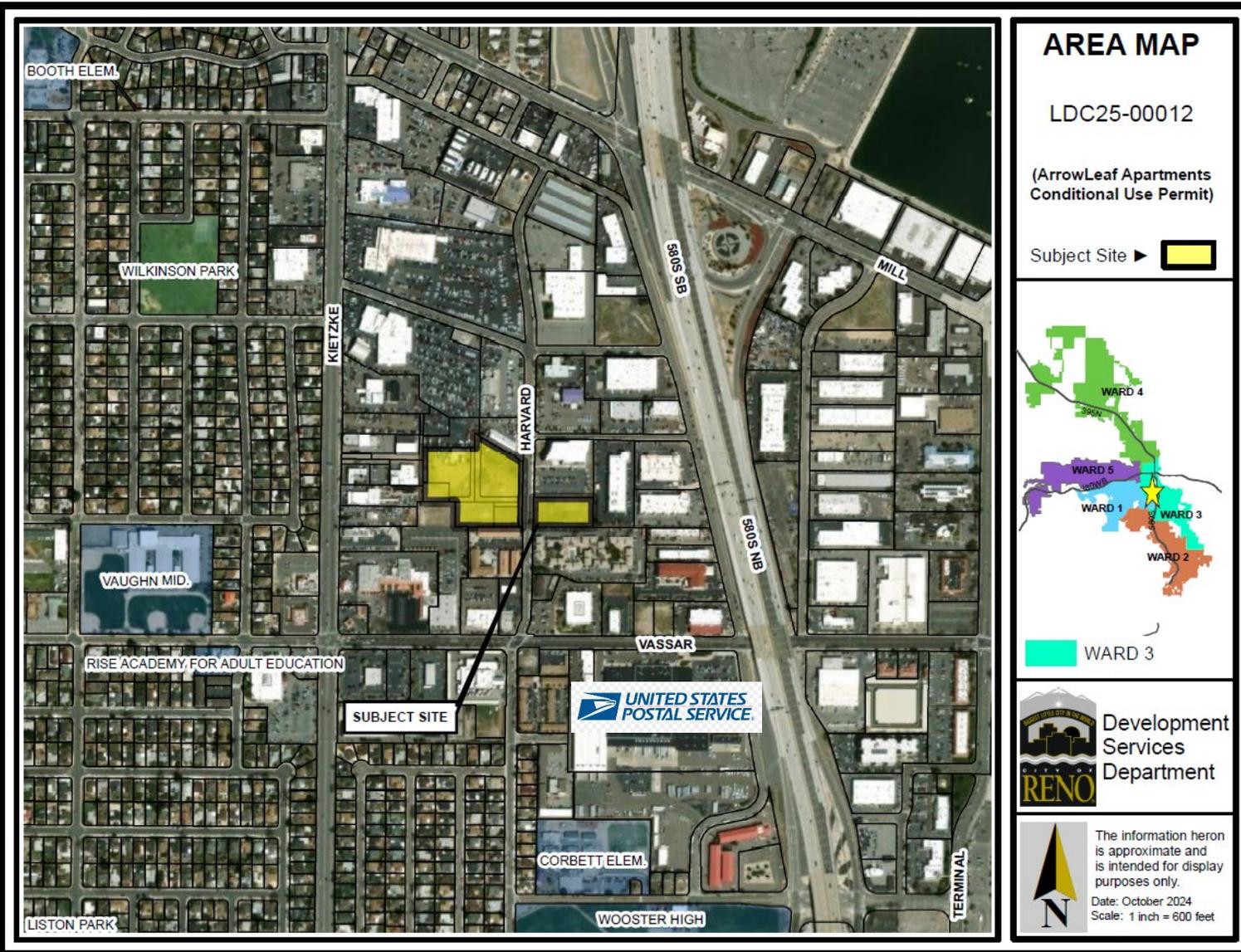


**LDC25-00012**  
**(ArrowLeaf Apartments CUP)**  
**Reno Planning Commission**  
*November 21, 2024*

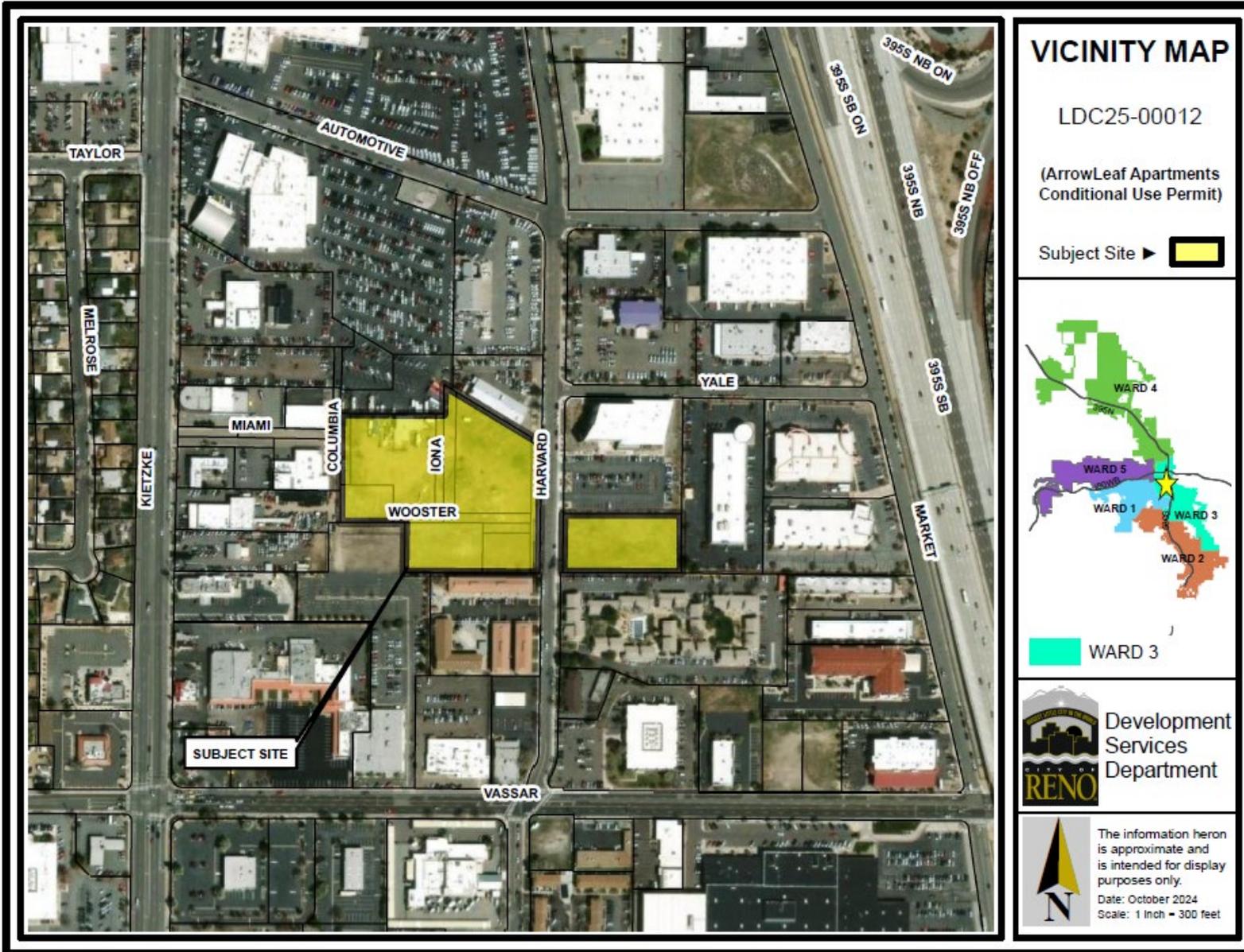


C I T Y O F  
**RENO**

# 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



# Key Issues

- Compatibility with surrounding uses
- Site design

# Zoning District

## ZONING MAP

LDC25-00012

ZONING = MF-30, GC

(ArrowLeaf Apartments  
Conditional Use Permit)

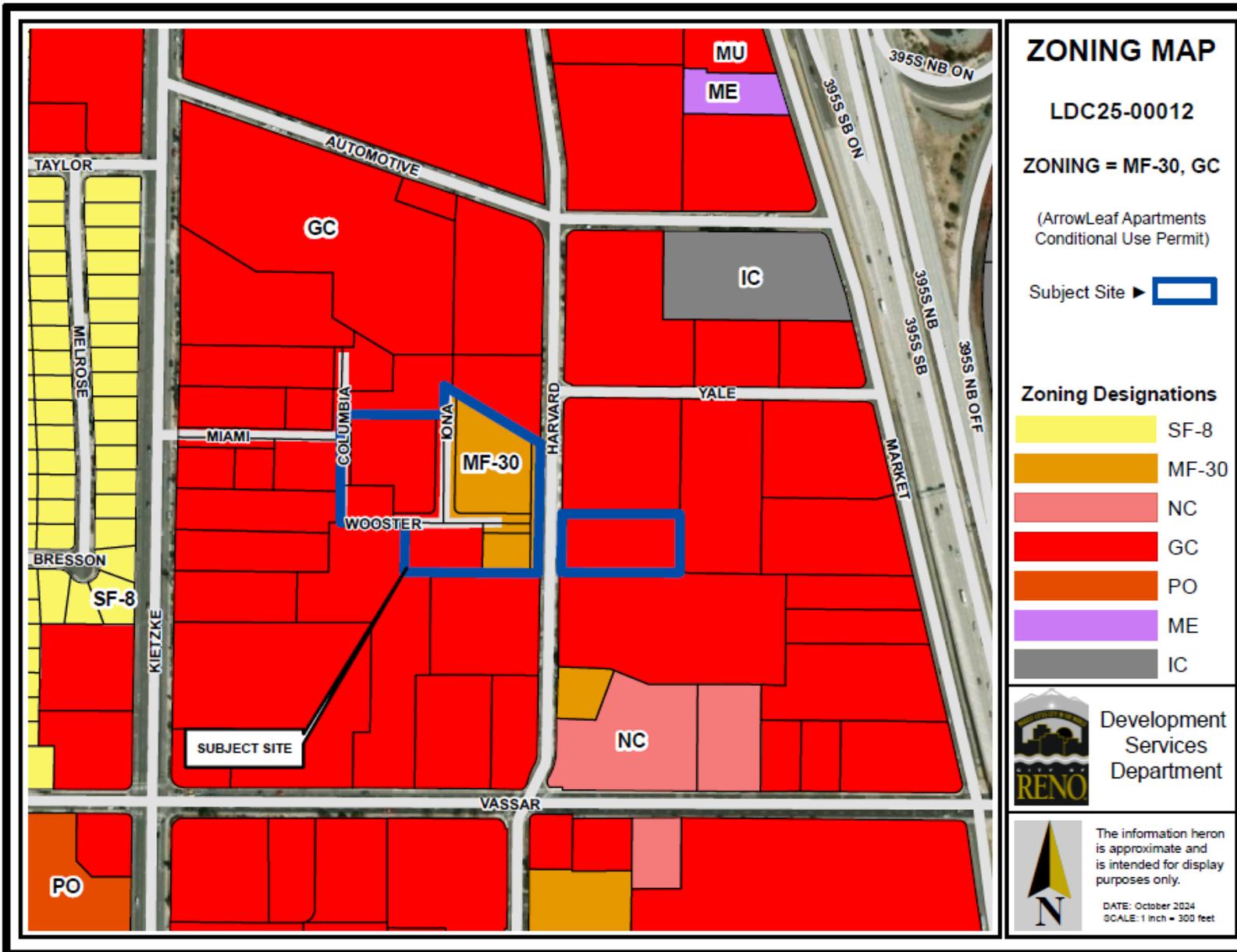
Subject Site ► 

### Zoning Designations

	SF-8
	MF-30
	NC
	GC
	PO
	ME
	IC

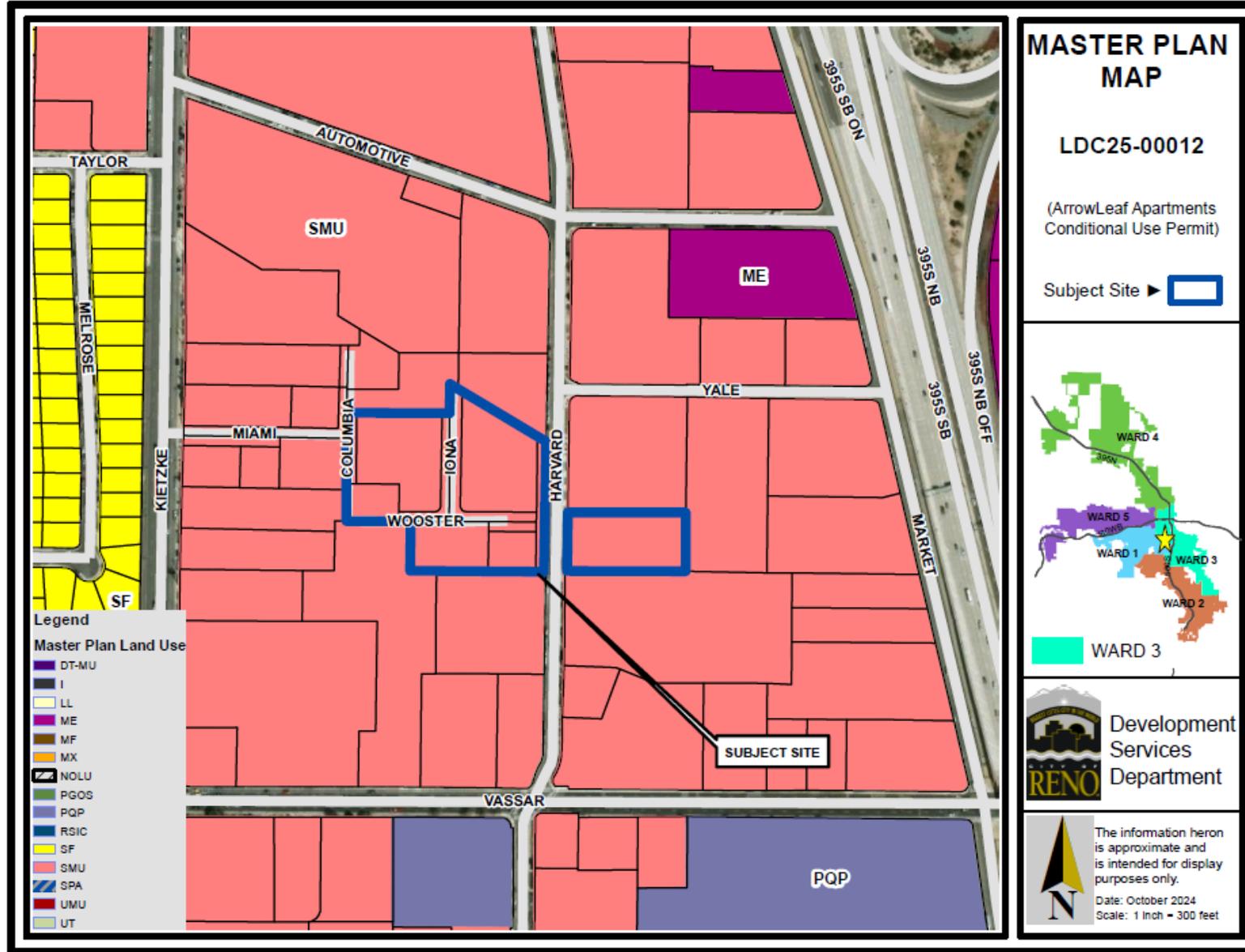


The information hereon  
is approximate and  
is intended for display  
purposes only.  
DATE: October 2024  
SCALE: 1 inch = 300 feet



- 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  $\pm 32.5$  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

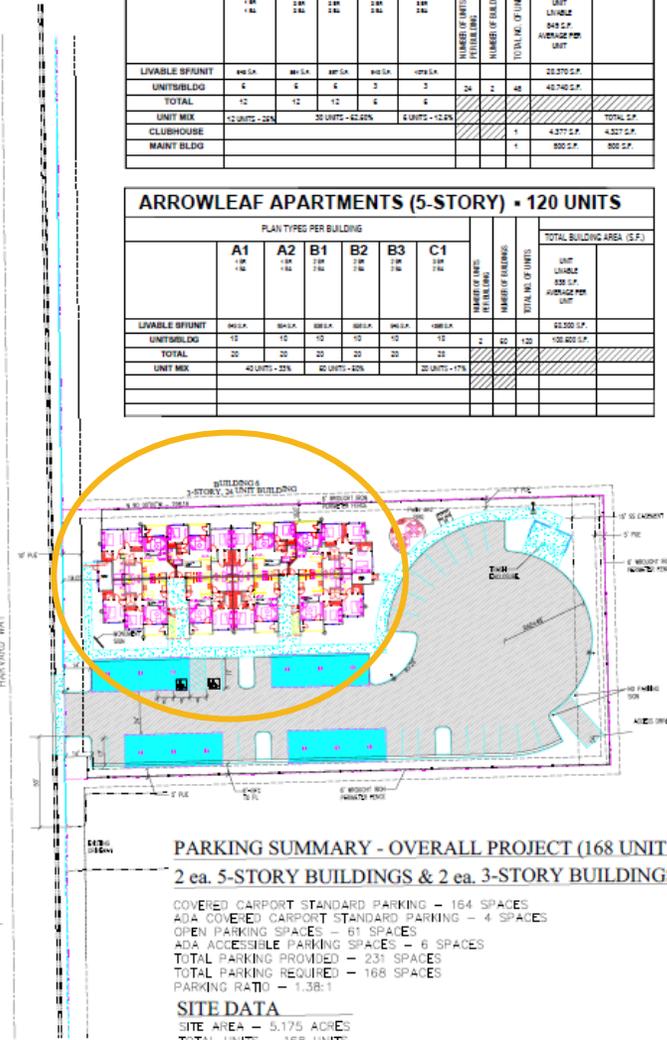
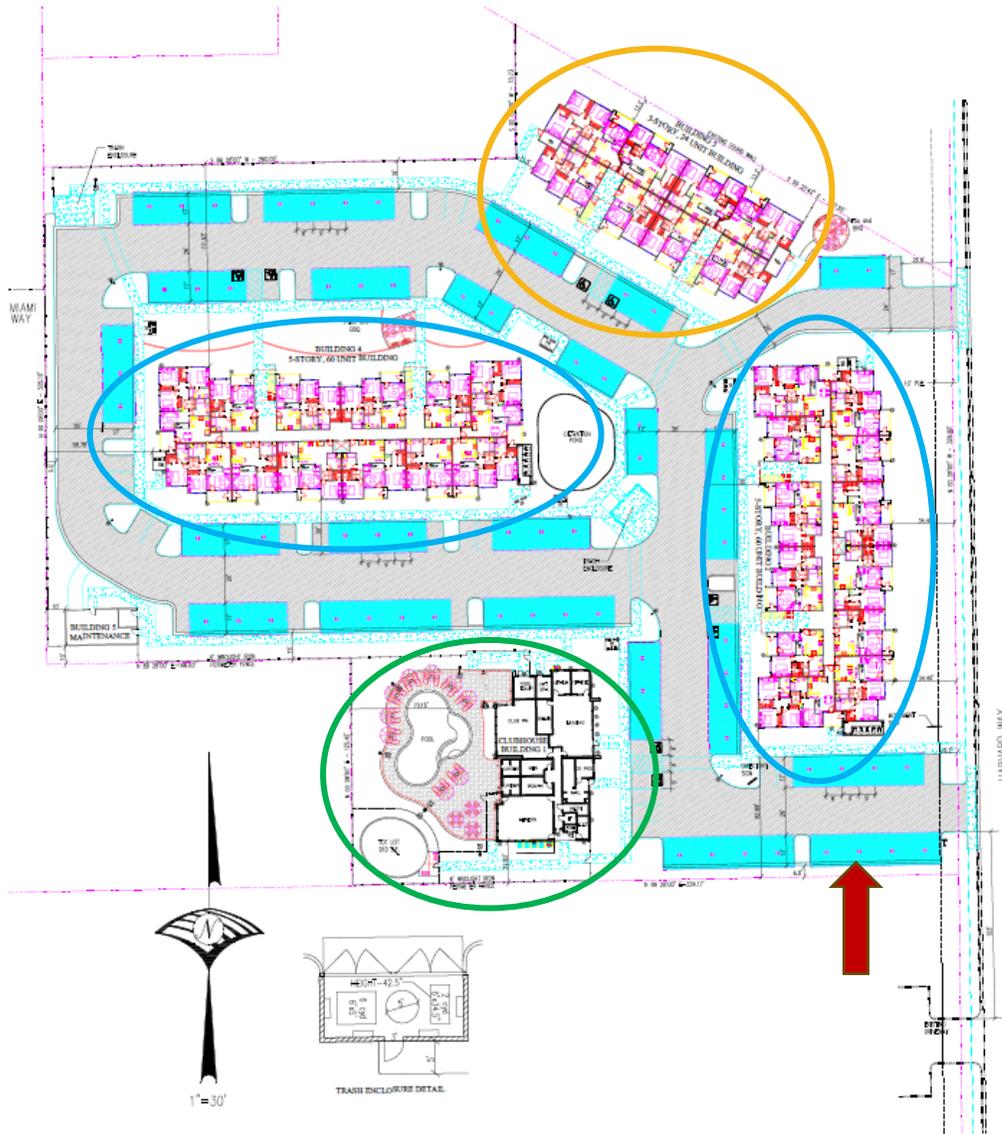
- Mostly apartments and low-intensity commercial uses with standard operating hours surrounding site
- Proposed buildings located a significant distance from apartments to south
- Restricted construction hours (**Condition 7**)
- Based on proximity of proposed outdoor pool to apartments to south, **Condition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



# Site Design

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 1 BR 116	B1 2 BR 116	B2 1 BR 116	B3 2 BR 116	C1 1 BR 116				UNIT LAYOUT SQUARE FEET PER UNIT	TOTAL S.F.
LIVABLE OFFFRONT	480 S.F.	480 S.F.	480 S.F.	480 S.F.	480 S.F.	24	2	48	22,370 S.F.	
UNITS/BUILDING	2	2	2	2	2	24	2	48	48,740 S.F.	
TOTAL	12	12	12	12	12	48	4	192		
UNIT MIX	12 UNITS - 25%	12 UNITS - 25%	12 UNITS - 25%	12 UNITS - 25%	12 UNITS - 25%	48 UNITS - 100%				
CLUBHOUSE							1	1	4,377 S.F.	4,377 S.F.
MAINT BLDG							1	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 BR 116	A2 1 BR 116	B1 1 BR 116	B2 1 BR 116	C1 1 BR 116				UNIT LAYOUT SQUARE FEET PER UNIT	TOTAL S.F.
LIVABLE OFFFRONT	480 S.F.	480 S.F.	480 S.F.	480 S.F.	480 S.F.	24	2	48	22,370 S.F.	
UNITS/BUILDING	12	12	12	12	12	24	2	48	48,740 S.F.	
TOTAL	24	24	24	24	24	96	2	192		
UNIT MIX	48 UNITS - 25%	48 UNITS - 25%	48 UNITS - 25%	48 UNITS - 25%	48 UNITS - 25%	192 UNITS - 100%				



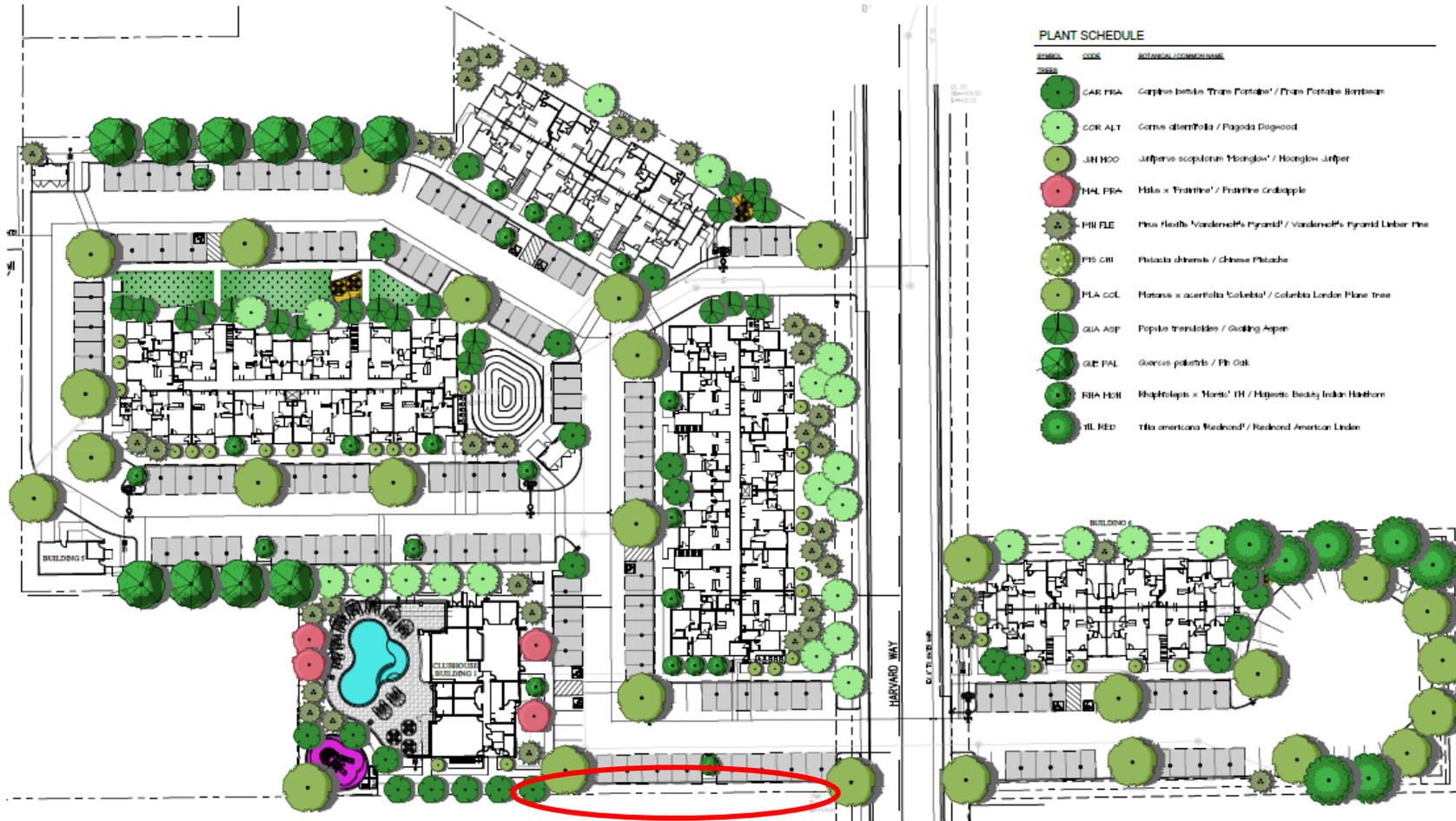
**PARKING SUMMARY - OVERALL PROJECT (168 UNITS)**  
 2 ea. 5-STORY BUILDINGS & 2 ea. 3-STORY BUILDINGS

COVERED CARPORT STANDARD PARKING - 164 SPACES  
 ADA COVERED CARPORT STANDARD PARKING - 4 SPACES  
 OPEN PARKING SPACES - 61 SPACES  
 ADA ACCESSIBLE PARKING SPACES - 6 SPACES  
 TOTAL PARKING PROVIDED - 231 SPACES  
 TOTAL PARKING REQUIRED - 168 SPACES  
 PARKING RATIO - 1.38:1

**SITE DATA**  
 SITE AREA - 5.175 ACRES  
 TOTAL UNITS - 168 UNITS  
 MAXIMUM DENSITY (NET) = 32.46 DU/AC

- 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

# 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

<b>CUP Findings</b>	<b>Analysis</b>	<b>Staff Review</b>
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.