

LDC22-00050

(Sierra Senior Care PUD Amendment)

Reno City Council
December 14, 2022





AREA MAP

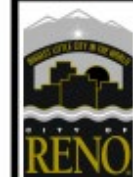
LDC22-00050

(Sierra Senior Care
PUD Amendment)

Subject Site ► 



 WARD 1

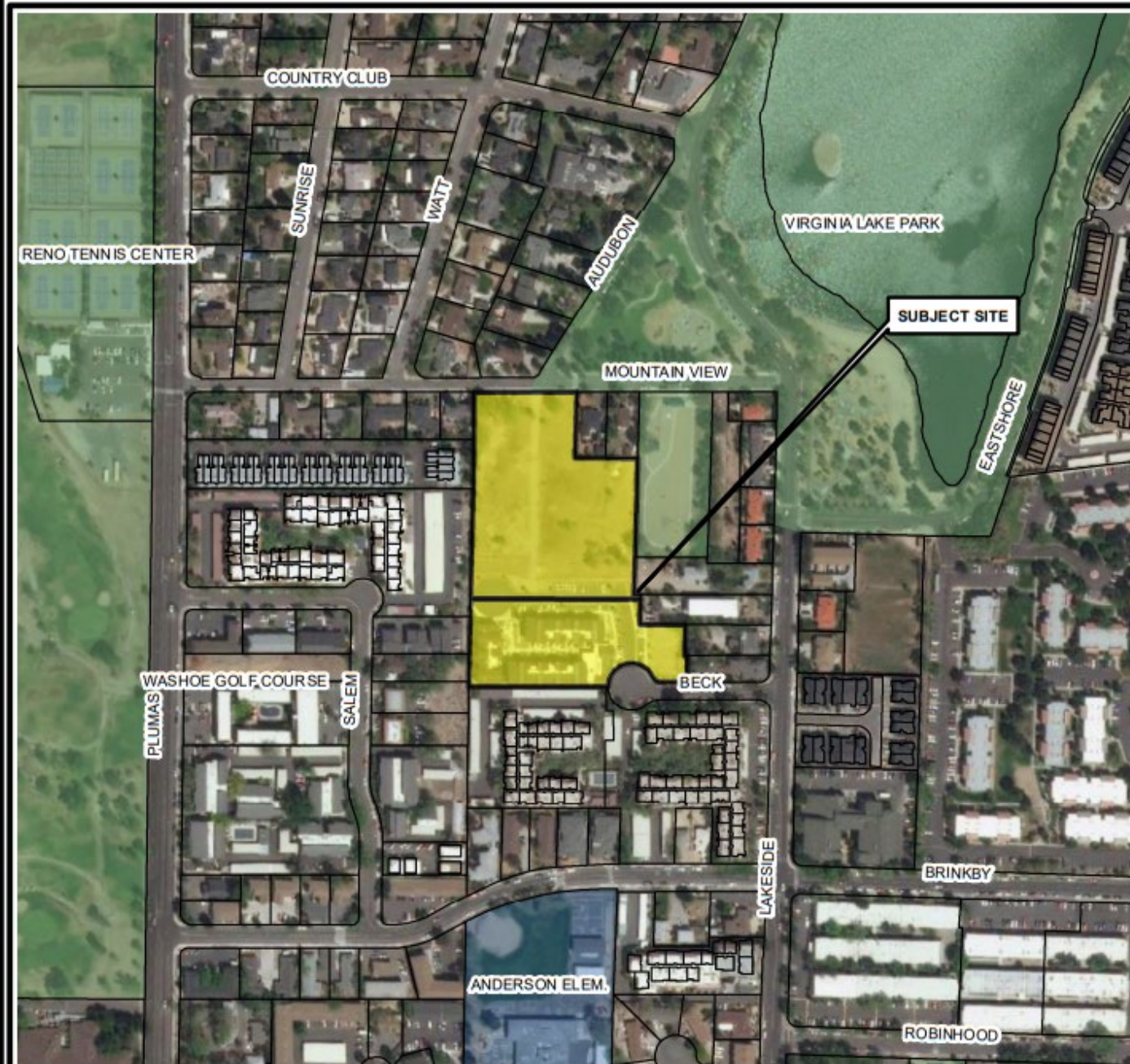


Development
Services
Department



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

Date: February 2022
Scale: 1 inch = 550 feet

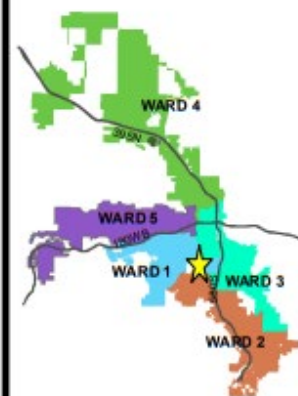


VICINITY MAP

LDC22-00050

(Sierra Senior Care
PUD Amendment)

Subject Site ► 



 WARD 1

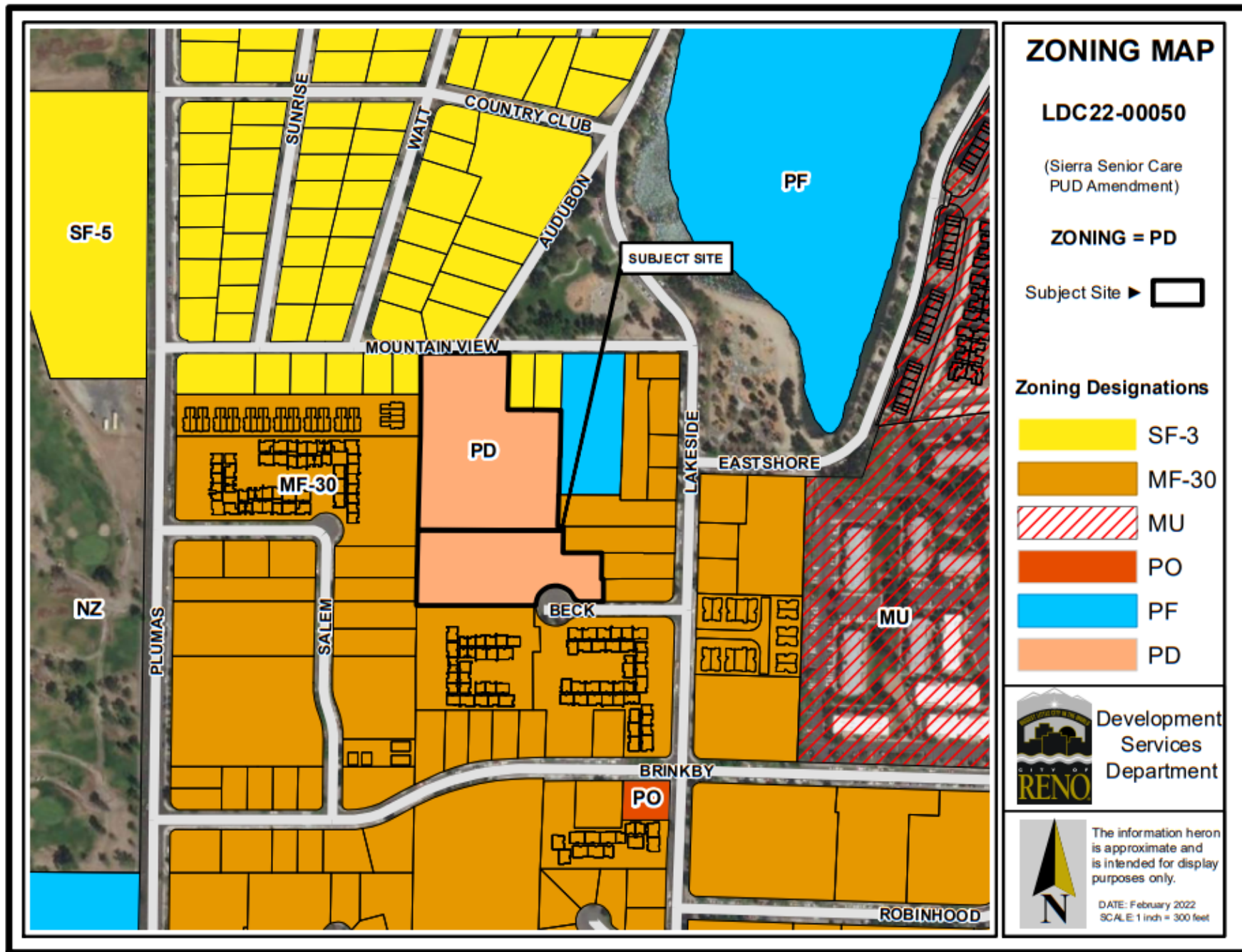


Development
Services
Department



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

Date: February 2022
Scale: 1 inch = 300 feet



Original PUD Handbook

Land Use	Dwelling Units or Beds	Phase
Affordable Multi-Family	44 units	1
Memory Care	48 beds max	2
Independent Living (Duets/Cottages)	12 d.u. (1 or 2 bedroom)	3

Alternative Land Uses to the Independent living and Memory Care

Land Use	Dwelling Units/Beds	Phase
Alternative 1 - Memory Care	32 beds max.	2 (northern portion of site)
Alternative 1 – Assisted Living	82 beds max.	2 (northern portion of site)
Alternative 2 – Multi-Family	96 units	2 (northern portion of site)

Proposed Development Options for the Northern Parcel

Option 1	Option 2	Option 3
Memory Care: 48 beds	Memory Care: 32 beds	Multi-Family 96 Units
Independent Living Cottages: 12 units	Assisted Living: 82 beds	

1. DE
2. AL
3. PR
4. INT
5. FIN
6. SE





YIHONG LIU + ASSOCIATES
ARCHITECTURE PLANNING INTERIOR
DESIGN ARCHITECT

1669 HORIZON RIDGE PARKWAY
SUITE 120
HENDERSON, NV 89122
702-778-8711
702-445-0033 - FAX

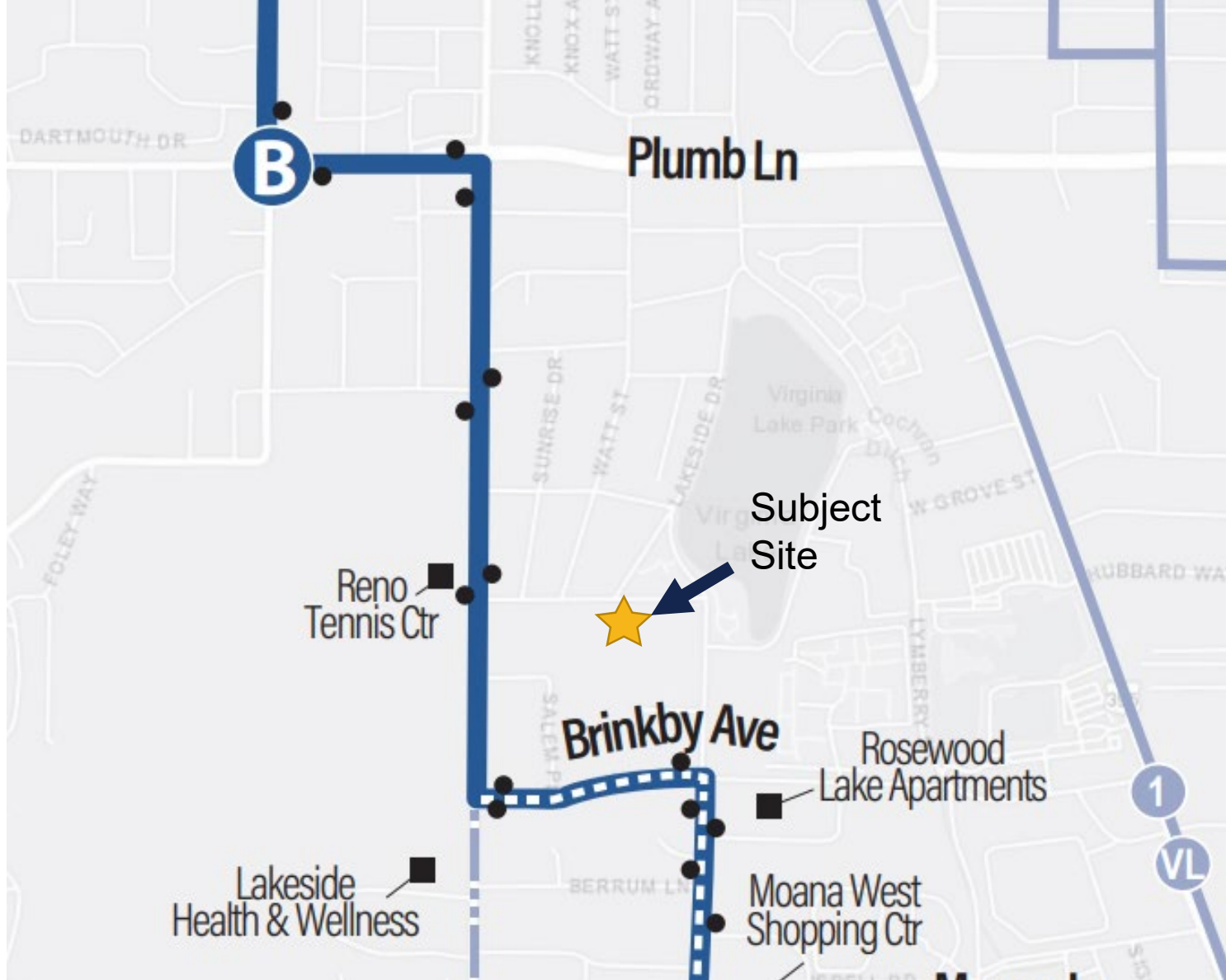


CONSULTING DESIGN ARCHITECT
GREENE TINDALL DESIGN
3047 WARM SPRINGS RD. SUITE 500
LAS VEGAS, NEVADA, 89120
CONTACT: LARRY TINDALL
PHONE: (702) 587-5597
EMAIL: larry@lindcorp.com







MOUNTAIN VIEW APARTMENT
Reno, NV

A203
BLDG-3 ELEVATIONS
01/17/22
SCALE As indicated





Legend

-  Route 6
-  Time Point-
See schedule for time
bus departs this stop
-  13 Alternative Intersecting
Routes
-  Direction of bus travel
-  Point of interest
-  Bus Stops

Zoning Map Amendment Findings

ZMA Findings	Staff Review and Analysis
Conforms with state law NRS Section 278.250(2)	✓ Yes
Conforms with Master Plan	✓ Yes

PUD Findings

Consistent with the objectives of a PUD	✓ Yes
Departures from standard zoning are in the public interest	✓ Yes
Ratio of residential to nonresidential that is appropriate and compatible	✓ Yes
appropriate common open space	✓ Yes
public services, control traffic, recreation	✓ Yes
Compatible with neighborhood	✓ Yes
unique situation and provides a benefit	✓ Yes
Compatible with Master Plan	✓ Yes
Demonstrates a public benefit	✓ Yes

Recommended Motion

Based on compliance with the applicable findings, I move to uphold the recommendation of Planning Commission to approve the zoning map amendment.