



# RIVERSIDE DEVELOPMENT



**Rezoning to Specific Plan  
District**



# PROJECT LOCATION

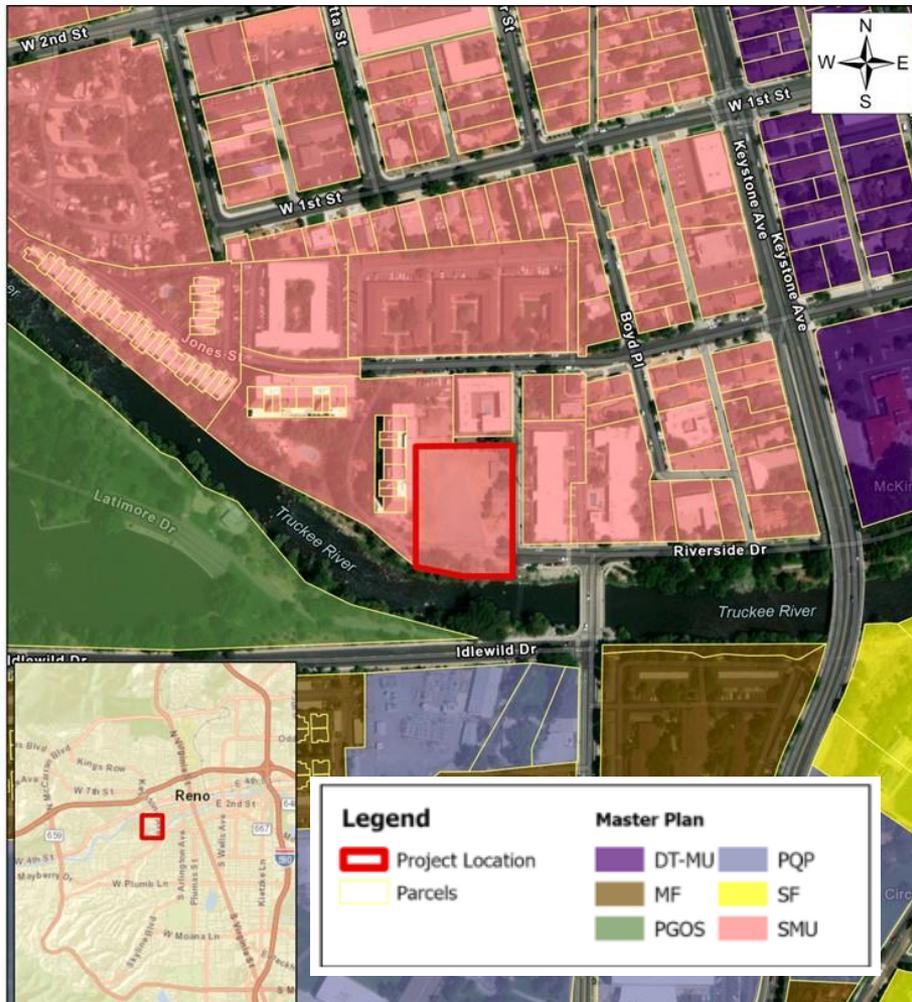
Located at the terminus of Riverside Drive, west of Booth Street.



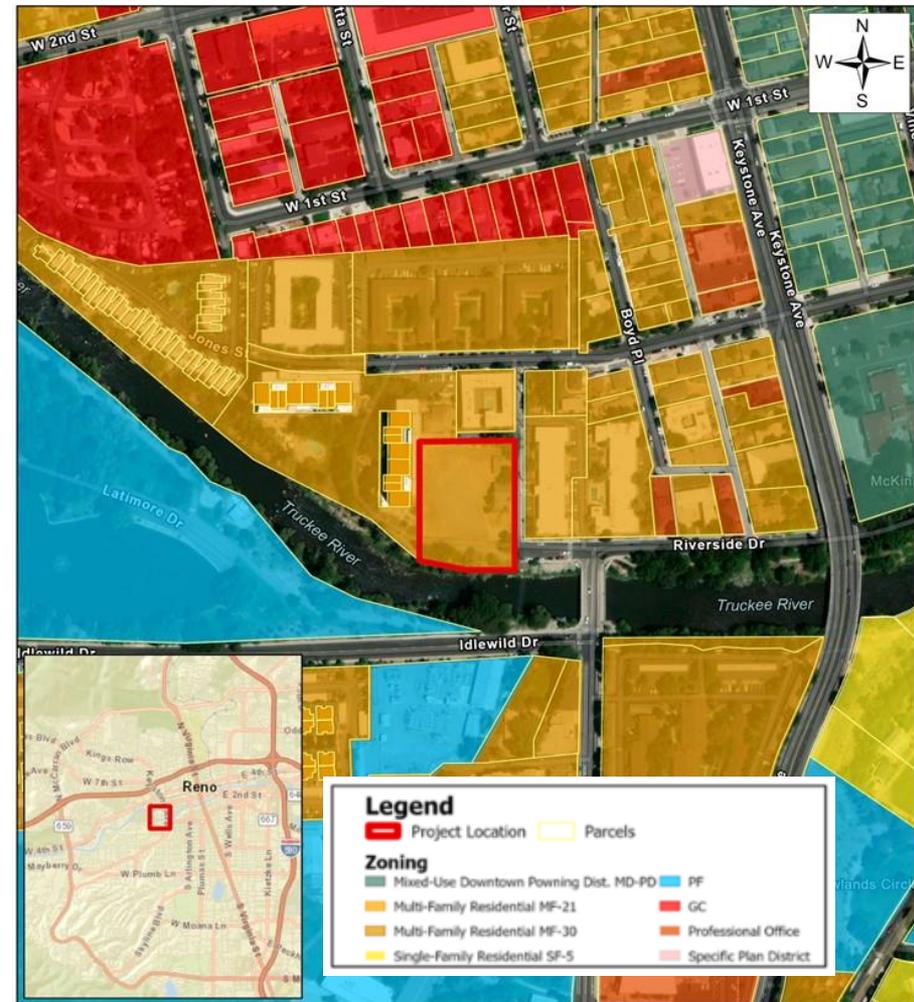


# EXISTING ZONING DESIGNATIONS

## Master Plan: SMU



## Zoning: MF-30





## BACKGROUND

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

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



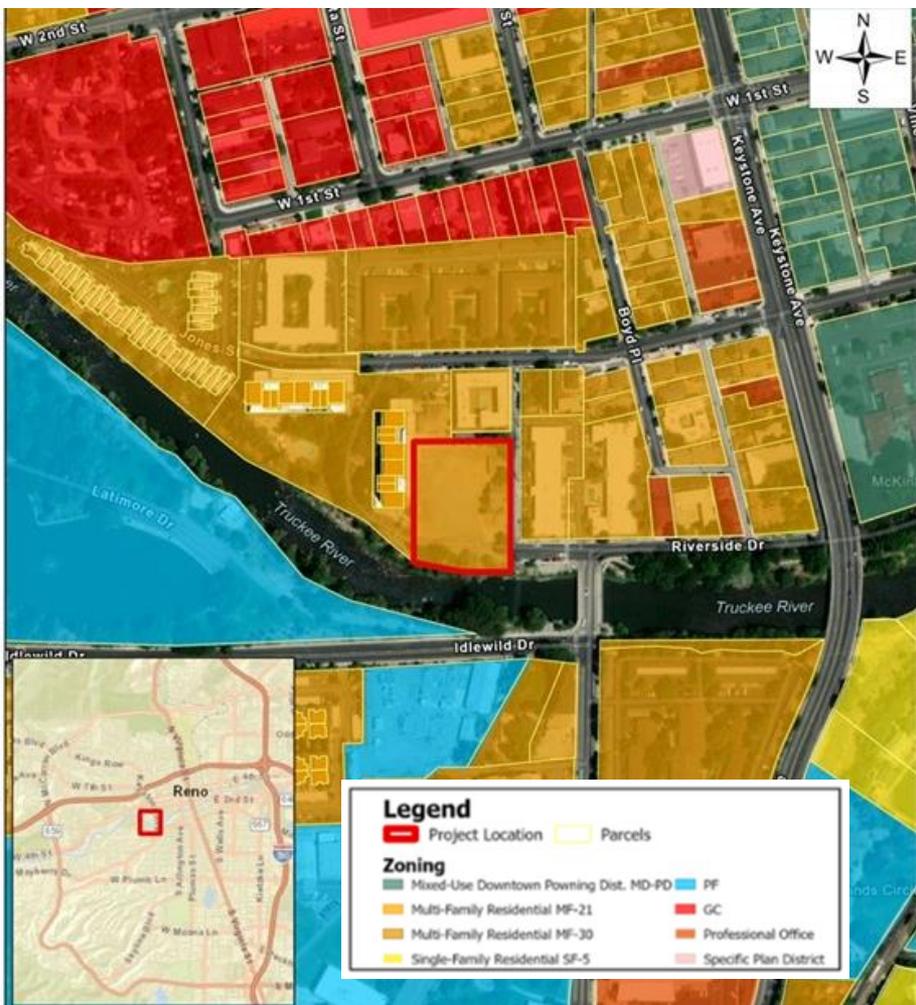
# REQUEST

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

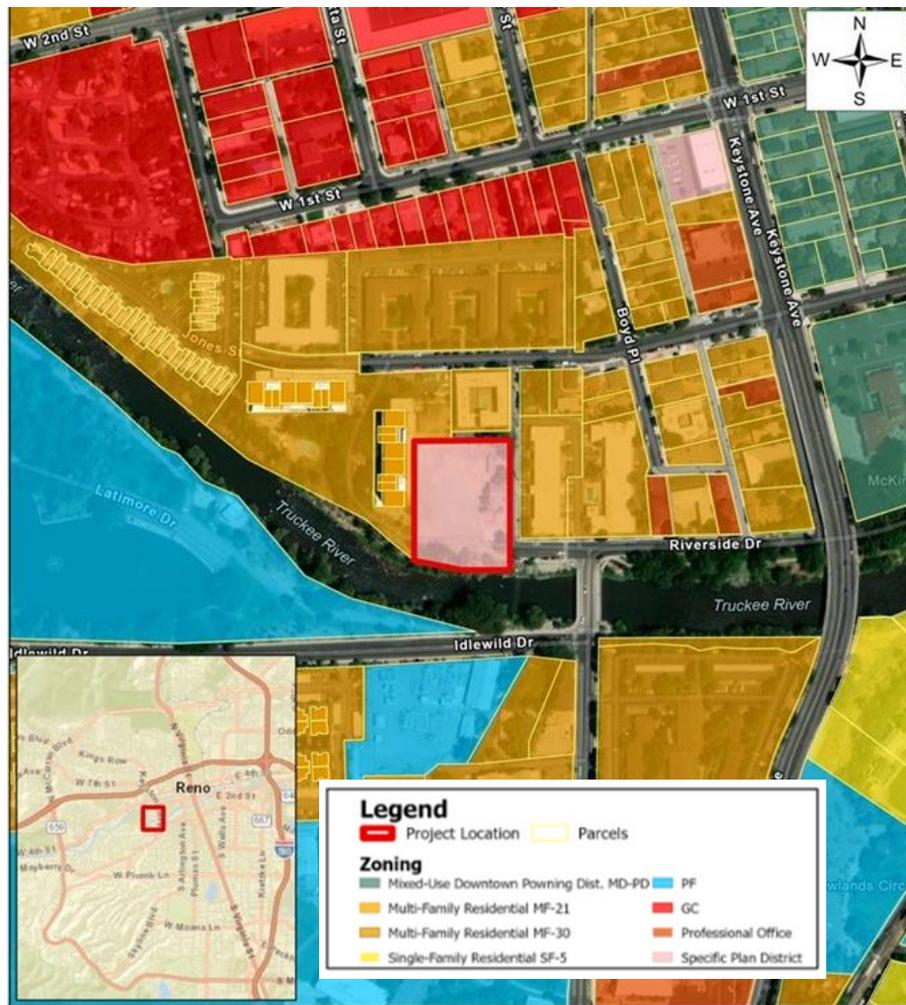


# PROPOSED ZONING

## 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.

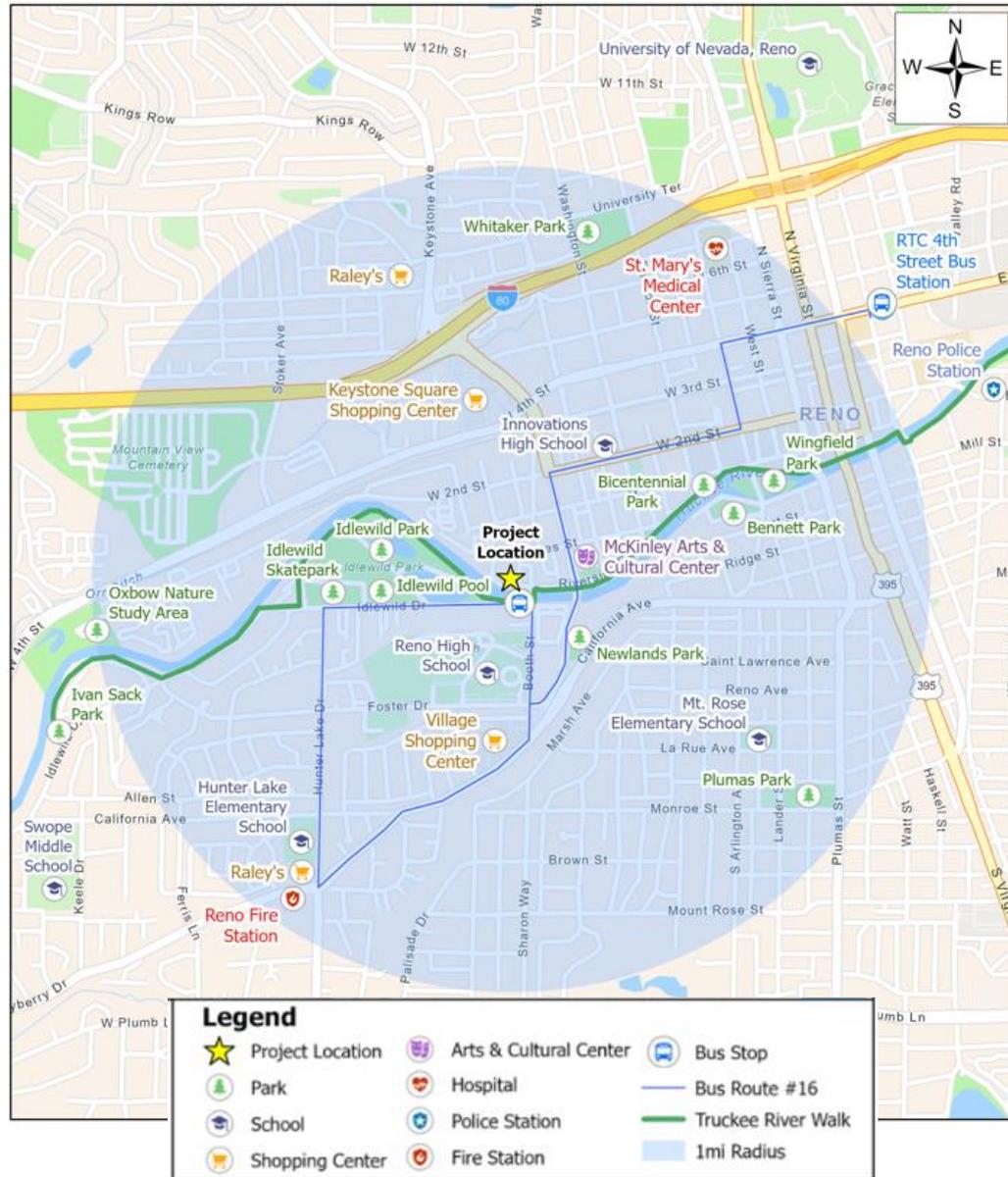


# Q&A

# CONCEPTUAL SITE PLAN



# PROXIMITY MAP





# PARKING ANALYSIS



\* Saturday 4/20 Special Events Occurring (2)

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

	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%
<b>TOTAL</b>	<b>984</b>	<b>901*</b>	<b>91.6%</b>	<b>310</b>	<b>31.5%</b>

○ Radius= 0.25 Miles

| On-Street Parking

□ Subject Property

□ Off-Street Parking