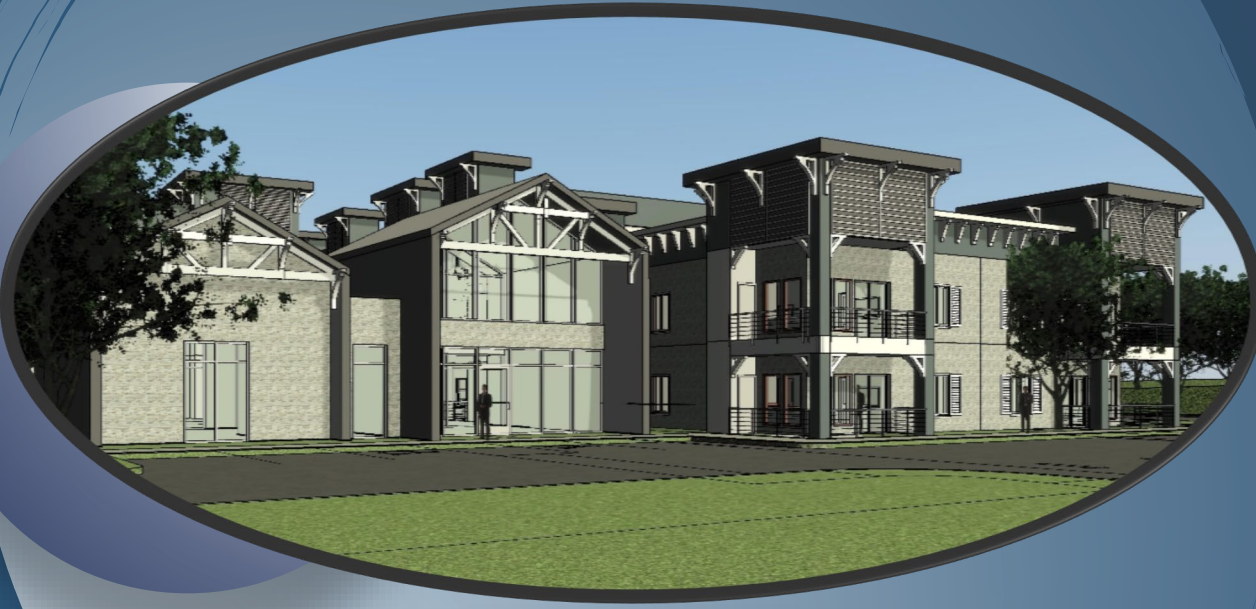


SIERRA SENIOR CARE PLANNED UNIT DEVELOPMENT AMENDMENT



RENO CITY COUNCIL
DECEMBER 14, 2022

- An amendment to the Sierra Senior Care Planned Unit Development Handbook (PUD) to allow multi-family use and to update design/development standards.

PROJECT REQUEST

PROJECT LOCATION



EXISTING CONDITIONS

VACANT (TEMPORARY STAGING AREA FOR INFRASTRUCTURE
WORK IN AREA)



EXISTING CONDITIONS

**VACANT (TEMPORARY STAGING AREA FOR INFRASTRUCTURE
WORK IN AREA)**



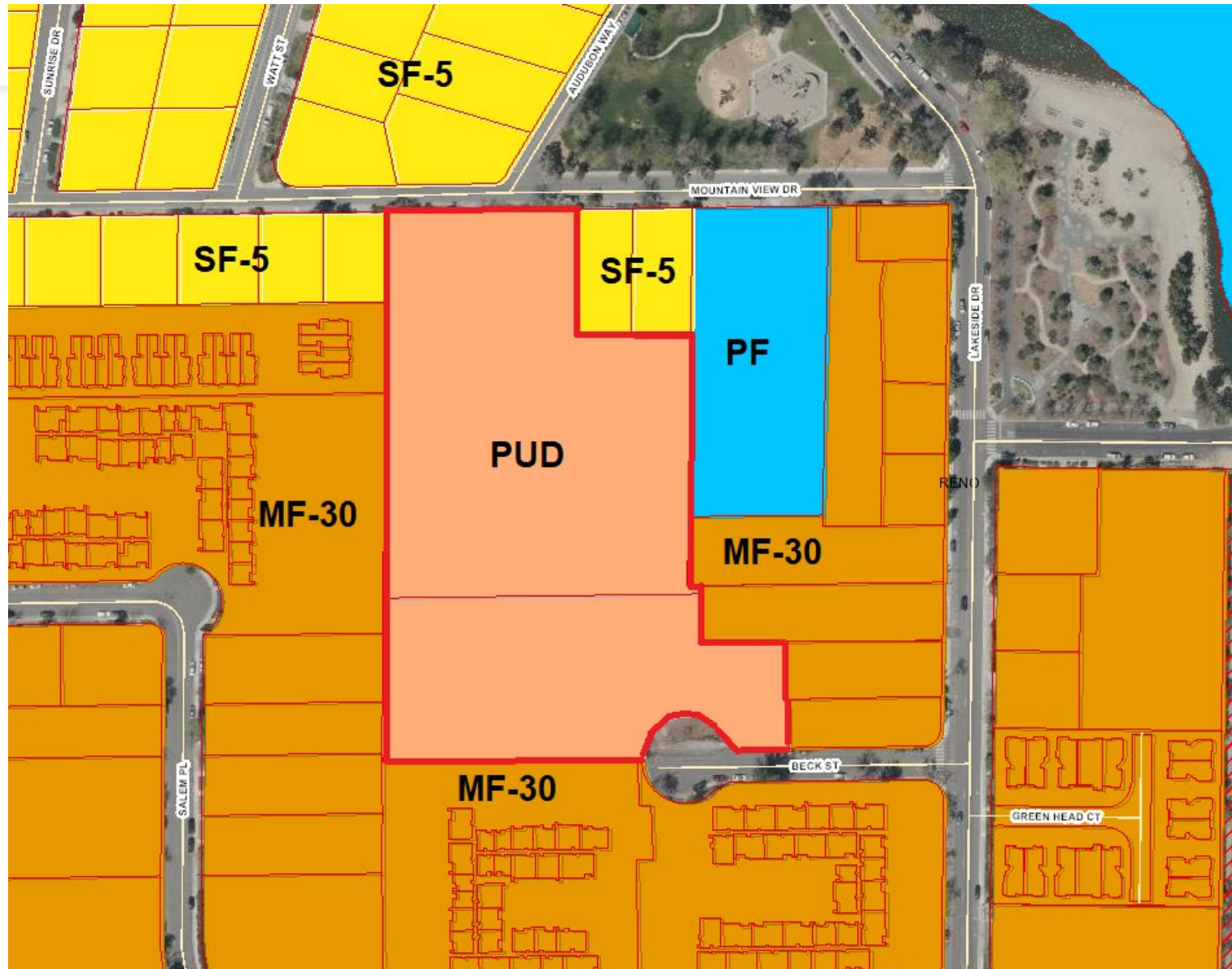
CURRENT PUD PROVISIONS

- Originally approved in 2011.
- First phase multi-family (income restricted) is complete.
- Northern portion of PUD allows for:
 - (1) 48-bed memory care and 6 cottages; or
 - (2) 32-bed memory care and 82-bed assisted living center.

AMENDMENT SUMMARY

- Updating of allowed uses to include multi-family (96 units) within the northern portion of the PUD.
- Updates to development standards including building heights, setbacks, retaining walls, and landscaping.
- Updates to architectural standards to reflect updated theme.
- Updates to parking standards.
- Designed with two access points (trips split onto Mountain View and Beck)

CITY OF RENO ZONING

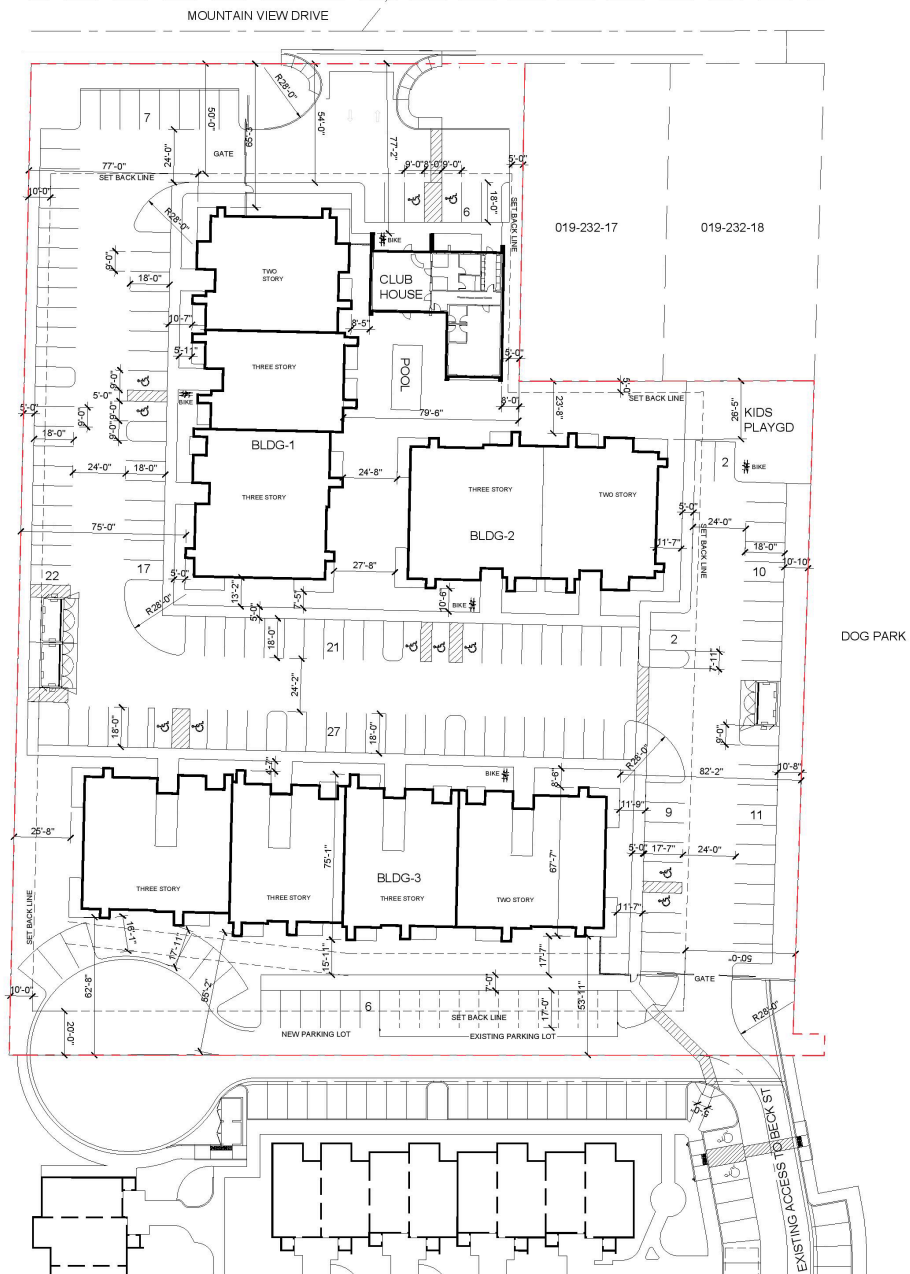


COMMUNITY INPUT

- Several meetings with concerned neighbors were held prior to designing the site (parking, traffic and design).
- Presented to NAB on March 14 and June 13, 2022.
- Community meeting held on March 29, 2022.
- Planning Commission meeting held on November 17, 2022 (approved 5-2)

MULTI-FAMILY OPTION

- 96 units; studios, 1 and 2 bedroom units.
- Compatible with adjacent MF-30.
- Needed attainable housing option.
- Infill location is supported by goals and policies of the Reno Master Plan.
- Development standards include design provisions to ensure that the project properly relates to adjoining properties and the built environment.
- Provided parking exceeds City, APA, ITE, and ULI parking demand estimates.
- Spill-over parking to area roadways is not anticipated.



REVISED SITE PLAN

- City Code requires 96 spaces (1 per unit).
- Parking increased from 136 space to 147 spaces and includes 1 space per bedroom (138 spaces) and 9 additional spaces → 1.5 times required by Code.
- Landscape plans will include a plan to save as many of the existing trees on the site as possible.
- An additional walkway has been added from the clubhouse/pool area to the playground.
- Bike parking areas have been added to the site as well as disposal receptacles for dog waste.
- Height reductions to minimize shadowing to dog park.
- The club house elevation has been modified to be a flat roof, reducing impact to the neighboring property.

ORIGINAL LANDSCAPE PLAN
(WITH WALKWAY FROM PLAYGROUND)

EXISTING COR DOG PARK



- LANDSCAPE NOTES:
- DESIGN CRITERIA AND FINAL DESIGN SHALL BE BASED ON THE CITY OF RENO TITLE 18, ARTICLE 6 - LANDSCAPING, BUFFERING, SCREENING & FENCING CODE.
 - ALL LANDSCAPE SHALL BE IRRIGATED BY A COMMON METER & AUTOMATIC CONTROLLER.
 - PROPERTY ZONING: PD
 - INTERNALLY FENCED AMENITIES ARE CONCEPTUAL, AND MAY BE ADJUSTED.
 - FINAL TREE SELECTION PER CITY OF RENO TREE LIST
 - SEE ARCHITECTURAL SITE PLAN FOR DIMENSIONS

- LANDSCAPE LEGEND:
- ±12 ACCENT TREE MIN. 2" CALIPER SIZE
 - ±34 DECIDUOUS TREES MIX OF 1" & 2" CALIPER SIZES PER CODE
 - ±48 EVERGREEN TREES 6 FT. HEIGHT MIN.
 - ±33,800 SF LANDSCAPE PLANTING AREA WITH SHRUBS & MULCH MIX OF #2 & #1 SIZE SHRUBS PER CODE
 - ±1,430 LF NEW METAL PERIMETER, POOL & PLAY AREA FENCE (CONCEPTUAL ALIGNMENT)
 - ±40 EXISTING TREES (ON SITE, TO BE REMOVED)

- LANDSCAPE DATA:
- SITE AREA: 3.20 AC / 136,243 SF
REQUIRED LANDSCAPE AREA CALCULATION, per PUD HANDBOOK:
20% = 27,849 SF
REQUIRED LANDSCAPE AREA PER STALL COUNT:
Section 18.04.804(A)(2)(a)(i)(b) 25 #2/STALL
138 Stalls x 25 #2 = 3,450 SF
PROVIDED LANDSCAPE AREA = 33,800 SF (24,300)
AMENITIES PROVIDED: POOL, POOL DECK, CLUBHOUSE, PLAYGROUND
1. TREES REQUIRED:
PL 1.1 FRONTAGE:
MOUNTAIN VIEW DRIVE FRONTAGE = 224 LF
TOTAL FRONTAGE TREES @ 1:30 LF = 6 TREES
- 1.2 PARKING TREES:
PARKING STALLS: 138 STALLS
PARKING TREES @ 1:10 STALLS = 14 TREES
- 1.3 SITE TREES:
REQUIRED AREA/200 SF = 70 TREES
- 1.4 TOTAL TREES REQUIRED = 92 TREES
(INCLUDES PARKING & FRONTAGE)
- 1.5 TREES PROVIDED (NEW) = ± 94
- 1.6 TOTAL SHRUBS REQUIRED:
15 SHRUBS PER REQUIRED TREE:
92 T x 15 = 1,380 SHRUBS, MIN.
(SIZE PER CODE)



8222 PROTOTYPE DRIVE
RENO, NV 89521
TEL: 775.827.8111
WWW.LUMOSINC.COM



MOUNTAIN VIEW HEALTHCARE LLC
MOUNTAIN VIEW APARTMENTS
APN 019-232-67
PRELIMINARY LANDSCAPE PLAN

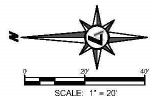
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BAR IS 1 INCH ON ORIGINAL DRAWING
SCALE

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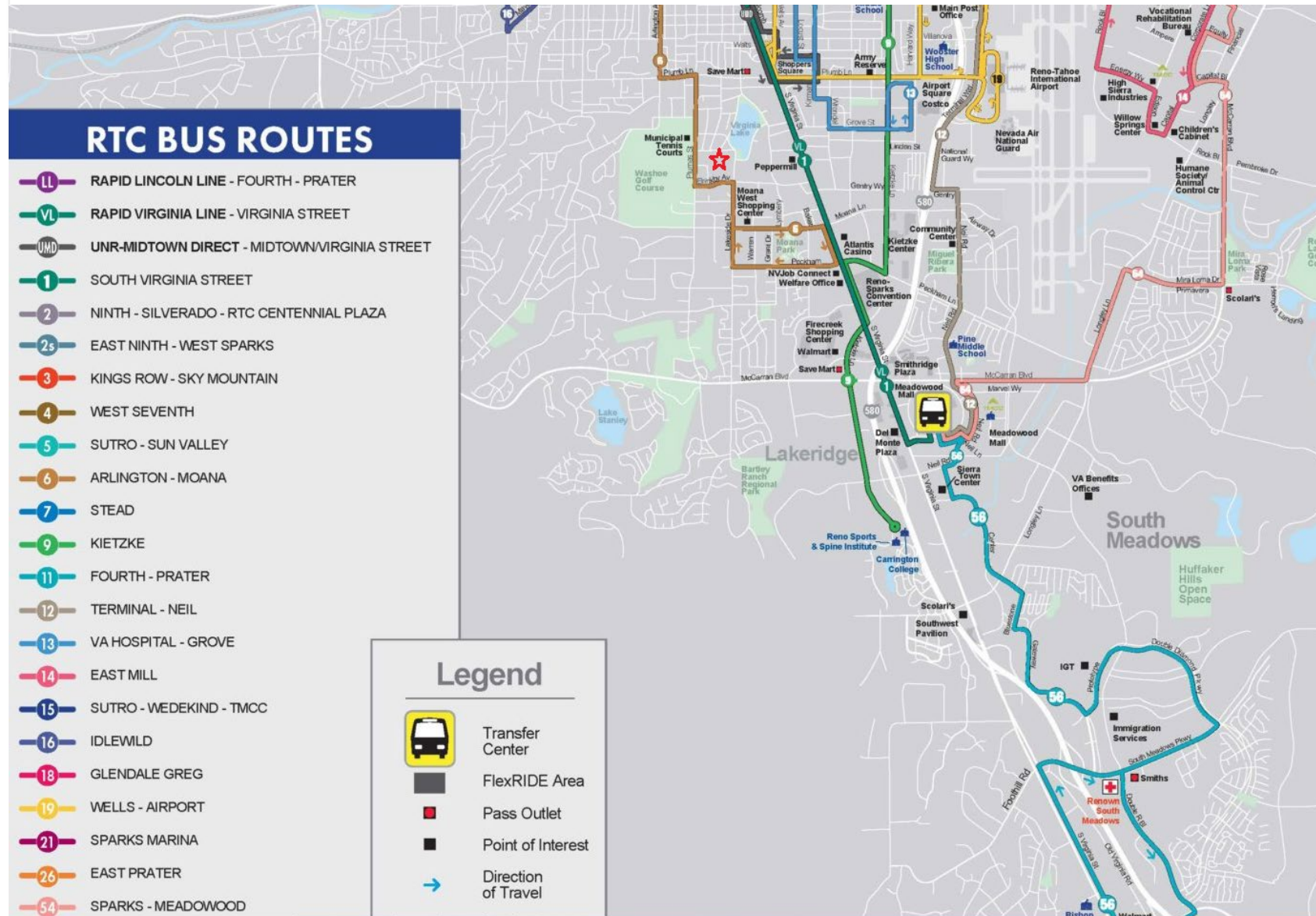
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DRAWN BY: MWC
DESIGNED BY: MAC
CHECKED BY: MAC
JOB NO.: 8500.001



NEVADA
WASHOE
RENO

PUBLIC TRANSIT OPTIONS



PUBLIC TRANSIT OPTIONS

BUS STOP LOCATED WITHIN 1000 FEET

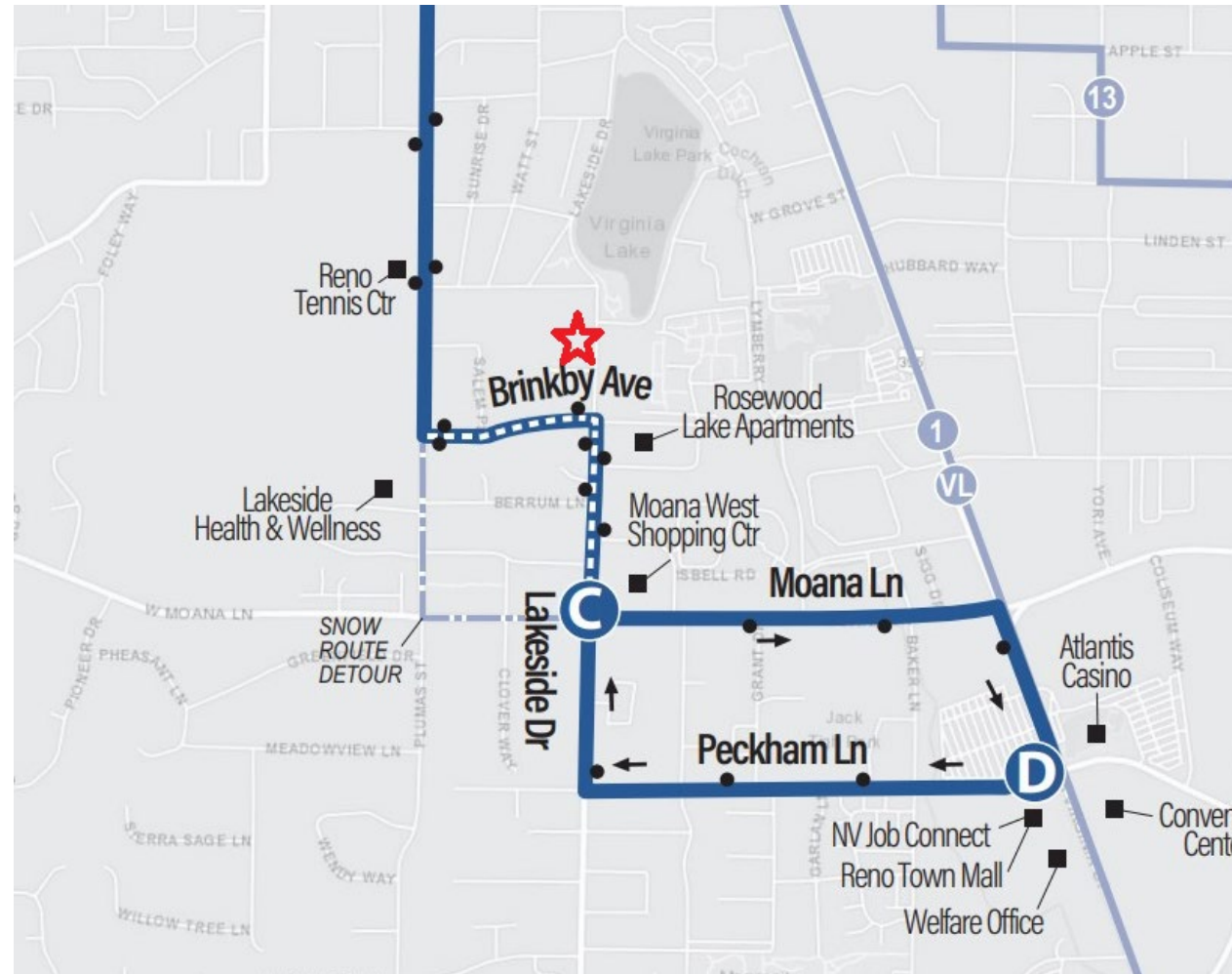


Table 2: Existing Intersection Level of Service

ID	Intersection	Control	AM		PM	
			Delay ¹	LOS	Delay ¹	LOS
1	Mountain View Dr / Audubon Way	Side Street Stop				
	Eastbound Approach		1.9	A	0.4	A
	Westbound Approach ²		0.0	A	0.0	A
	Southbound Approach		8.7	A	8.7	A
2	Lakeside Dr / Beck St	Side Street Stop				
	Northbound Approach		0.5	A	0.6	A
	Southbound Approach ²		0.0	A	0.0	A
	Eastbound Approach		9.6	A	11.2	B

Table 4: Existing Plus Project Intersection Level of Service

ID	Intersection	Control	AM		PM	
			Delay ¹	LOS	Delay ¹	LOS
1	Mountain View Dr / Audubon Way	Side Street Stop				
	Eastbound Approach		1.6	A	0.3	A
	Westbound Approach		0.7	A	1.7	A
	Southbound Approach		8.8	A	9.1	A
	Northbound Approach		8.9	A	8.9	A
2	Lakeside Dr / Beck St	Side Street Stop				
	Northbound Approach		0.8	A	0.9	A
	Southbound Approach ²		0.0	A	0.0	A
	Eastbound Approach		9.6	A	11.2	B

PEDESTRIAN CIRCULATION

- Sidewalk access to RTC routes to the south on Brinkby Avenue.
- New crosswalk with pedestrian flashers to be added at Mountain View and Lakeside.
- Additional crosswalk and flashers on Mountain View near project site.
- Bicycle parking, access, and circulation provided internally.
- Surrounding neighborhood is highly walkable and new improvements will further enhance that (new condition).

PEDESTRIAN CIRCULATION



ARCHITECTURAL CONCEPTS



**INFILL LOCATION
SUPPORTED BY NUMEROUS
MASTER PLAN GOALS AND
POLICIES**

- Master Plan Land Use Designation of Multi-Family Neighborhood (MF)
- Proposed amendment is in conformance with the following applicable Master Plan guidance:
 - City Wide Policy 4.1A: Housing Options
 - City Wide Policy 4.1B: Geographic Diversity
 - City Wide Policy 4.2C: Innovative Design
 - City Wide Policy 4.3B: Infill & Redevelopment
 - Area Specific Policy N-ON.1: Mix of Housing Types

CITY OF RENO MASTER PLAN



ADDITIONAL CONDITIONS

We respectfully request that you uphold the City Staff recommendation of approval and the Planning Commission recommendation of approval with the following additional conditions:

- Applicant shall coordinate with City Engineering staff to include reasonable improvements (e.g. signage and stripping) to prevent left turn movements onto Mountain View Drive.
- Applicant shall contribute \$1,000 per unit (and round up to a total of \$100,000) to the City of Reno for beautification improvements to Virginia Lake and City Dog Park areas paid at the time of certificate of occupancy.



QUESTIONS

ANSWERS

Garrett Gordon
Lewis Roca

Lisa Nash
Christy Corporation, Ltd.

Loren Chilson
Headway Transportation