

**PLANNING COMMISSION
STAFF REPORT**

Date: December 20, 2023

To: Reno City Planning Commission

Subject: Staff Report (For Possible Action): Case No. LDC24-00022 (Legacy Village Townhomes Map Extension) – A request has been made for a two-year time extension to record a subsequent final map on up to 96 remaining lots (set to expire on February 8, 2024) which was part of a previously approved residential tentative map (LDC21-00011 – Legacy Village Townhomes). The ±9.5-acre site is generally located on the west side of Lemmon Drive southwest of the intersection of Bernoulli Street and approximately 1,750 feet north of the intersection with Military Road. The project site is within the General Commercial (GC) zoning district and has a Master Plan land use designation of Suburban Mixed-Use (SMU).

From: Daniel Martoma, Associate Planner Specialist

Ward #: 4

Case No.: LDC24-00022

Applicant: Ryan T. Sims/Axion Engineering

APN: 552-530-01

Request: **Tentative Map:** To allow for a two-year time extension for a previously approved residential tentative map subdivision (LDC21-00011 – Legacy Village Townhomes).

Location: Refer to Case Maps (**Exhibit A**)

Proposed Motion: Based upon compliance with NRS 278.360 (Requirements for presentation of final map or series of final maps: extension of time), I move to approve a two-year time extension on the Legacy Village Townhomes tentative map, subject to original conditions of approval.

Background: On November 4 2020, the Reno City Council approved case LDC21-00011 (Legacy Village Townhomes), a tentative map to develop a 264-unit townhome residential subdivision (**Exhibit B**). The first final map (TM5472) was approved and recorded on February 8, 2022 for 168 residential units, necessitating a subsequent final map to be recorded by February 8, 2024 per

Nevada Revised Statutes (NRS). The applicant cites economic and housing market constraints have prevented construction of the recorded 168 residential units from the first final map. Since a subsequent final map for the remaining 96 residential units has not been designed or prepared for submittal, the NRS requirement for a presentation within a two-year timeframe will not be met. Consequently, the applicant is requesting a tentative map extension for the project in accordance with the provisions of NRS 278.360, allowing the developer to continue with project when economic and housing market conditions improve (**Exhibits C and D**).

Based on NRS 278.360(1)(c), the Planning Commission may grant an extension of not more than two years for the presentation of any final map after the two-year period for presenting a successive final map has expired. Reno Municipal Code does not require any specific findings for the granting a time extension. NRS 278.360(2) specifies no requirements other than those imposed on each of the final maps in the series may be placed on the map when an extension of time is granted unless the requirement is directly attributable to a change in applicable laws which affect the public health, safety, or welfare. Staff has reviewed the original conditions of approval and no additions and/or adjustments are necessary due to a change in applicable laws affecting public health, safety, or welfare.

Legal Requirements:

NRS 278.349(3)	Tentative Map
NRS 278.360	Final Map Presentation and Extensions of Time

Attachments:

Exhibit A – Case Maps

Exhibit B – City Council Approval Letter

Exhibit C – Time Extension Request

Exhibit D – Subject Site