

LDC25-00012
(ArrowLeaf Apartments CUP)
Reno Planning Commission
November 21, 2024



C I T Y O F
RENO

Project Information

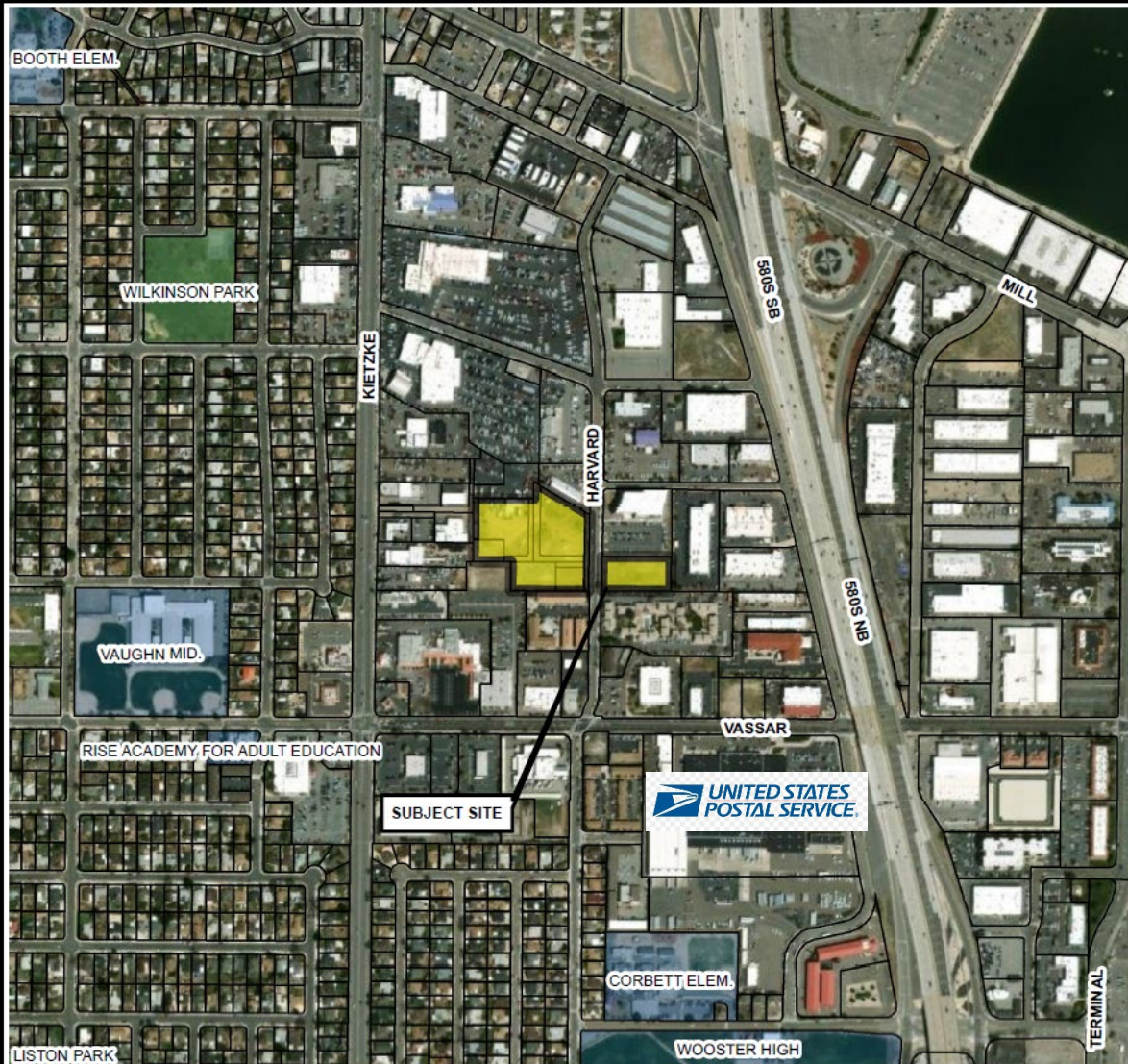
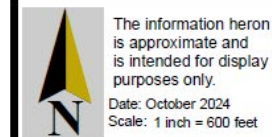
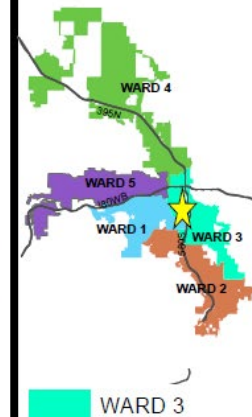
- **Site size:** ±5.17 acres
- 11 parcels (10 vacant, vacant single-family residence on one parcel)
- **Request:** CUP to allow a 168 unit affordable multi-family development

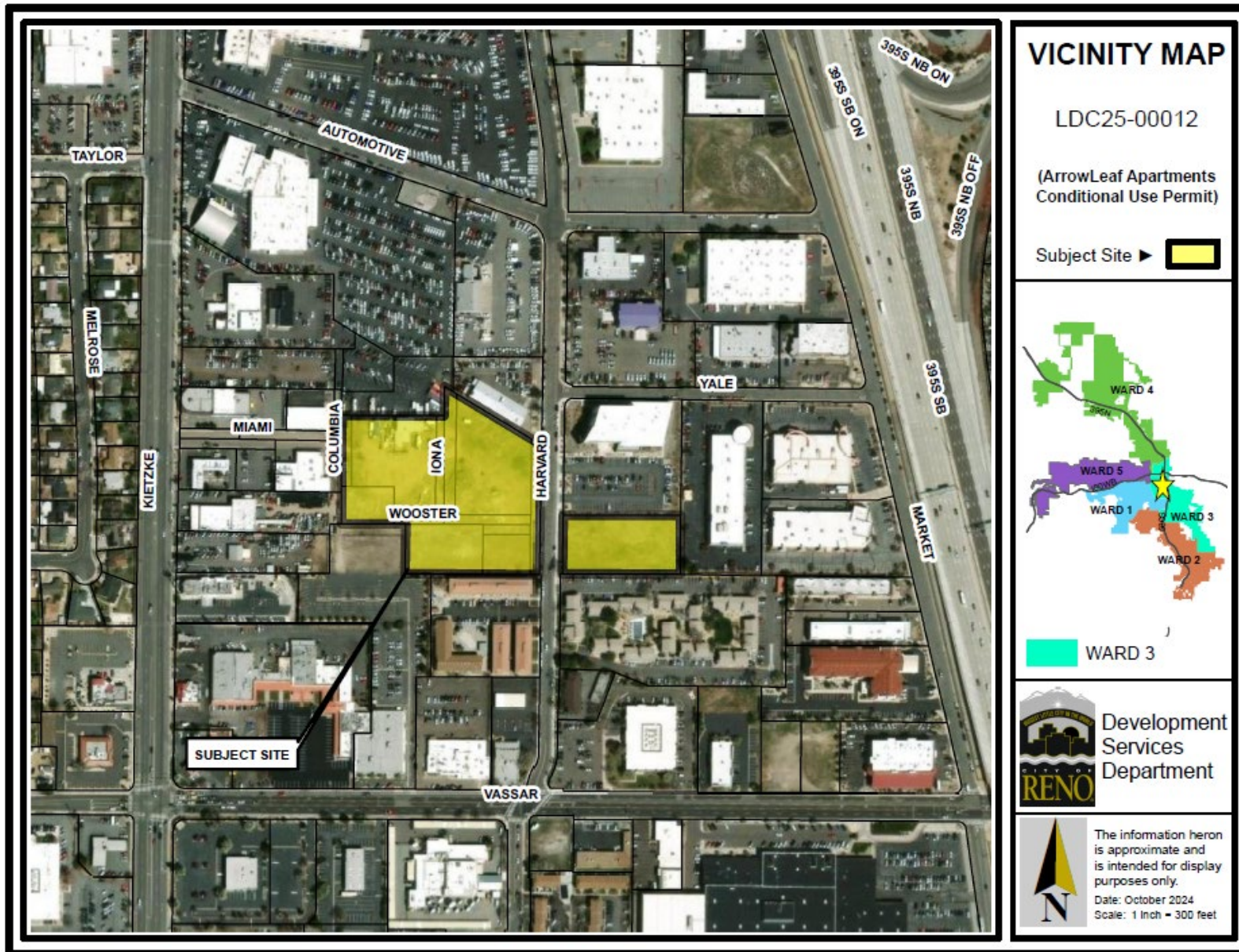
AREA MAP

LDC25-00012

(ArrowLeaf Apartments
Conditional Use Permit)

Subject Site ► 





Key Issues

- Compatibility with surrounding uses
- Site design

Zoning District

ZONING MAP








LDC25-00012

ZONING = MF-30, GC

(ArrowLeaf Apartments
Conditional Use Permit)

Subject Site ► 

Zoning Designations

	SF-8
	MF-30
	NC
	GC
	PO
	ME
	IC

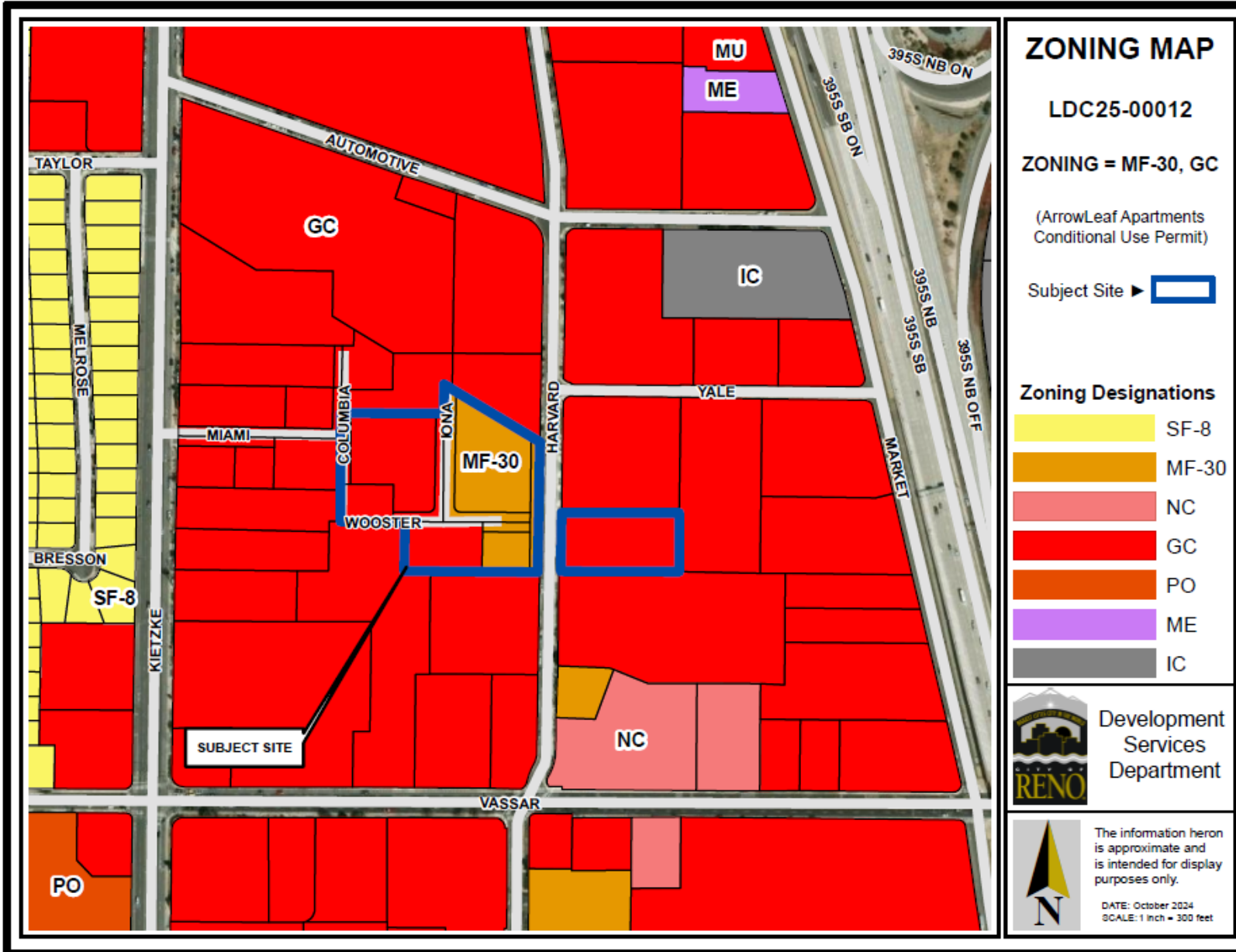


Development
Services
Department



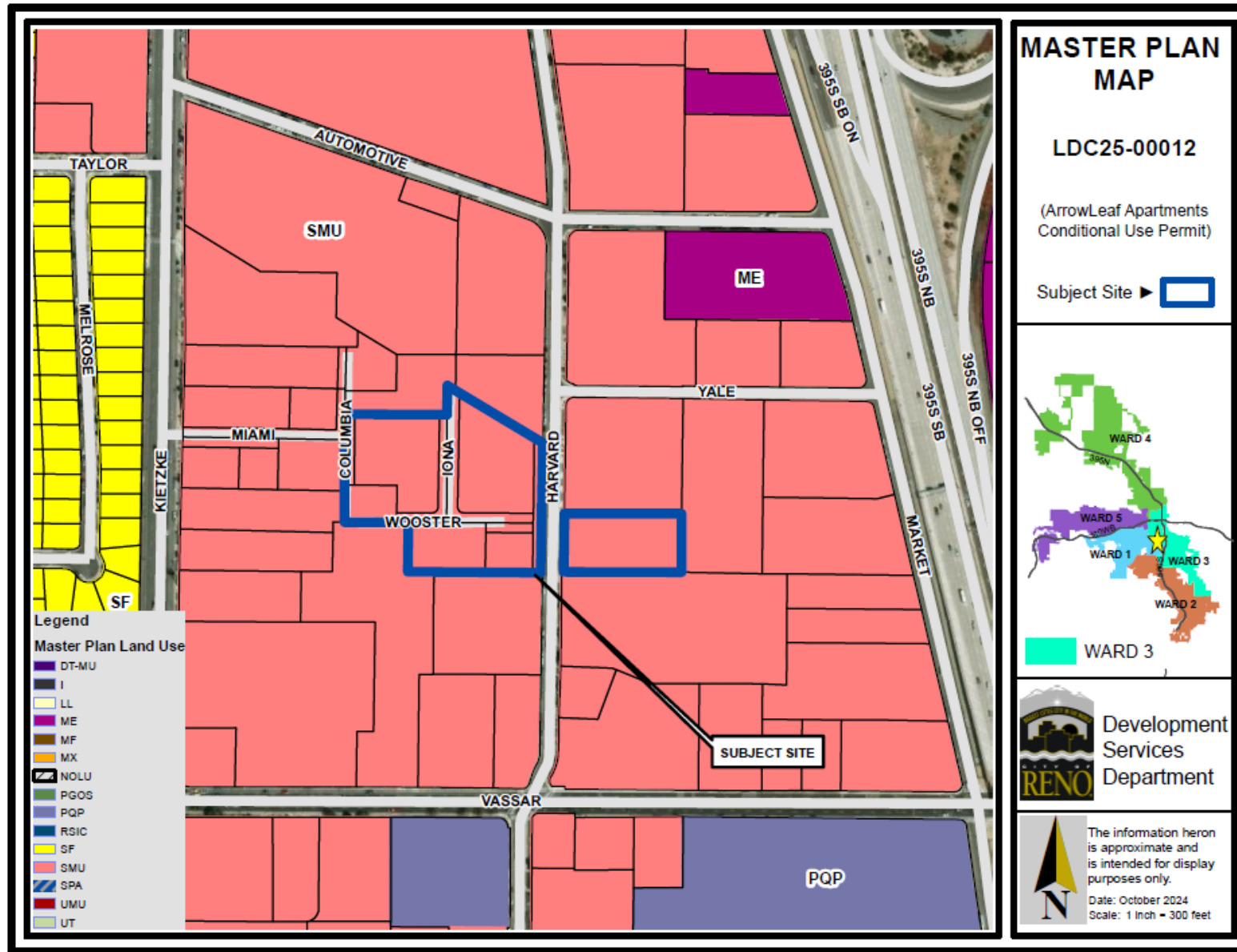
The information heron
is approximate and
is intended for display
purposes only.

DATE: October 2024
SCALE: 1 inch = 300 feet



- Multi-Family Residential 30 units per acre (MF-30) and General Commercial (GC)
- LDC25-00011 (zone change from MF-30 to GC)

Master Plan Land Use



- Suburban Mixed-Use (SMU)
- GP 1.5A: Quality of Life
- GP 1.5B: Urban Revitalization
- GP 2.2B: Underutilized Properties
- GP 4.1C: Affordable and Workforce Housing Strategy
- N-ON.1: Mix of Housing Types



Background

- LDC25-00011 is being requested to provide for consistent zoning over property and allow proposed density of ± 32.5 units per acre
- Application adheres to GC zoning standards and is contingent upon adoption of zoning map amendment
- If City Council does not adopt zoning map amendment to GC, application will no longer be valid as project does not meet current MF-30 standards
(Condition 5)



Background

- 168 affordable/workforce apartments
- Use of average income set aside provides for rent/income restrictions from 40% area median income (AMI) to 70% AMI
- Units will be dedicated for affordable housing for a period between 30 and 50 years
(Condition 6)

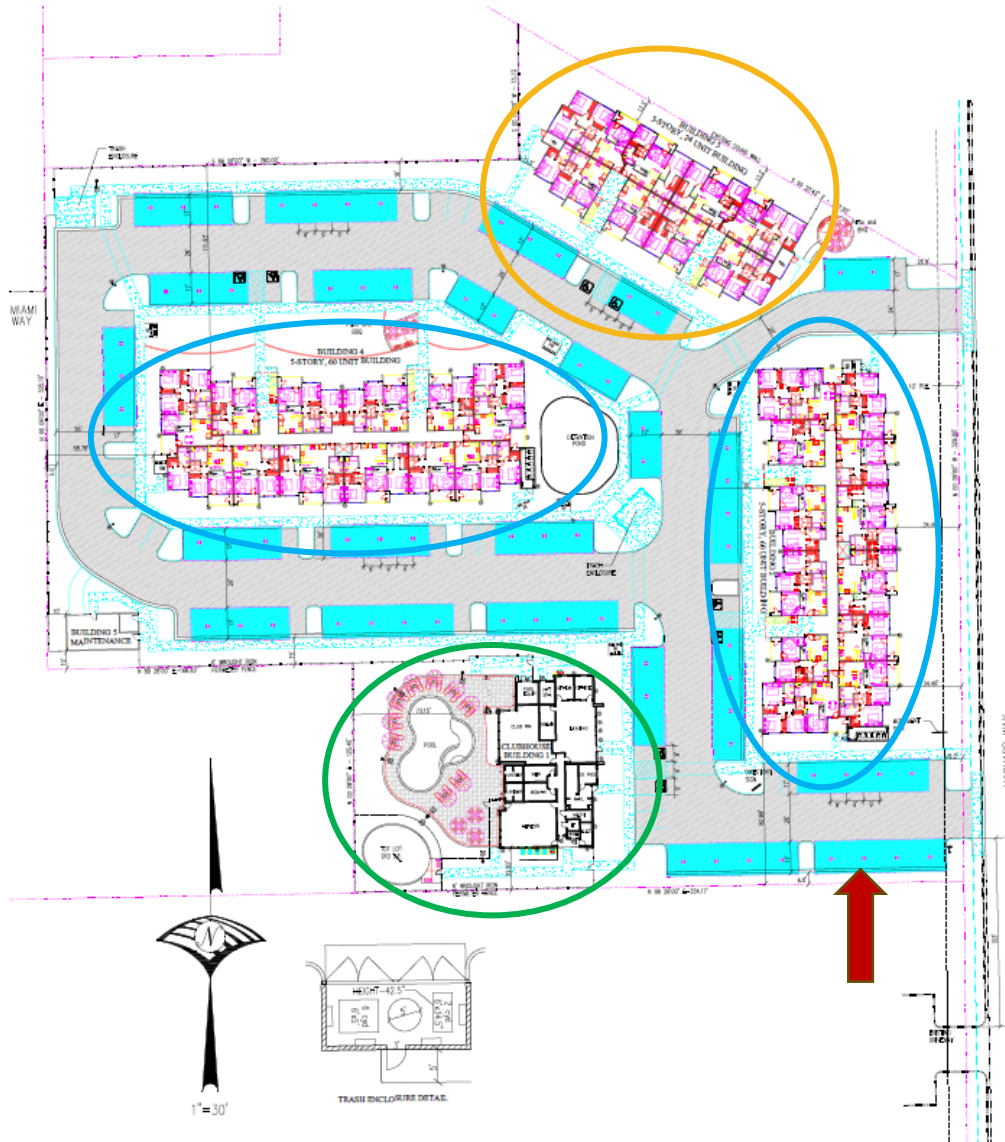
Compatibility with Surrounding Uses

- Mostly apartments and low-intensity commercial uses with standard operating hours surrounding site
- Proposed buildings located a significant distance from apartments to south
- Restricted construction hours (**Condition 7**)
- Based on proximity of proposed outdoor pool to apartments to south, **Condition 8** limits allowed hours



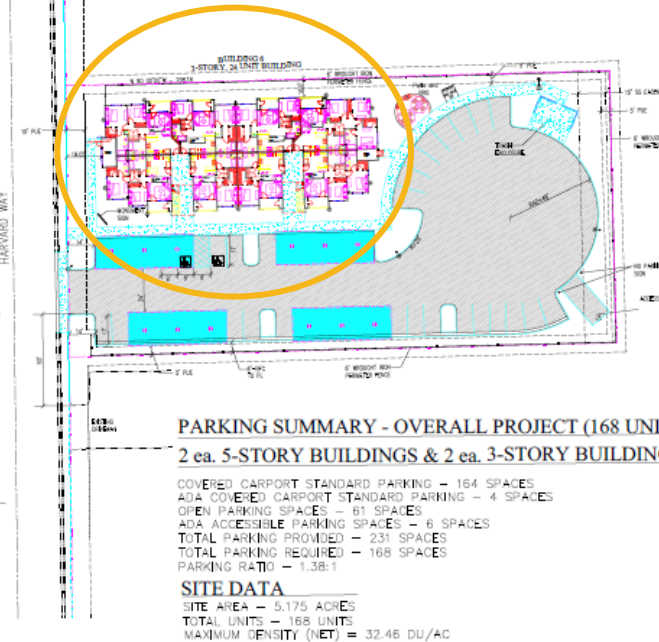
Site Design

- Four apartment buildings, clubhouse, maintenance building w/ bike repair area
- Two 3-story buildings (24 units, ±29 feet) and two 5-story buildings (60 units, ±49 feet)
- ±4,377 SF clubhouse includes leasing center, offices, club room, fitness center, and pet spa
- Exterior resident amenities include pool, tot lot, and three patio BBQ areas
- 168 spaces required, 231 provided (168 carport), street parking available; 50 bike spaces

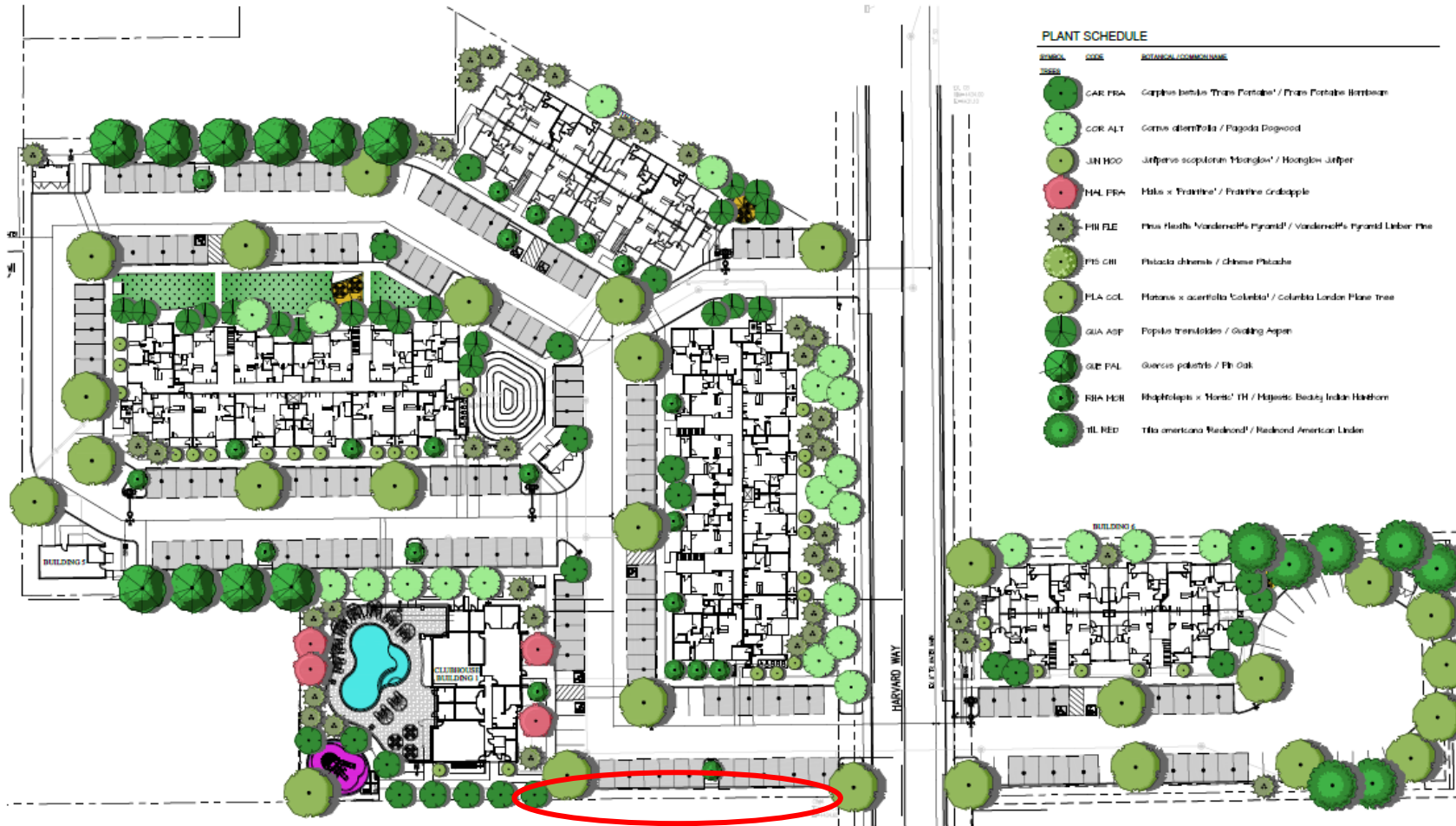


ARROWLEAF APARTMENTS (3-STORY) • 48 UNITS										
PLAN TYPES PER BUILDING						NUMBER OF UNITS PER BUILDING	NUMBER OF BUILDINGS	TOTAL NO. OF UNITS	TOTAL BUILDING AREA (S.F.)	
	A1	B1	B2	B3	C1				UNIT LIVABLE AVERAGE PER UNIT	UNIT AVERAGE PER UNIT
LIVABLE SPUNIT	480 S.F.	480 S.F.	480 S.F.	480 S.F.	480 S.F.	24	2	48	22,370 S.F.	
UNITS/BUILD	2	2	2	2	2				48,740 S.F.	
TOTAL	12	12	12	12	12					
UNIT MIX	12 UNITS - 25%		36 UNITS - 75.00%		6 UNITS - 12.50%					
CLUBHOUSE								1	4,377 S.F.	4,377 S.F.
MAINT BLDG								1	500 S.F.	500 S.F.

ARROWLEAF APARTMENTS (5-STORY) • 120 UNITS										
PLAN TYPES PER BUILDING						NUMBER OF UNITS PER BUILDING	NUMBER OF BUILDINGS	TOTAL NO. OF UNITS	TOTAL BUILDING AREA (S.F.)	
	A1 1.0K 1.5K	A2 1.5K 2.0K	B1 2.0K 2.5K	B2 2.5K 3.0K	B3 3.0K 3.5K				C1 3.5K 4.0K	UNIT LIVABLE 100 S.F. AVERAGE PER UNIT
LIVABLE OFFUNIT	480 S.F.	480 S.F.	480 S.F.	480 S.F.	480 S.F.	480 S.F.	2	42	120	22,500 S.F.
UNIT/BUILD	12	12	12	12	12	12				100,800 S.F.
TOTAL	24	24	24	24	24	24				
UNIT MIX	40 UNITS • 33%		40 UNITS • 33%		40 UNITS • 33%					



Site Design



- GC zone requires minimum 15% landscaping
- Project includes ±61,125 SF (27% of site)
- Landscaped parking lot edges (minimum of 5 feet per code, 6 feet proposed), important for parking spaces facing apartments to south on west side
- Due to how close proposed parking spaces are to existing apartments and potential for headlights to shine into windows, **Condition 9** requires installation of screening fence or wall

Conditional Use Permit Recommended Findings

CUP Findings	Analysis	Staff Review
Consistent with RMC	Allowed with CUP	✓ Yes
Land use and project design are compatible with surrounding development	Surrounded by other apartments and low-intensity commercial uses; Condition 8 limits allowed hours for pool	✓ Yes
Consistent with development standards	Meets multi-family use standards and GC standards, parking, lighting	✓ Yes
Public services and utilities are available	Surrounding area built out, public services and utilities are in place	✓ Yes
Characteristics are compatible	Compatible with surrounding residential and commercial uses	✓ Yes
Will not be detrimental to public health, safety, or welfare	No or minimal smoke, glare, dust, noise, vibrations, fumes, pollution, or odors; Condition 9 screening for headlights	✓ Yes

Recommended Motion

In the matter of case LDC25-00012, based upon compliance with the applicable findings, I move to approve the conditional use permit, subject to the conditions listed in the staff report.