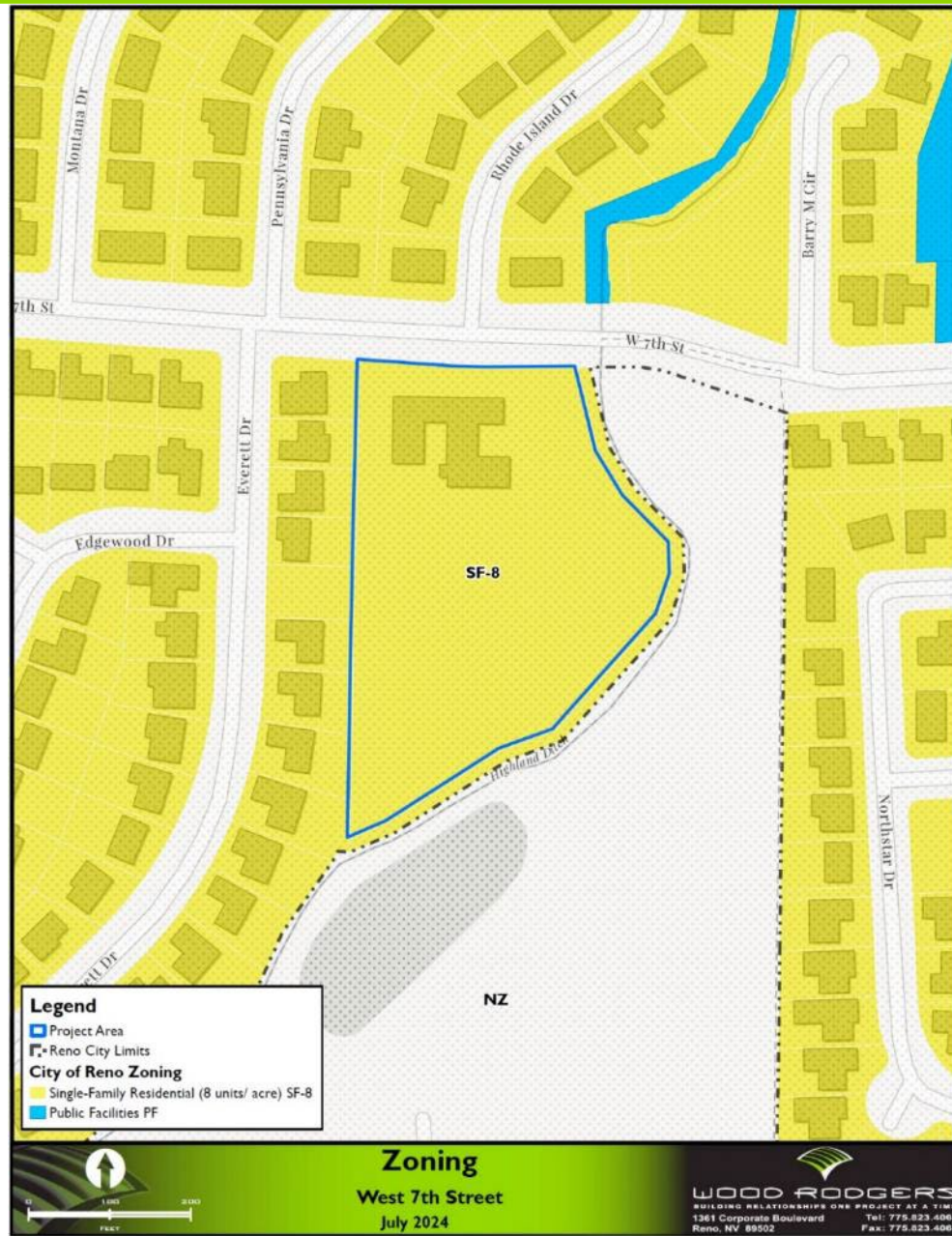
- 28 lot subdivision
- **Cluster development** to allow reduced lot size
- **±1.32 acres of common area (36%)**



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*



SF8 Zoning

SF8 Zoning Standards vs Proposed

	RMC Standards	Proposed Standards
Max. Base Density	8 dwelling units per acre	7.5 dwelling units per acre
Minimum Lot Size	7,000 sq. ft. corner lot 6,000 sq. ft. interior lot	3,261 sq. ft.
Minimum Lot Width	70 feet corner lot 60 feet interior lot	35 feet
Front Setbacks	10 feet	10 feet
Side Setbacks	5 feet	5 feet
Rear Setbacks	20 feet	20 feet
Street Facing Garage	20 feet	20 feet
Max. Stories/Height	2.5 stories/35 feet	2 stories/ 28 feet

Uses Permitted (P):

- ✓ Single-Family Detached
- ✓ Single-Family Attached
 - Includes townhomes & condos
 - Does not require a cluster development
 - Setbacks apply to perimeter of the site

Zone Districts	Residential							
	LLR2.5	LLR1	LLR.5	SF3	SF5	SF8	SF11	MF14
RESIDENTIAL USES								
Household Living								
Dwelling, Duplex						C	C	P
Dwelling, Triplex						C	C	P
Dwelling, Fourplex						C	C	P
Dwelling, Live/Work								P
Dwelling, Multi-family						C	C	P
Dwelling, Single-Family Attached				P	P	P	P	P
Dwelling, Single-Family Detached	P	P	P	P	P	P	P	P
Manufactured Home	P	P	P	P	P	P	P	P
Manufactured or Mobile Home Park								C
Mobile Home Subdivision	P	P	P	P	P	P	P	P

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

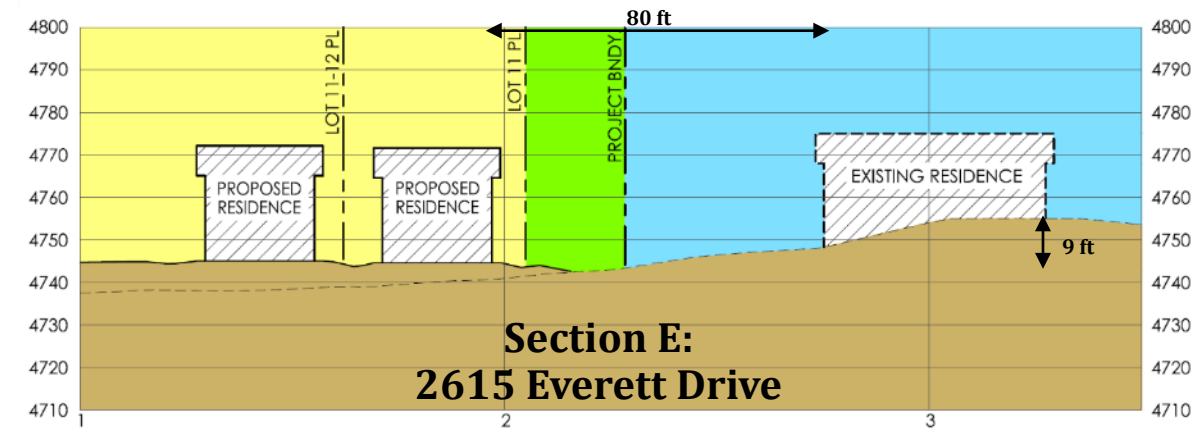
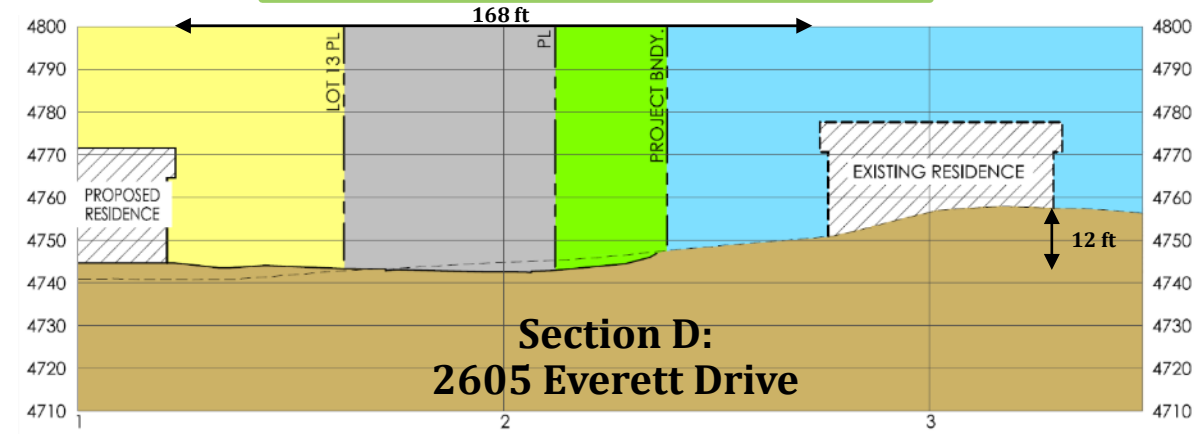
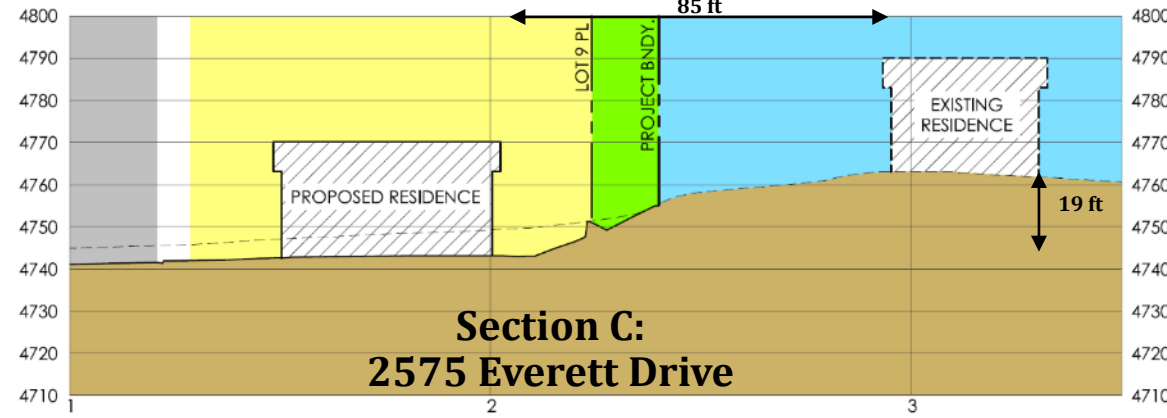
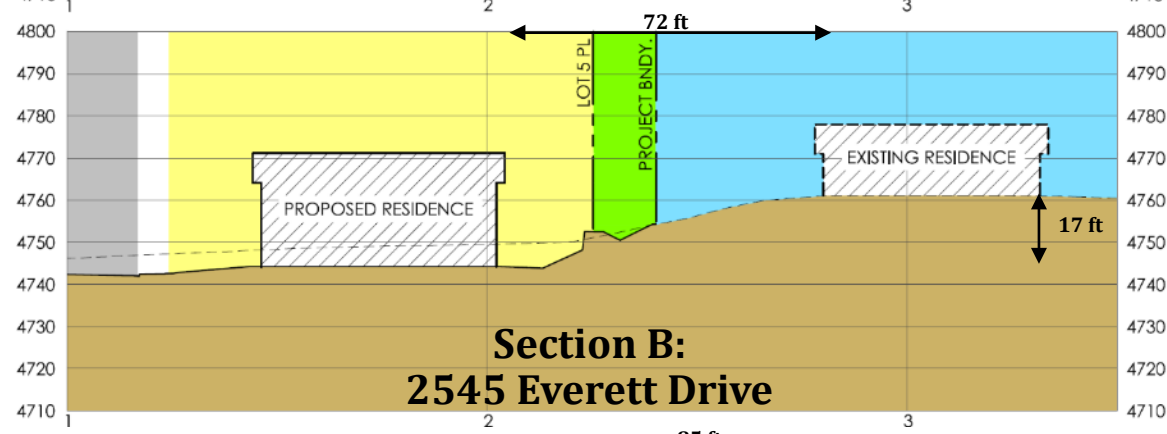
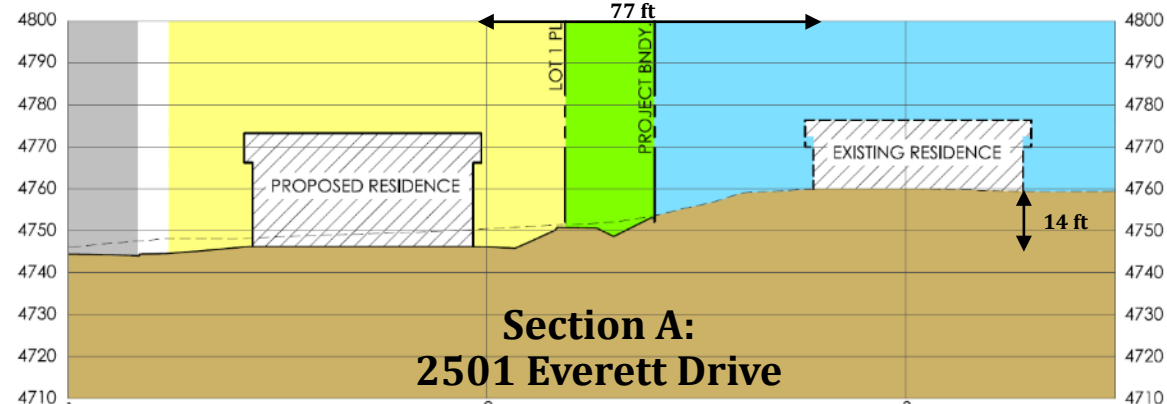


Cluster Development

- ✓ Increased density on infill site
- ✓ Buffer between backyards
5 to 22-foot-wide buffer along western boundary
- ✓ Provides common area with amenities
±0.85 acres of landscape, retention ponds, & private driveways
- ✓ Allows for a greater distance between west property line & proposed homes
 - Traditional detached = 20 feet
 - Traditional attached = 5 to 19 feet (height)
- ✓ Provides increased grade separation
proposed homes 9 to 19 feet lower than existing homes



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



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)

