

**PLANNING COMMISSION
STAFF REPORT**

Date: October 16, 2024

To: Reno City Planning Commission

Subject: Staff Report (For Possible Action): Case No. LDC25-00003 (2400 West 7th Street): A request has been made for: 1) a tentative map for a 28-lot single-family detached subdivision; and 2) a major site plan review for cluster development. The ±3.72 acre project site is located directly south of the intersection at West 7th Street and Rhode Island Drive. The site is located in the Single-Family Residential – 8 units per acre (SF-8) zoning district and has a Master Plan land use designation of Single Family (SF).

From: Leah Piccotti, Associate Planner

Ward #: 5

Case No.: LDC25-00003 (2400 West 7th Street)

Applicant: AMH

APN: 005-122-09

Request:

1. **Tentative Map:** To allow for a 28-lot single-family detached subdivision.
2. **Major Site Plan Review:** To allow cluster development.

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

Proposed Motion: Based upon compliance with the applicable findings, I move to approve the tentative map and major site plan review, subject to conditions listed in the staff report.

Summary: The ±3.72 acre project site is located within the Single-Family Residential – 8 units per acre (SF-8) zoning district. The proposed tentative map will allow for a 28-unit single-family detached residential subdivision with associated common areas (**Exhibit B**). The SF-8 zoning district requires a minimum lot size of 7,000 square feet for a corner lot and 6,000 square feet for an interior lot. The proposed tentative map utilizes cluster development to allow for an average lot size of ±3,705 square feet. Key issues analyzed include: 1) overall site design; 2) compatibility with surrounding uses and development; 3) traffic, access, and circulation; 4) Master Plan policy guidance; 5) public utility infrastructure; 6) drainage; and 7) tree preservation. With all of the

recommended conditions of approval, the proposed site design meets minimum standards included in the Reno Municipal Code (RMC) and addresses applicable findings. Staff recommends approval, subject to the conditions listed in this staff report.

Background: The site is developed with an ±8,208 square foot building built in 1967, currently used as a religious assembly, and is partially landscaped with 31 mature trees (**Exhibit C**). As proposed, the project will demolish the existing building and remove all 31 mature trees.

Discussion: Staff reviewed the tentative map and major site plan review application and made recommendations consistent with RMC and Reno Master Plan goals and policies during the case review period. Although the applicant has made minor modifications to the plan from the original submittal based on staff recommendations, the majority of design changes suggested/proposed by staff were not implemented. Staff supports the request with the recommended conditions of approval, which generally reflect staff review comments and design recommendations. With the recommended conditions, the project meets minimum RMC standards and addresses the applicable findings.

Per RMC 18.09.04, the definition of Cluster Development is “moderate density attached or detached development, that is designed to protect sensitive areas to allow for common open space.” Per RMC 18.04.903(a)(6), cluster development is encouraged to support the protection of sensitive natural resources, viewsheds, or other unique site features; promote fire safety within the wildland interface; provide opportunities for shared common open space; protect documented wildlife corridors; and provide a more gradual transition to the unincorporated county and public lands. The applicant asserts that the project is “*designed to provide better viewshed protection than non-clustered development through a combination of increased setbacks/buffering and elevation change. Further, the project design proposes improvements to help meet unique site features to address off site drainage constraints. These improvements are provided in the proposed shared common open space which will also include amenities to help make the common open space more usable for the residents*” (**Exhibit D**). Drainage constraints on the western project site prevent lot matching and require lot elevation changes under traditional or clustered subdivision design, which further viewshed protection. Clustered subdivisions typically support variation from nontraditional lot configuration with innovative design solutions, such as landscaped pedestrian-oriented paseos, significant buffering, parks, and enhanced site and building design. With the inclusion of the limited useable open space and the recommended conditions of approval, the request meets the minimum criteria for cluster development.

The applicant asserts that the proposed cluster development better meets the intent of code than other uses allowed in the SF-8 zoning district. While this project does meet the minimum code standards, alternative design approaches could be implemented to accommodate a different site configuration and/or product type (i.e. attached single family, patio homes, zero lot line, “t-courts,”

etc.) The proposed design contemplates a specific detached single family product type envisioned by the applicant. The Master Plan encourages infill development with increased density and enhanced design along neighborhood corridors. The SF-8 district requires a minimum lot size of 6,000 square feet which technically fails to achieve the allowed density of 8 dwelling units per acre. This project does not propose increased density, just reduced lot sizes, resulting in an overall density of 7.5 dwelling units per acre. Cluster development would allow for up to a 15% increase in density. For example, the site could be developed with an attached product with up to 34 dwelling units or a combination of attached and clustered detached lots along the western perimeter to further enhance viewsheds. A project design with an attached product, clustered zero lot line, or alternative layout could allow for increased buffering, more useable common open space, and enhanced project design as intended in cluster development and encouraged in the Master Plan. The applicant contends that the proposed detached product/design is more complementary to existing homes within the surrounding area and better maintains neighborhood character.

Analysis:

Overall Site Design and Architecture: The project design consists of 28 single-family detached homes and associated common areas accessed from West 7th Street via a central roadway terminating into a cul-de-sac. The proposed lots range in size from ±3,261 square feet to ±5,000 square feet (**Condition No. 6**). A riprapped landscape buffer/common open space is incorporated along the project perimeter. Landscaped common open space, consisting of ±8,000 square feet, will be located in two triangular areas south of Lot 10 and west of Lot 11 and are proposed to include pedestrian benches and an ADA accessible route connecting the two areas (**Condition No. 7**). Access to the useable common areas is through a private alley with no proposed sidewalk. All common areas will be fully landscaped and maintained by the Homeowners Association (HOA) (**Condition No. 8**).

The proposed homes are two story, with the square footage ranging from ±1,851 to ±2,395 square feet, and are a maximum of 28-feet in height (**Condition No. 9**) (**Exhibit E**). As designed, all homes include a two-car garage and a two-car driveway, providing four parking spaces per home for a total of 112 spaces (**Condition No. 10**) plus on-street parking.

Development standards for the SF-8 zoning district compared with the proposed cluster development are shown in the table below.

Lot Standard Comparison		
	<u>SF-8</u>	<u>Proposed</u>
Max. Base Density	8 dwelling units per acre ¹	7.5 dwelling units per acre
Minimum Lot Size	7,000 square feet corner lot 6,000 square feet interior lot	3,261 square feet

Lot Standard Comparison		
	<u>SF-8</u>	<u>Proposed</u>
Minimum Lot Width	70 feet corner lot 60 feet interior lot	35 feet
Front/Side/Rear Setbacks	10/5/20 feet	10/5/20 feet
Street Facing Garage	20 feet	20 feet
Building Lot Coverage	40%	40%
Maximum Stories/Height	2.5 stories/35 feet	2 stories/28 feet

1 - Note: minimum lot sizes restrict maximum density to 7.26 dwelling units per acre.

Landscaping: As proposed, the residences along West 7th Street will be ±10 feet from the existing property line with the side of the two-story homes facing the West 7th Street frontage. Infill development standards require that minimum setbacks for new developments match the existing setback of surrounding properties, which is requested to be modified through cluster development. The properties to the east and west along the south side of West 7th Street are setback approximately 15 feet from the property line. The homes on the north side of West 7th Street, are setback ±20 feet. There is a span of ±20 feet from back of curb from West 7th Street to the proposed lot line of the two street fronting parcels. **Condition No. 11** is recommended to ensure that a parkway strip with enhanced landscaping starting from back of curb and a new ADA compliant five foot sidewalk are incorporated to soften the visual impact. The applicant has also requested that Planning Commission waive RMC standards requiring a minimum five-foot-wide landscaped parkway on the internal street to accommodate the clustered lot layout. This allows for further separation (five additional feet) between new homes and existing residences to the west.

Staff requested that the applicant submit a landscape plan identifying all existing trees. The intent of this was to determine which trees will be impacted and propose appropriate mitigation to avoid impacts and/or preserve existing healthy mature trees. There are Jeffrey and/or Ponderosa Pines onsite. While RMC allows for mature trees to be removed if it is determined necessary for proposed improvements, Master Plan policies SD.4, GP 7.7A, and 7.7B provide guidance for the preservation of mature trees during the discretionary review process. As proposed, grading along the western perimeter calls for the removal of the existing pine trees. Per the applicant, mature pine trees along the western boundary are located under an existing powerline and it is NV Energy's stance that these trees should be removed to protect the powerline. Staff recommends that further analysis be completed including consultation with a licensed arborist to determine if the trees could be preserved with the proposed grading design or minor alterations thereto as well as consultation with NV Energy to determine if any identified trees to be saved can be trimmed in accordance with NV Energy guidelines and preserved (**Exhibit F**). Evidence of this shall be submitted to the satisfaction of the Administrator with the site improvement permit and any identified viable pine trees shall be preserved (**Condition No. 12**).

Grading: Per RMC 18.04.1404(a), no fill can be placed within five feet of a shared property line, fill depths cannot exceed 4 feet within 20 feet of a shared property line, and fill depths cannot exceed 8 feet within 50 feet of a shared property line. The grading plan indicates that the proposed grading may exceed these limits. **Condition No. 13** has been added to ensure compliance with RMC standards.

Site Compatibility and Adjacency Standards: Land Use Compatibility: Land uses surrounding the site consist of single-family residential uses to the north and west, and Mountain View Cemetery to the east and south and are summarized in the table below.

Adjacent Properties		
	Zoning	Use
North	SF-8	Single-Family residences
East	No Zoning	Highland Ditch (TMWA) & Mountain View Cemetery
South	No Zoning	Highland Ditch (TMWA) & Mountain View Cemetery
West	SF-8	Single-Family residences

Along the west side of the property, the applicant has proposed a common area buffer ranging from 5 to 22 feet. With the 20 foot rear yard setback, this will result in an overall separation between the shared property lines and the proposed homes ranging from 28 feet to 43 feet, as shown in **Exhibit B**. The applicant contends that, in combination with the cluster design proposed, the western buffer will increase separation between new and existing homes over traditional development design and set finished floor elevations of new homes at a lower elevation than the existing homes to the west, thereby protecting the neighbor's viewsheds.

RMC 18.04.903(a)(7)(d) states “to provide adequate transition between varying sizes of single-family residential parcels designated for greater than one unit per acre density, one of the following methods shall be utilized: parcel size matching, buffering, yard matching, height matching.” RMC offers four methods: parcel size matching, a 30-foot-wide landscaped buffer, yard matching, or height matching. Staff requested that the applicant consider utilizing one of these four methods. However, this section of code is only compulsory with *new land divisions adjacent to lower density residential zoning districts*. Since the adjacent zoning district is also SF-8, this section does not technically apply. The intent of this section is to *provide adequate transition between varying sizes of single-family residential parcels*. These methods of transition are commonly utilized on similar projects. The proposed plan includes a buffer along the western perimeter ranging from 16 feet to 22 feet (adjacent to Lots 1 through 10) and a 5-foot buffer at Lot 11. This buffer, combined with proposed building setbacks, results in new homes being separated from the shared western property line at an average of ±34 feet. The applicant contends that this is consistent with the intent of RMC 18.04.903(a)(7)(d). While the design meets RMC requirements, an increase to the buffer width would further increase compatibility with the existing neighborhood

to the west and the amount of provided common/open space, further supporting viewshed protection and the intent of cluster development criteria.

The western buffer shall be landscaped per RMC standards. **Condition No. 14** requires that landscape plans be approved demonstrating that all rear yards are fully landscaped with one tree and six shrubs for every 300 square feet and that installation be completed, or appropriate security provided, prior to issuance of a certificate of occupancy. Maintenance of rear yard landscaping shall be the responsibility of the HOA or similar entity and landscape plans shall include installation of landscaping.

Per RMC 18.04.903(c)(1), additional setbacks and stepbacks are required for compatibility in the front and side yards. A 2:1 building height/setback ratio shall be maintained from all front setbacks, including those abutting West 7th Street, which has two fronts. In the side yard, any portion of the building above 24 feet in height shall have a minimum of an additional one-foot horizontal side yard setback or 1:1 building height/side stepback or combination thereof, as shown in **Exhibit G (Condition No. 15)**.

Per RMC 18.04.903(c)(3), single-family residences 2,000 square feet or greater, shall incorporate a minimum of four design elements along all street-facing façades and a minimum of two design elements on all other façades. Single family residences less than 2,000 square feet shall incorporate a minimum of three design elements along all street-facing façades and one design elements on all other facades. Since the square footage will vary, all homes shall incorporate a minimum of four design elements along all street-facing façades and two design elements on all other façades (**Condition No. 16**). Additionally, to increase compatibility with the adjacent properties, the rear façade of all residences along the west property line shall incorporate a minimum of three design elements (**Condition No. 17**).

Per RMC 18.04.903(c)(4), *“ground floors of street facing facades shall have transparent doors or windows no less than three feet in height along at least 20 percent of the façade’s horizontal length.* Per RMC 18.04.904(a)(2)(b), *new single-family residential structures on lots narrower than 70 feet shall utilize a minimum of two techniques to reduce the prominence of garages, promote pedestrian activity, and create visual diversity in single-family neighborhoods.”* As shown in **Exhibit E**, the proposed residences are garage forward products. As designed, they do not meet the required Ground Floor Interest or Standard Street Images Features. In response to this, the applicant stated that they will provide two of the following: varied setbacks, enhanced landscaping, front door path, or structure articulation. To ensure compliance with code and increase compatibility with the existing residences, the applicant shall utilize a minimum of three of the above techniques (**Condition No. 18**) reducing the prominence of garages, promoting pedestrian activity, and creating visual diversity within the neighborhood.

Lastly, to mitigate impacts on the surrounding properties the hours and days of construction shall be limited (**Condition No. 19**).

Public Improvements: This is an infill project and all necessary utilities to serve the project are already in place and/or can be extended to the site. The project will be served by the Truckee Meadows Water Authority (TMWA) for water, Waste Management (WM) for trash, City of Reno for sewage, NV Energy for gas and electricity, AT&T for telephone and Charter Communications for cable. Water and sewer infrastructure will be replaced and upgraded to serve the additional increase in demand. All new infrastructure required to serve the project (i.e. sewer, water, drainage) will be further analyzed at the final map permit processes.

Hydrology: The site is located within an Unshaded Zone X flood designation area, which indicates that the site is outside the 0.2 percent (500-year) flood plain. The project proposes onsite retention as a method to mitigate the increase of stormwater flows as the result of the project. Storm water retention requires minimum infiltration rates of one inch per hour. If due to low infiltration rates, the site is not suitable for retention, runoff from the site should be mitigated through detention and discharged to West 7th Street. No discharge will be permitted to the highland ditch. Additional analysis may be required to determine any impacts to downstream facilities. It may be necessary to route flows to existing downstream storm drain infrastructure or provide new storm drain facilities as necessary and determined by the City of Reno.

Traffic, Access, and Circulation: West 7th Street is classified as a minor arterial and can handle the additional traffic without affecting the Level of Service (LOS). The project is expected to generate 264 average daily trips (ADT) with 20 trips occurring during the AM Peak Hour (PH) and 26 trips occurring in the PM PH. The ADT for the existing church is 62 trips with 6 trips occurring during the AM PH and 8 trips occurring in the PM PH. The net increase in traffic is calculated as 202 ADT with 14 AM PH trips and 18 PM PH trips. The project will have a minimal impact on the West 7th Street and Rhode Island Drive intersection. To alleviate any impact to the intersection, the project will be required to install a left turn pocket along West 7th Street to access the development (**Condition 25**). All improvements shall be completed in conformance with the Public Works Design Manual and the American Association of State Highway and Transportation Officials (AASHTO).

Access to the site will be provided from West 7th Street. The proposed access meets the City of Reno and RTC access management standards. The traffic circulation, emergency access, and pedestrian access are adequate for the project. The plans are in conformance with the Public Works Design Manual (PWDM) and Article 6 (Access, Connectivity, and Circulation), Section 18.04.601 of the RMC.

The Regional Transportation Commission (RTC) has identified a Bus Line 4 stop on West 7th Street adjacent to the project. Prior to the approval of the final map, the applicant shall provide

documentation that RTC has reviewed and approved the plans to temporarily relocate the bus stop during construction. Once the project has been completed, the current bus stop location shall be maintained and improved to the satisfaction of RTC and comply with ADA standards (**Condition 26**).

Public Services: No noted concerns were received from either the Reno Fire Department or Reno Police Department regarding this request. The closest fire station is Station 8 located at 3600 Kings Row. The current response time from Station 8 is four minutes.

Master Plan Conformance: The subject site has a Master Plan land use designation of Single-Family Neighborhood (SF), is located in a Central Neighborhood, and abutting a Neighborhood Corridor per the Structure Plan Framework of the Reno Master Plan. As outlined in the Master Plan, infill development within the Central Neighborhoods should utilize transition techniques such as increased setbacks to incorporate landscape buffers, and front setbacks should be within the range of other front setbacks along the block. Additionally, infill development should be designed to fit with surrounding buildings, incorporating similar heights, lot coverages, and widths in its design. Neighborhood Corridor policies support building orientation towards the corridor with a higher level of design and pedestrian access. With the recommended conditions of approval, the project is in general conformance with the applicable Master Plan land use designation and the following applicable Master Plan goals and policies:

- Citywide Policy 2.2B: Underutilized Properties
- Citywide Policy 4.3B: Infill and Redevelopment
- Area Specific Policy C-NC.4: Tree Canopy
- Area Specific Policy C-NC.5: Building Orientation
- Area Specific Policy C-NC.6: Housing Options
- Area Specific Policy N-CN.8: Transitions
- Area Specific Policy N-CN.6: Building Orientation and Setbacks

Public and Stakeholder Engagement: The project was reviewed by various City divisions and partner agencies (**Exhibit H**). Courtesy notices and hearing notices were sent out to surrounding property owners. The applicant attended the Ward 5 Neighborhood Advisory Board (NAB) meeting on August 13, 2024. Six comment forms were filled out in opposition to the project at the NAB meeting and staff has received 13 letters of opposition from seven people (**Exhibit I**). Concerns were raised regarding the compatibility of this development with the established neighborhood character. Respondents contend that this request does not meet the definition or intent of cluster development since no sensitive areas are being preserved and the proposed open space is unusable. There are concerns that this section of West 7th Street has a “blind bend” that makes it dangerous for traffic and pedestrians. Additional concerns include the existing bus stop, lighting along West 7th Street, school capacity, and TMWA access to the Highland Ditch. In

addition to the NAB meeting, the applicant also held a community meeting on September 10, 2024. Comments made during the meeting mirror those from the NAB and the public comments received by staff (**Exhibit J**). Future comments will be forwarded to the Planning Commission as they are received.

After receiving public comments, staff contacted Reno Police Department (RPD), TMWA, and Washoe County School District (WCSD). RPD provided an accident report that shows that there have been two accidents at the intersection at West 7th Street and Everett Drive in the past two years. TMWA states that they do not use the property for maintenance of the Highland Ditch, nor will development on the subject property hinder future maintenance. WCSD states that they do not anticipate any issues accommodating students potentially generated by this development.

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(s) in accordance with the time limit contained in state law or this approval shall be null and void.
3. 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.
4. 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.
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. The final map shall demonstrate that minimum lot size is $\pm 3,261$ square feet.
7. Prior to the issuance of a building permit for vertical construction, landscape plans shall be approved demonstrating that all common areas shall be landscaped, per RMC standards and an ADA compliant pedestrian access connecting the two common areas (west of Lot

11 and south of Lot 10). A minimum of two pedestrian benches shall be placed in the common open space, as shown in **Exhibit D**. Installation shall be completed prior to issuance of the first certificate of occupancy.

8. Prior to the approval of a final map, the applicant shall provide suitable documentation that a homeowner's association or equivalent entity will be formed to provide maintenance of all project common areas as well as front and rear yard landscaping, and have said documentation recorded concurrently with the final map. Notes shall be added to the final map identifying that maintenance responsibility of all common areas and yards shall be the responsibility of the HOA or equivalent entity.
9. All structures shall be limited to a maximum height of 28 feet.
10. Site improvement plans/applicable building permits shall demonstrate a minimum of four (4) off-street parking spaces per unit. This can be a combination of garage spaces, off-street parking stalls, or private driveways.
11. Site improvement and landscaping plans shall demonstrate a minimum five-foot-wide landscaped parkway starting from back of curb along West 7th Street and a minimum five-foot-wide sidewalk. The remaining area between the sidewalk and lot parcel line shall be landscaped to the satisfaction of the Administrator. Notes shall be added to the final map identifying that maintenance responsibility of landscape and sidewalk improvements in the right-of-way shall be the responsibility of the HOA or equivalent entity.
12. Prior to issuing any permit, the applicant shall consult with a licensed arborist to determine if any existing pine trees within the western buffer can be preserved under the approved grading scenario or with minor changes thereto. If trees are identified for preservation, NV Energy shall be consulted to determine if said trees can be trimmed and preserved in accordance with the NV Energy guidelines (**Exhibit F**). Evidence of this shall be submitted to the satisfaction of the Administrator with the initial permit application for site improvements. Viable pine trees identified shall be preserved within the western buffer area.
13. Prior to approval of a site improvement plan, the grading plan shall be modified to demonstrate no fill within five feet of a shared property line, fill depths cannot exceed four feet within 20 feet of a shared property line, and fill depths cannot exceed 8 feet within 50 feet of a shared property line.
14. Prior to issuing a building permit for vertical construction, landscape plans shall be approved demonstrating that all rear yards shall be fully landscaped with one tree and six shrubs for every 300 square feet. Installation shall be completed, or appropriate security

provided, prior to issuance of the first certificate of occupancy. Maintenance shall be the responsibility of the Homeowners Association or similar entity.

15. Prior to issuing any building permits for vertical development, all homes shall demonstrate a 2:1 building height/setback ratio from all front setbacks, including corner lots abutting West 7th Street, which have two fronts. In the side yard, any portion of the building above 24 feet in height shall have a minimum of an additional one-foot horizontal side yard setback or 1:1 building height/side stepback or combination thereof, as shown in **Exhibit G**.
16. Prior to issuing any building permits for vertical development, all homes shall incorporate a minimum of four design elements, referenced in RMC 18.04.903(c)(3), along all street-facing façades and two design elements on all other façades.
17. Prior to issuing any building permits for vertical development, the rear façade of all residences along the west property line shall incorporate a minimum of three design elements referenced in RMC 18.04.903(c)(3).
18. Prior to issuing any building permits for vertical development, the ground floors of street facing facades shall have transparent doors or windows no less than three feet in height along at least 20 percent of the façade's horizontal length and shall utilize a minimum of three of the following techniques: varied setbacks, enhanced landscaping, front door path, or structure articulation.
19. 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 Administrator.
20. Prior to the approval of the final map, the project will be required to install a left turn pocket along West 7th Street to access the development and be completed in conformance with the Public Works Design Manual and the American Association of State Highway and Transportation Officials (AASHTO).
21. Prior to the approval of the final map, the applicant shall provide documentation that RTC has reviewed and approved the plans to temporarily relocate the bus stop during

construction. Once the project has been completed, the current bus stop location shall be maintained and improved to the satisfaction of RTC and comply with ADA standards.

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 an application that provides a public benefit even if the development is contrary to some of the goals, 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.

Major Site Plan Review: In addition to meeting the criteria in Section 18.08.304(e), *Approval Criteria Applicable to all Applications*, the following findings shall be made prior to granting a major site plan review permit:

- a. The proposed design is compatible with surrounding development;
- b. The proposed design is consistent with applicable development standards;
- c. Public services and facilities are available to serve the project, or will be provided with development;
- d. The characteristics of the project as proposed and as may be conditioned are reasonably compatible with the types of development permitted in the surrounding area; and
- e. The approval will not be materially detrimental to the public health, safety, or welfare. The factors to be considered in evaluating this application shall include:
 1. Property damage or nuisance resulting from noise, smoke, odor, dust, vibration, or illumination; and
 2. Any hazard to persons and property.

Cluster Development: Minimum lot size may be reduced through clustering of development if, in addition to the general major site plan review findings, the following findings shall be made prior to approving a major site plan review for cluster development:

- a. The clustering proposal, compared with a more traditional site development plan, better attains the policies and objectives of this article, such as providing more open space, preserving existing trees and vegetation coverage, preserving view corridors, and preserving sensitive environmental areas such as stream corridors, slide areas, wetlands, and steep slopes;
- b. The clustering proposal will have no significant adverse impact on adjacent properties or development, or the applicant has agreed to adopt appropriate mitigation measures such as

- edge matching, landscaping, screening, illumination standards, and other design features to buffer and protect adjacent properties from the proposed clustered development; and
- c. The clustering proposal meets all other applicable requirements set forth in this article or in other applicable ordinances or regulations.

Attachments:

Exhibit A – Case Maps

Exhibit B - Tentative Map

Exhibit C – Photos

Exhibit D – Justification

Exhibit E – Renderings & Floorplans

Exhibit F - NV Energy Tree Trimming Explained

Exhibit G – Front & Side Setbacks & Stepbacks

Exhibit H – RTC Comments

Exhibit I – NAB Public Comment Forms & Public Comment

Exhibit J – Community Meetings