

2400 West 7th Street

Tentative Map & Major Site Plan Review LDC25-00003

City of Reno
City Council Meeting
January 22, 2025



WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME

Existing Site Features

- » **±3.72-acres**
- » (APN 005-122-09)
- » Site access W. 7th St.
- » **±8,208 sq ft church** (built 1967)
- » Existing **RTC bus stop** along 7th Street
- » Highland Ditch
- » **Infill** site currently served by City of Reno services & utilities



Tentative Map & Major Site Plan Review

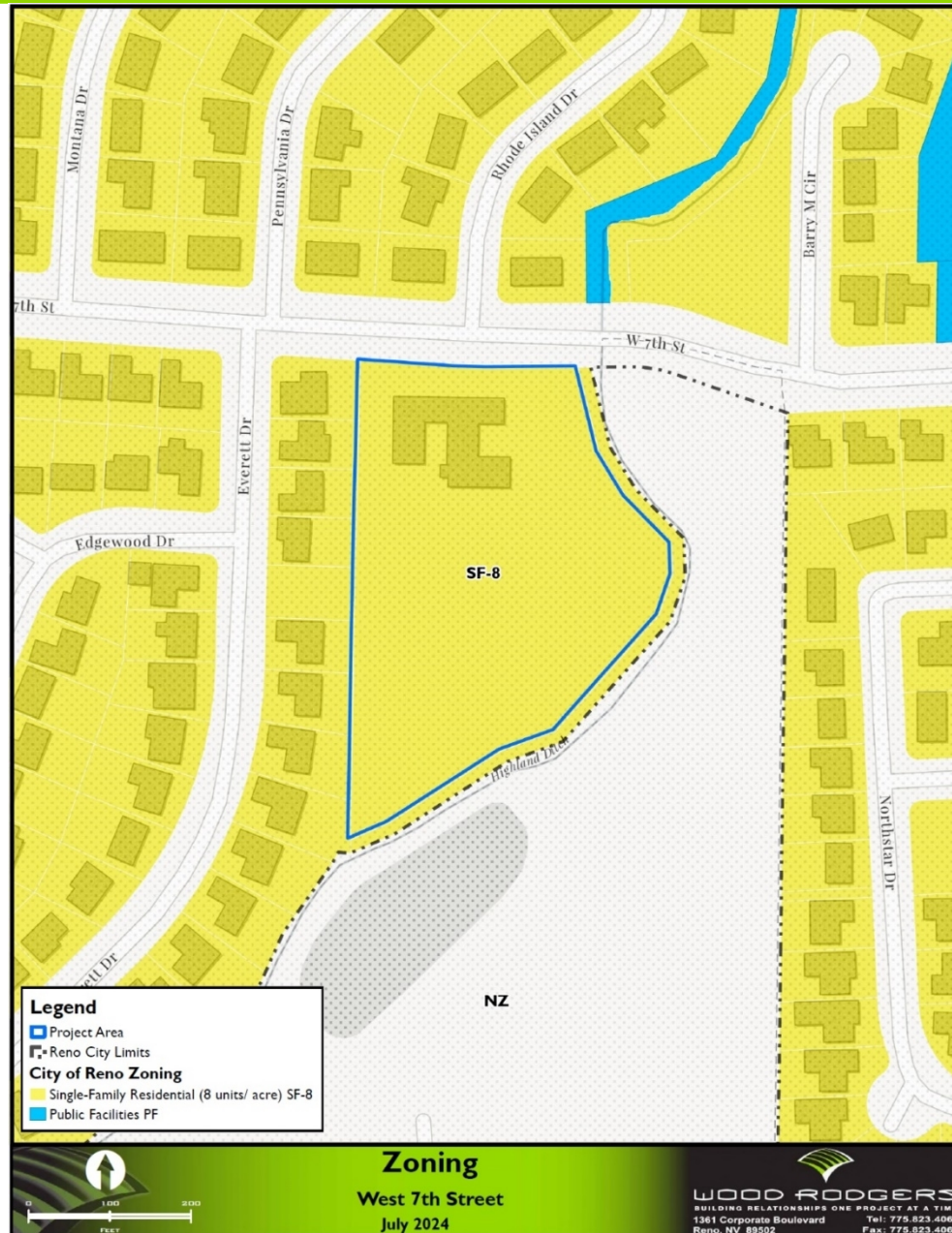
- **28 lot subdivision**
- **Cluster development** to allow reduced lot size
- **±0.85 acres of common area (23%)**
- **Crosswalk** along W. 7th Street
- **Min. 15 ft buffer (west)**
- **10 ft sewer access easement (west)**



Master Plan & Zoning

SF Master Plan & SF8 Zoning

- » Surrounded by **SF8 zoning**
- » SF8 maximum density is **8 du/ac**
- » Project site allows up to **29 lots**
- » **Proposing 28 lots**
- » Min lot size in SF8 zoning is 6,000 sf which does not allow for maximum density without modifying lot size
- » *The Master Plan encourages infill development with increased density*



Cluster Development Finding 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.

Required in conditions 7 & 8 (± 0.85 acres of common area or 23%)

» Includes landscape, amenities, retention ponds, & private drives

Required in condition 12 (viable pine trees identified shall be preserved)

» Additional conditions and code include a total of 117 trees minimum (31 trees on site)

Required in condition 9 (reduces max building height from 35 to 28 ft)

» Grading will allow greater change in elevation

Required On-Site Retention (cannot discharge into Highland Ditch no stormdrain facilities in W. 7th Street. Anticipated increase water quality for Highland Ditch.)



SF8 Zoning: “more traditional site development”

SF8 Zoning Standards vs Proposed

| | RMC Standards | Proposed Standards |
|-----------------------------|--|------------------------------------|
| Max. Base Density | 8 dwelling units per acre | 7.5 dwelling units per acre |
| Minimum Lot Size | 7,000 sq. ft. corner lot 6,000 sq. ft. interior lot | 3,261 sq. ft. |
| Minimum Lot Width | 70 feet corner lot 60 feet interior lot | 35 feet |
| Front Setbacks | 10 feet | 10 feet |
| Side Setbacks | 5 feet | 5 feet |
| Rear Setbacks | 20 feet | 20 feet |
| Street Facing Garage | 20 feet | 20 feet |
| Max. Stories/Height | 2.5 stories/35 feet | 2 stories/ 28 feet |

Uses Permitted (P):

- ✓ Single-Family Detached
- ✓ Single-Family Attached
 - Includes townhomes & condos
 - Does not require a cluster development
 - Setbacks only apply to perimeter of the site

| Zone Districts | Residential | | | | | | | |
|----------------------------------|-------------|-----|-------|-----|-----|-----|------|------|
| | LR2.5 | LR1 | LR1.5 | SF3 | SF5 | SF8 | SF11 | MF14 |
| RESIDENTIAL USES | | | | | | | | |
| Household Living | | | | | | | | |
| Dwelling, Duplex | | | | | | C | C | P |
| Dwelling, Triplex | | | | | | C | C | P |
| Dwelling, Fourplex | | | | | | C | C | P |
| Dwelling, Live/Work | | | | | | | | P |
| Dwelling, Multi-family | | | | | | C | C | P |
| Dwelling, Single-Family Attached | | | | P | P | P | P | P |
| Dwelling, Single-Family Detached | P | P | P | P | P | P | P | P |
| Manufactured Home | P | P | P | P | P | P | P | P |
| Manufactured or Mobile Home Park | | | | | | | C | C |
| Mobile Home Subdivision | P | P | P | P | P | P | P | P |

Unique Site Features

Unique Site Features:

- Properties to the west along Everett Drive currently drain onto the project site
- Project site currently drains into Highland Ditch (future development cannot drain to Highland Ditch)
- No storm drain facilities within W. 7th Street or adjacent to the site

Future development must accommodate onsite retention in accordance with RMC.



Unique Site Features

Accounting for the Unique Site Features:

- ✓ Proposed swale along western boundary to catch flows from adjacent lots
- ✓ Two retention ponds to capture off-site and on-site flows and retain on-site (100-year event)
- ✓ No off-site flows to Highland Ditch
- ✓ Increase in water quality



Cluster Development Finding 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.*

Parcel size matching, buffering, or yard matching (NOT REQUIRED)

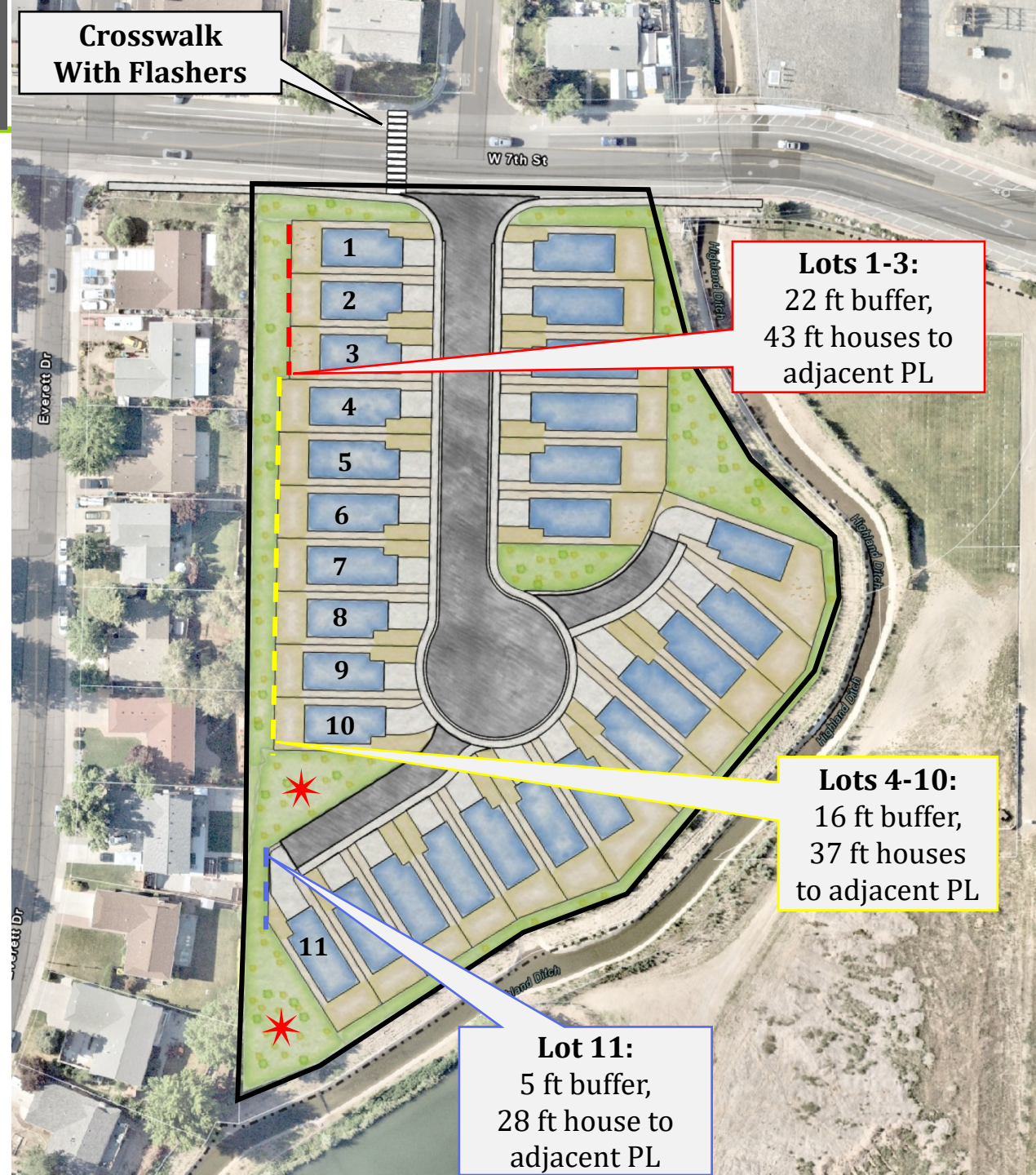
- » Only required when new land divisions are adjacent to lower density residential zoning (SF8 adjacent to SF8)

However, buffering has been included in proposed project to better attain the policies and objectives of this article



Cluster Development

- ✓ Proposed min. 15 ft buffer between lots
 - Proposed buffer = 15 to 22 ft
 - Min. required buffer = 0 ft
 - Increase usable common area
- ✓ Greater distance between homes
 - Proposed = 28 to 43 ft
 - Min. allowed = 20 ft or 5-19 ft (attached)
- ✓ Proposed 10 ft sewer access easement
 - Allow access to City of Reno to maintain sewer line for properties on Everett Dr. (off site)
 - Currently accessed via side yards
- ✓ Propose Flashing Crosswalk at W. 7th St.
 - Not required by RTC
 - Response to comments from residents/PC members



Landscape & Screening

Condition 13 requires front & rear yards to be landscaped at 6 shrubs and 1 tree per 300 sq. ft. (same as common area)

Total Landscape Provided= 2.09 acres (56%)

- RMC does not require rear yards to be landscaped

Condition 13 will require a minimum **117 trees**

- 41 trees (common area & street trees)
- **76 trees** added in rear lots
- Additional tree required for lots 1-10 in rear (min. 3 evergreen)



Traffic & Circulation

On-site Circulation:

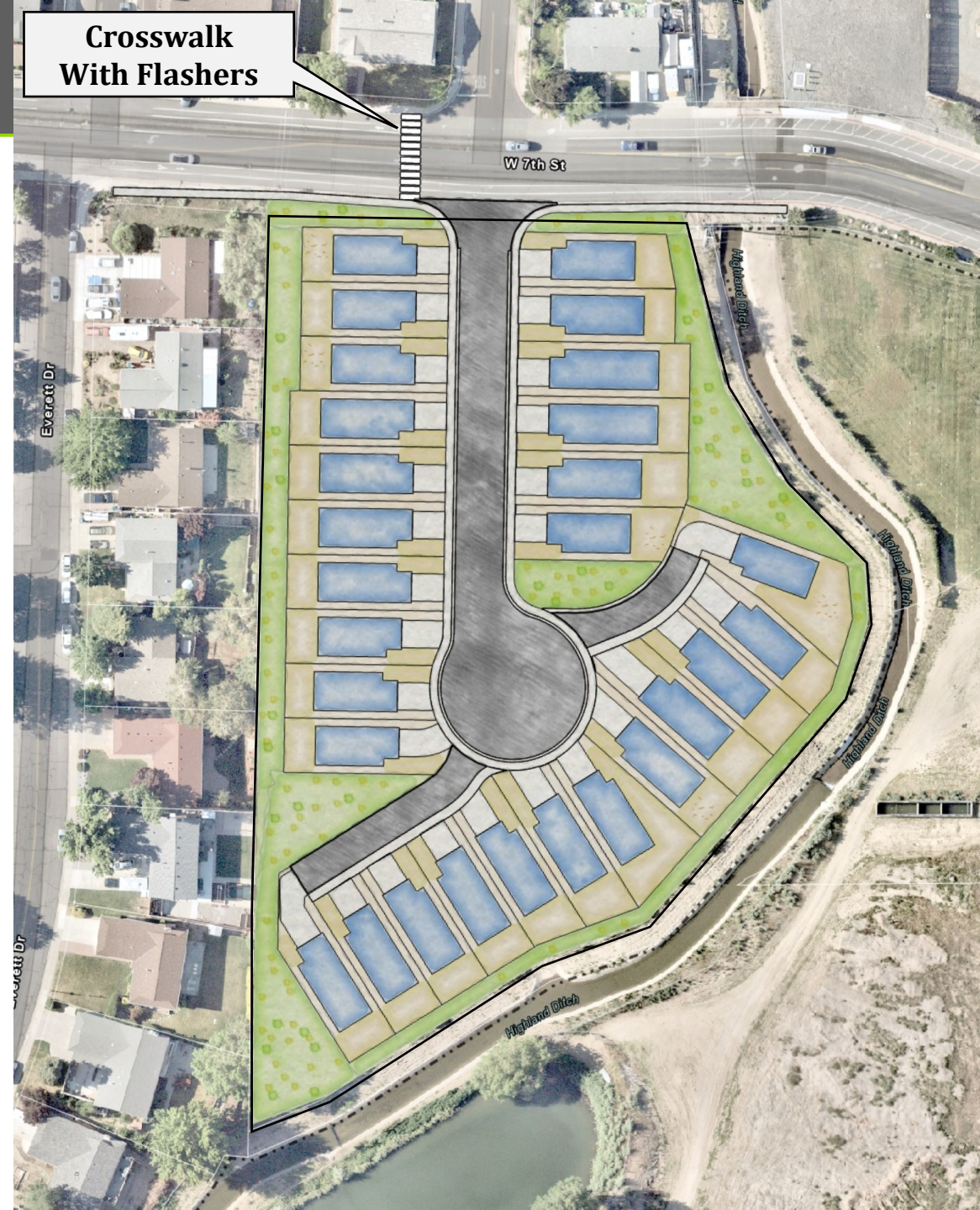
- Cul-de-sac with sidewalks aligning with Rhode Island Drive
- Two private driveways with sidewalk
- **Parking provided = 119 spaces** (4 per unit)
- Crosswalk with Flashers along W. 7th Street

Traffic Study:

- Anticipates 27 AM & 32 PM peak hour trips
- Existing church generates 158 peak hour trips during Sunday

Bus Stop:

- Existing RTC bus stop to remain on-site



2400 W. 7th Street

Tentative Map and Major Site Plan Review:

- ✓ Public Outreach
 - August 13th - Ward 5 NAB Meeting
 - September 10th – Applicant hosted neighborhood meeting
- ✓ Cluster Development can meet all the findings and supports many master plan policies
- ✓ Conditions of approval exceed code requirements
 - Condition 9, 10, 12, 13, & 16
- ✓ Additional conditions since PC meeting
 - Crosswalk with flashers (W. 7th Street)
 - Min. 15 ft western boundary
 - 10 ft sewer access easement



Conclusion

- ✓ Meets cluster development applicability and findings
 - Common open space provided to address unique site features
- ✓ Supports master plan policies
 - Addresses City of Reno priorities for infill development and diverse housing options
- ✓ Addresses broader community needs
 - Increased housing options in an infill location
 - Provides improved access to existing City sewer main on adjacent properties
 - Provides increase pedestrian safety for existing bus stop
 - Increase buffering for adjacent homes

