

**PLANNING COMMISSION
STAFF REPORT**

Date: July 17, 2024

To: Reno City Planning Commission

Subject: **Staff Report (For Possible Action): Case No. LDC24-00056 (Habitat for Humanity) - A request has been made for a tentative map to establish a 22-lot single-family detached subdivision. The ±3.03 acre site is located on the north side of Echo Avenue between Mount Vida Street and Mount Charleston Street. The site is zoned Multi-Family Residential - 30 units per acre (MF-30) and has a Master Plan land use designation of Multi-Family Neighborhood (MF).**

From: Jeff Foster, Associate Planner

Ward #: 4

Case No.: LDC24-00056 (Habitat for Humanity)

Applicant: Truckee Meadows Habitat for Humanity

APN: 086-142-04

Request: **Tentative Map:** To establish a 22-lot single-family detached subdivision.

Location: See Case Maps (**Exhibit A**)

Proposed Motion: Based upon compliance with the applicable findings, I move to approve the tentative map, subject to conditions.

Summary: The subject site is comprised of a vacant ±3.03 acre parcel located on the north side of Echo Avenue between Mount Vida Street and Mount Charleston Street. The proposed tentative map would allow for a 22-lot single-family detached subdivision (**Exhibit B**). Key project issues consist of: 1) project design, and 2) compatibility with surrounding uses. With all recommended conditions of approval, the proposed site design meets all code standards and addresses applicable findings. Staff recommends approval, subject to the conditions listed in this staff report.

Background: The site was previously developed with three structures built in 1960 and owned by the University of Nevada, Reno. After being purchased by Truckee Meadows Habitat for Humanity (TMHFH) in 2019, the structures were removed; only the former building pads, walkways and parking area paving remain. The project is proposed by TMHFH with the goal of

providing housing that is affordable for individuals/families with a target income of 60% of Area Median Income (AMI) or below.

Analysis:

Project Design: The proposed project was designed to meet the MF-30 development standards in RMC. The proposed tentative map includes 22 single-family detached lots located on a ± 3.03 acre site, which yields a gross density of ± 7.26 dwelling units per acre. The site's MF-30 zoning allows for a maximum of 90 dwelling units. At 22 residential lots, the proposed project is under the allowable base residential density for this zoning district. The proposed project meets other MF-30 lot and building standards (e.g., minimum lot size, setbacks, building height, etc.).

The proposed subdivision is similar to TMHFH's previously approved and constructed Mount Charleston subdivision north of the subject parcel. The proposed lot sizes range from $\pm 3,919$ square feet to $\pm 5,437$ square feet with an average lot size of $\pm 4,598$ square feet. The project design consists of 22 one-story homes that are less than $\pm 1,250$ square feet with three or four bedrooms and an uncovered driveway space. Proposed elevations (**Exhibit C**) appear to meet the wall articulation requirements in RMC 18.04.903(c)(3) and will be verified at final design.

Two stubbed (dead end) public local roads will serve lots 11-22 off the primary local public road (named Christine Price Way) running east-west through the middle of the site. The project site is comprised of ± 0.71 acres of public road area and ± 2.32 acres of lot area (including landscaped front, side and rear yards) (**Exhibits B and D**); there is no common area. Per RMC 18.04.804(d)(5) landscaping outside of the lots adjacent to Mount Charleston Street, Mount Vida Street and Echo Avenue is within the public right-of-way and will be maintained by the adjoining property owners (**Condition 6**). Landscaping along the proposed public road between the side yard fence and sidewalk for lots 11, 16, 17 and 22 is within the lots and is the responsibility of those homeowners to maintain (**Condition 7**).

The project is proposed to be recorded in one final map. Project build-out will be phased, starting with the north side, and will likely take several years as TMHFH has capacity for building a maximum of one to three houses at a time, based on available funds and resources for construction.

Compatibility with Surrounding Uses: Surrounding land uses include vacant land, the Sierra Nevada Job Corps Center campus, single-family residential, and a fire station. The land uses surrounding the site are summarized in the table below.

Adjacent Properties		
	Zoning	Use
North	MF-14/MF-30	Single-family residential (TMHFH's Mount Charleston subdivision), City of Reno Fire Station No. 9
East	IC	Vacant land (across Mount Vida Street)
South	MF-30	Vacant land (across Echo Avenue)
West	PF	Sierra Nevada Job Corps Center campus (across Mount Charleston Street)

The MF-30 district is intended to accommodate multi-family residential development and limited commercial and retail uses. Secondary uses include duplexes, triplexes, fourplexes, townhomes, single-family residential uses, parks, and schools. The proposed single-family detached homes are in character with the area, including the TMHFH Mount Charleston subdivision and extensive single-family detached residences and townhomes to the southeast (MF-30) and southwest (MF-14). Limited construction hours will reduce potential impacts to surrounding properties (**Condition 8**).

The site is within the Airport Noise Exposure Overlay (FAR Part 77) for the Reno-Stead Airport, which covers a large area in Stead and the surrounding North Valleys area. Regulations associated with this portion of the overlay area restrict building heights to 45 feet and require building permit review by the Reno-Tahoe Airport Authority (RTAA). The U.S. Department of Transportation website's National Transportation Noise Map identifies that the subject property is within the 50.0 – 54.9 dBA noise contour for the Reno-Stead Airport. Accordingly, the RTAA has requested that an airport noise disclosure be provided to homebuyers (**Condition 9**).

Traffic, Access and Circulation: Access to the project site will be through the new proposed public road, which will provide connection between Mount Charleston Street and Mount Vida Street. The zoning code requires a traffic entry and access study if a proposed development is anticipated to generate more than 100 peak hour trips (PHT). The project is projected to generate 16 morning PHT and 22 afternoon PHT (and 198 average daily trips). As vehicle peak hour trips are relatively low, it is anticipated that the additional traffic generated from the development will have minimal effect on the surrounding roadway infrastructure.

The Regional Transportation Commission's Route 7 (Stead) operates in the project vicinity. The nearest bus stop is less than 150 feet from the southwest corner of the proposed subdivision near the Mount Charleston Street/Echo Avenue intersection. Homebuyers will be provided with information on the Regional Transportation Commission (RTC) Smart Trips Program to encourage residents to utilize public transit and alternate modes of transportation (**Condition 10**).

Based on the number and size of homes, 22 parking spaces are required. The homes are designed with single-car driveways totaling 22 parking spaces. On-street parking will be provided along both sides of the proposed public road and along one side of the stubbed public local roads serving lots 11-22. [The stubbed local roads are wide enough to allow parking on one side while meeting fire access requirements (10-foot travel lanes and 8-foot parking lane).] There are an estimated additional 28 parking spaces in these locations, not including any available parking on nearby streets. **Condition 11** requires signage limiting parking to one side of each stubbed local road serving lots 11-22 and painting the other curb red. Per RMC 18.04.903(a)(3)(b) off-street parking is prohibited within the front yard setback unless located on driveways (**Condition 12**).

There are existing sidewalks along adjacent streets. The project proposes new east-west sidewalks along Echo Avenue and the south side of the proposed public road, and new north-south sidewalks along Mount Charleston Street, part of Mount Vida Street, and the east side of the stubbed local roads connecting to the proposed sidewalk on Echo Avenue. The applicant has requested sidewalk waivers for the west side of the stubbed local roads, the north side of the proposed public road, and the connecting north-south portion along Mount Vida Street based on overall sidewalk connectivity resulting from existing and proposed conditions. While Engineering has indicated that a waiver is possible for one or more of these requests, formal sidewalk waiver requests will need to be submitted.

Public Services: All necessary utilities to serve the development (e.g. sewer, water, power, etc.) can be readily extended to serve the subject site and will be further reviewed during the review of the final map and permit requests to develop the site. There is limited sewer capacity remaining at the Reno Stead Water Reclamation Facility. The applicant will be required to apply for a sewer will-serve and pay sewer connection fees prior to permit issuance consistent with the established sewer allocation program.

Existing private overhead electric lines provided service only to the facilities that were previously on the site. These facilities do not correspond with the proposed tentative map layout and will be removed with construction of the project. As proposed in the application and in conformance with RMC 18.04.503(c)(2) new electric service to meet the needs of the future homes will be established to align with the new public roads and will be constructed underground (**Condition 13**).

The City of Reno currently provides fire and police services. The closest fire station is adjacent to the project site. Police patrols already exist in the area and should not be significantly impacted by the project and police facility impact fees will be collected during building permit review.

The subject property is currently zoned for the following schools: Desert Heights Elementary School, O'Brien Middle School, and North Valleys High School. Desert Heights Elementary School is located approximately 1,400 feet from the southwest corner of the site. The Washoe County School District (WCSD) stated they do not anticipate any negative impacts or enrollment

issues resulting from the proposed development, though they expressed concerns regarding pedestrian safety and the requested sidewalk waiver. As part of WCSD’s “Safe Routes to School Program,” **Condition 14** requires implementation of pedestrian safety improvements shown in **Exhibit E** and a potential lighting improvement in coordination with NV Energy.

Master Plan Conformance: The subject site has a Master Plan land use designation of Multi-Family Neighborhood (MF) and is located within the Mixed Use Areas per the Structure Plan Framework of the Master Plan. The MF land use designation is intended to have multi-family apartment buildings or condominiums, townhomes, and other complementary housing types to provide a mix of higher density housing options supported by commercial uses providing neighborhood services. As proposed and with the recommended conditions, the project is in substantial conformance with the Master Plan land use designation and the following applicable Master Plan goals and policies:

- 2.2B: Underutilized Properties
- 4.1A: Housing Options
- 4.1C: Affordable and Workforce Housing Strategy
- 4.3B: Infill and Redevelopment
- 4.5A: Connectivity and Access

Public and Stakeholder Engagement: Agency comments were received and incorporated into the analysis as applicable (**Exhibit F**). A courtesy notice was sent out to surrounding property owners upon initial submittal of the project. The applicant presented the project at the June 20, 2024, Ward 4 Neighborhood Advisory Board (NAB) meeting. No comments have been received. Any future comments will be forwarded to the Planning Commission as they are received.

Recommended Conditions of Approval: All conditions shall be met to the satisfaction of Development Services Department staff, unless otherwise noted.

1. The project shall comply with all applicable City codes, plans, reports, materials, etc., as submitted. In the event of a conflict between said plans, reports, materials and City codes, City codes in effect at the time the application is submitted shall prevail.
2. The applicant shall record the final map in accordance with the time limit contained in state law or this approval shall be null and void.
3. Prior to the approval of the final map, the applicant shall provide an affidavit stating that the subdivider will make provision for payment of the tax imposed by Chapter 375 of Nevada Revised Statutes (NRS) and for compliance with the disclosure and

recording requirements of NRS 598.0923, if applicable, by the subdivider or any successor in interest.

4. Prior to the issuance of any building permit or final map, the applicant shall attach a copy of the final approval letter. The approval letter shall accompany a narrative that describes how the requested permit addresses each of the approved conditions of approval.
5. The applicant, developer, builder, property owner, or business proprietor, as applicable, shall continuously maintain a copy of this approval letter on the project site during the construction and operation of the project/business. The project approval letter shall be posted or made readily available upon demand by City staff.
6. Prior to approval of the final map, the applicant shall provide suitable documentation to the satisfaction of the Administrator that homebuyers for lots 1, 10-14, and 19-22 will be made aware of their obligation to maintain the landscaping in the public right-of-way abutting those lots. This maintenance obligation information shall be recorded and included with purchasing information for lots 1, 10-14, and 19-22. A note shall be added to the final map identifying that maintenance of this landscaping is the responsibility of the owners of lots 1, 10-14, and 19-22.
7. Prior to approval of the final map, the applicant shall provide suitable documentation to the satisfaction of the Administrator that homebuyers for lots 11, 16, 17 and 22 will be made aware of their obligation to maintain the landscaping between their side yard fences and the sidewalk along the proposed public road. This maintenance obligation information shall be recorded and included with purchasing information for lots 11, 16, 17 and 22. A note shall be added to the final map identifying that maintenance of this landscaping is the responsibility of the owners of lots 11, 16, 17 and 22.
8. Hours of construction, including grading, shall be limited to between the hours of 7:00 a.m. and 6:00 p.m., Monday through Friday, and between 8:00 a.m. and 6:00 p.m. on Saturday. There shall be no construction on Sundays. This condition shall not apply to dust control or storm water management operations. A note to this effect shall be placed on the title sheet of all building permit plan sets. If the construction hours need to be varied for the pouring of concrete slabs, interior construction hours or other modifications, a plan detailing the construction operations and provisions to minimize impacts on nearby residential areas shall be submitted and approved to the satisfaction of the Administrator.

9. Prior to approval of the final map, the applicant shall provide a disclosure statement to the satisfaction of the Administrator that alerts homebuyers to the adjacent airport and associated aircraft noise. This disclosure statement shall be included with purchasing information for each homebuyer and shall be recorded to reflect on the title and travel with property ownership in perpetuity so long as operations continue at the Reno-Stead Airport.
10. Prior to approval of the final map, the applicant shall provide staff with a copy of information provided by RTC on the Smart Trips Program. This information shall be included with purchasing information for each homebuyer.
11. Signage shall be provided on the final map and building permit plans indicating which side of each stubbed public local road serving lots 11-22 that parking is allowed and that no parking is allowed on the other side. The no parking side curb shall be painted red.
12. The final map and building permit plans shall include a note that parking in front yards outside of driveways is prohibited.
13. New electric service to meet the needs of the future homes shall be constructed underground.
14. As part of the Washoe County School District “Safe Routes to School Program,” the developer shall provide improved street signage, striping, and other improvements as identified in **Exhibit E** (with the exception of removal of two trees, which instead shall be pruned in coordination with the Urban Forester). Prior to issuance of the first certificate of occupancy, the developer shall measure the existing street lighting at the Echo/Mt. Charleston intersection during nighttime hours and if a foot candle reading of less than 0.6 is measured, the developer shall work with NV Energy to increase the wattage of the existing streetlight.

Findings:

General Review Criteria: The decision-making body shall review all development applications for compliance with the applicable general review criteria stated below.

- 1) Consistency with the Reno Master Plan: The proposed development shall be consistent with the Reno Master Plan. The decision-making authority:
 - a. Shall weigh competing plan goals, policies, and strategies; and

- b. May approve and application that provides a public benefit even if the development is contrary to some of the foals, policies, or strategies in the Reno Master Plan.
- 2) Compliance with Title 18: The proposed development shall comply with all applicable standards in this Title, unless the standard is lawfully modified or varied. Compliance with these standards is applied at the level of detail required for the subject submittal.
- 3) Mitigates Traffic Impacts: The project mitigates traffic impacts based on applicable standards of the City of Reno and the Regional Transportation Commission.
- 4) Provides Safe Environment: The project provides a safe environment for pedestrians and people on bicycles.
- 5) Rational Phasing Plan. If the application involves phases, each phase of the proposed development contains all of the required streets, utilities, landscaping, open space, and other improvements that are required to serve or otherwise accompany the completed phases of the project, and shall not depend on subsequent phases for those improvements.

Tentative Map: Approval of tentative maps shall be subject to the approval criteria in Section 18.08.304(e), Approval Criteria Applicable to All Applications, and criteria set forth in NRS Section 278.349(3), as follows:

- 1) Environmental and health laws and regulations concerning water and air pollution, solid waste disposal, water supply facilities, community or public sewage disposal and, where applicable, individual systems for sewage disposal;
- 2) Availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the subdivision;
- 3) Availability and accessibility of utilities;
- 4) Availability and accessibility of public services such as schools, police and fire protection transportation, recreation and parks;
- 5) Conformity with the zoning ordinances, master plan, and elements thereof, except that if any existing zoning ordinance is inconsistent with the master plan, the zoning ordinance takes precedence;
- 6) General conformity with the governing body's master plan of streets and highways;
- 7) Effect of the proposed subdivision on existing public streets and the need for new streets or highways to serve the subdivision;
- 8) Physical land characteristics such as flood plain, slope, soil;
- 9) Recommendations and comments of those entities reviewing the tentative map pursuant to NRS 278.330 and 278.348;
- 10) Availability and accessibility of fire protection, including, but not limited to, the availability and accessibility of water and services for the prevention and containment of fires, including fires in wild lands;
- 11) The potential impacts to wildlife and wildlife habitat; and
- 12) Submission by the subdivider of an affidavit stating that the subdivider will make provision for payment of the tax imposed by Chapter 375 of NRS and for compliance with the

disclosure and recording requirements of subsection 5 of NRS 598.0923, if applicable, by the subdivider or any successor in interest.

Attachments:

Exhibit A - Case Maps

Exhibit B - Preliminary Civil Plans

Exhibit C - Proposed Elevations

Exhibit D - Preliminary Landscape Plan

Exhibit E - Traffic Signage and Striping

Exhibit F - Agency Comments