

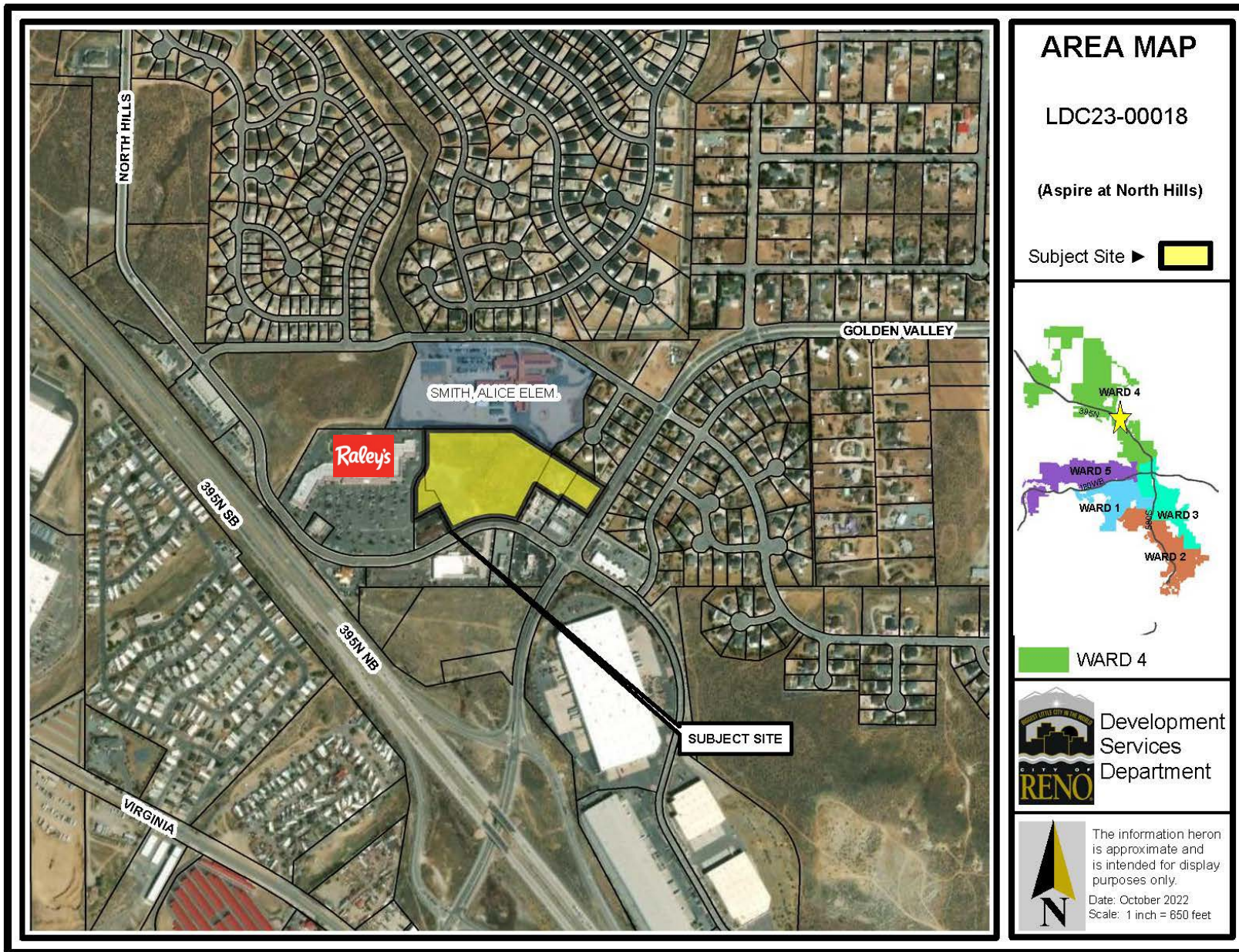
LDC23-00018

(Aspire at North Hills Conditional Use Permit)

Appeal

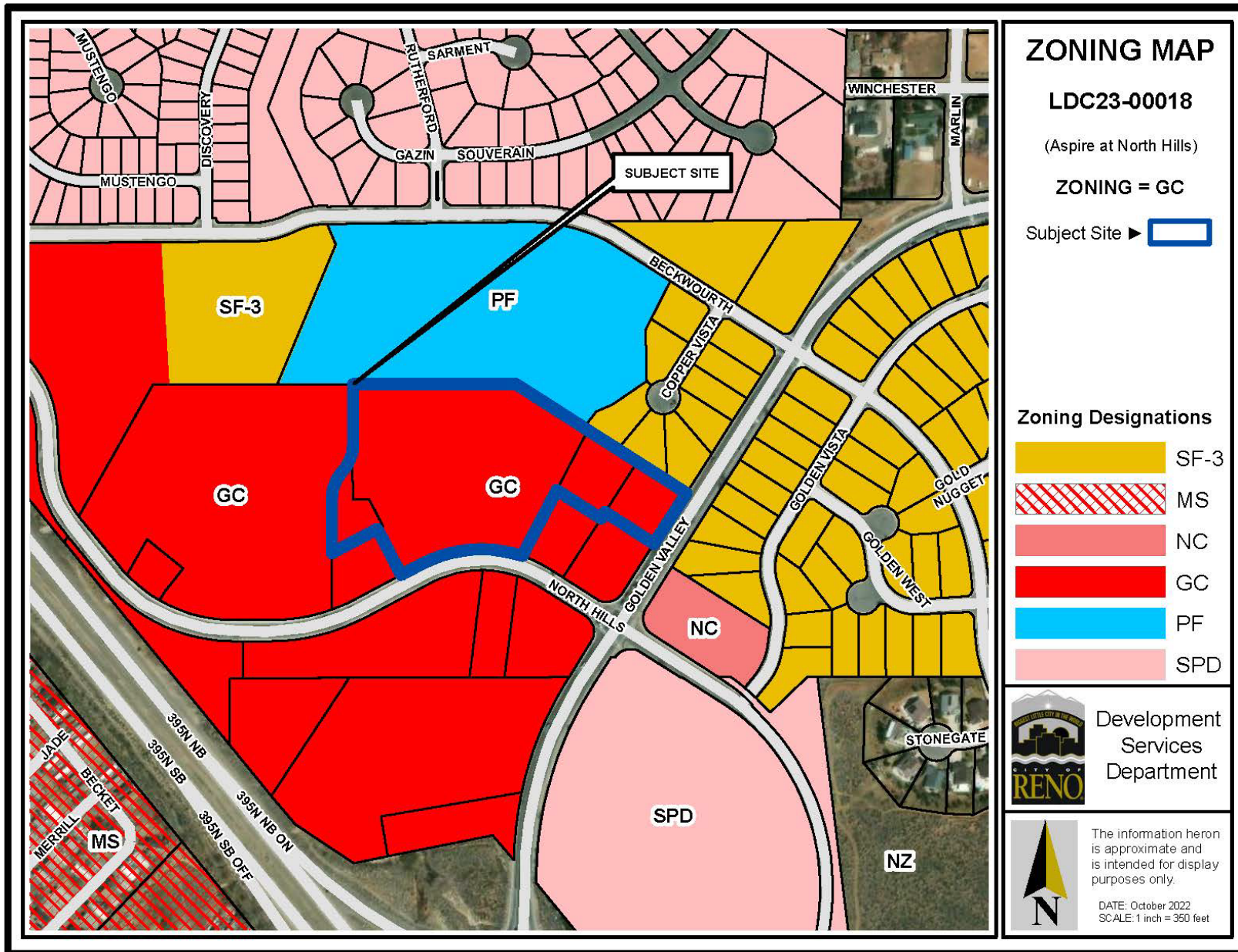
Reno City Council
March 8, 2023





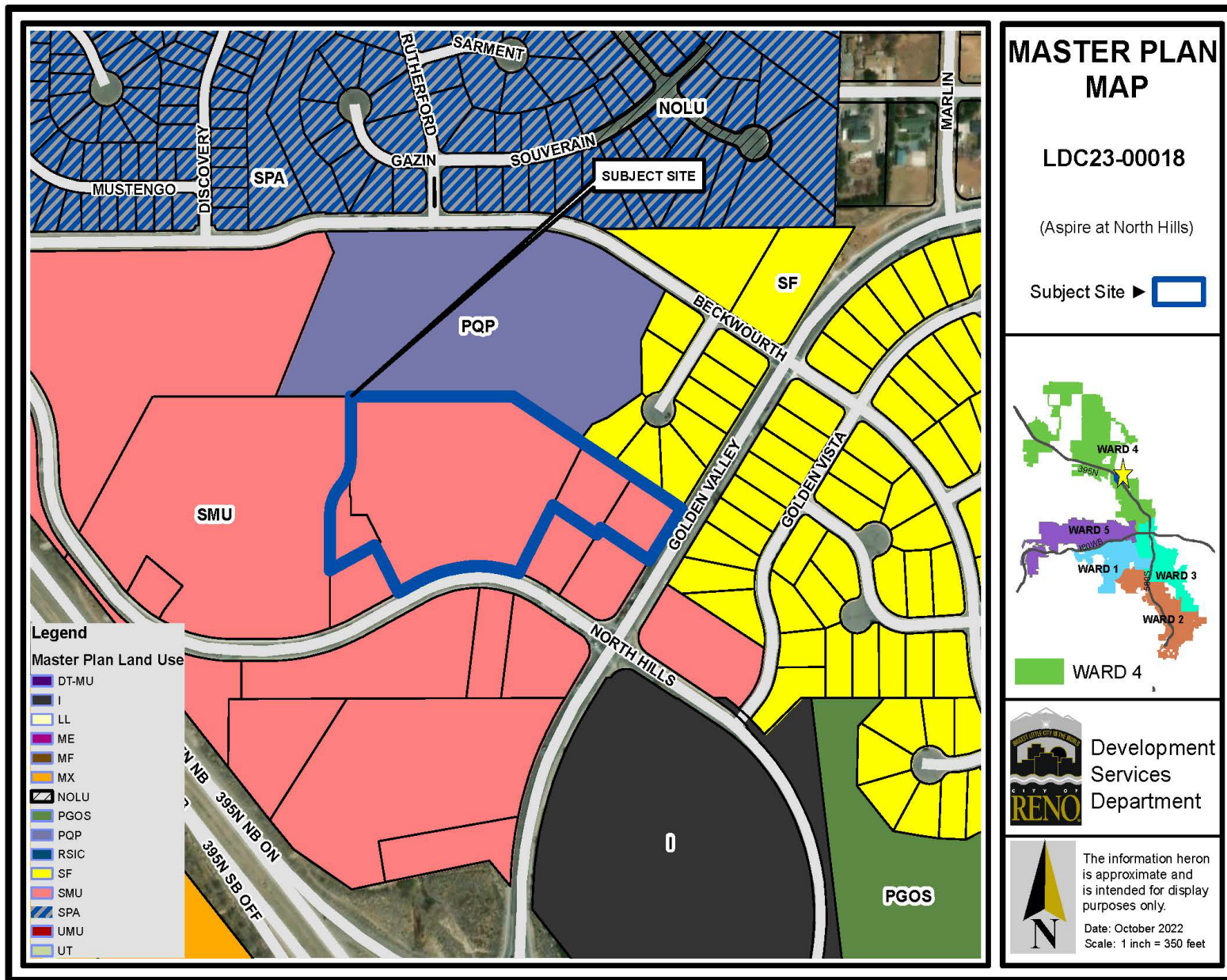
Project Information

- **Site Size:**
±8.64 acre site
- 192 unit multi-family residential development
- **Request:** Conditional Use Permit (more than 100 units in GC zoning) to allow a 192 unit apartment complex



Zoning District

- General Commercial (GC)
- Density, Maximum – 45 dwelling units per acre
- Proposed Density – 22.2 dwelling units per acre



Master Plan Land Use Designation

- Suburban Mixed-Use

Uses

Primary: Diverse mix of commercial and residential uses. The size, density, and mix of uses will vary depending on access, location, and the character of surrounding areas

Secondary: Medium to high-density residential uses, civic and government uses, as well as public space and other community-oriented uses.

Characteristics

- Provides an opportunity for a broader mix of uses in a more suburban context while also preserving opportunities for higher-density infill and redevelopment in the future (for example, if transit services are expanded to serve the area).
- Provides opportunities for higher-density housing within close proximity to services and employment.



Overall Site Design

192-unit apartment complex

- Seven 2- & 3- Story Buildings
- Private Clubhouse/Office
- Private Amenities
- Vehicle Access via Existing Curb Cuts



Compatibility with Surrounding Uses

- Fencing
- Landscaping
- Reduced Height
- Shielded Lighting



Appeal Filed (Burke)

Contends that the decision for approval did not consider:

1. The combined impact on traffic, schools, and utilities with other housing projects being developed in the area;
2. How proposed future road construction/improvements will affect traffic;
3. Access to Alice Smith School; and
4. Vehicular ingress/egress to the site.

Appeal Filed (Applicant)

In order to preserve its rights to judicial review



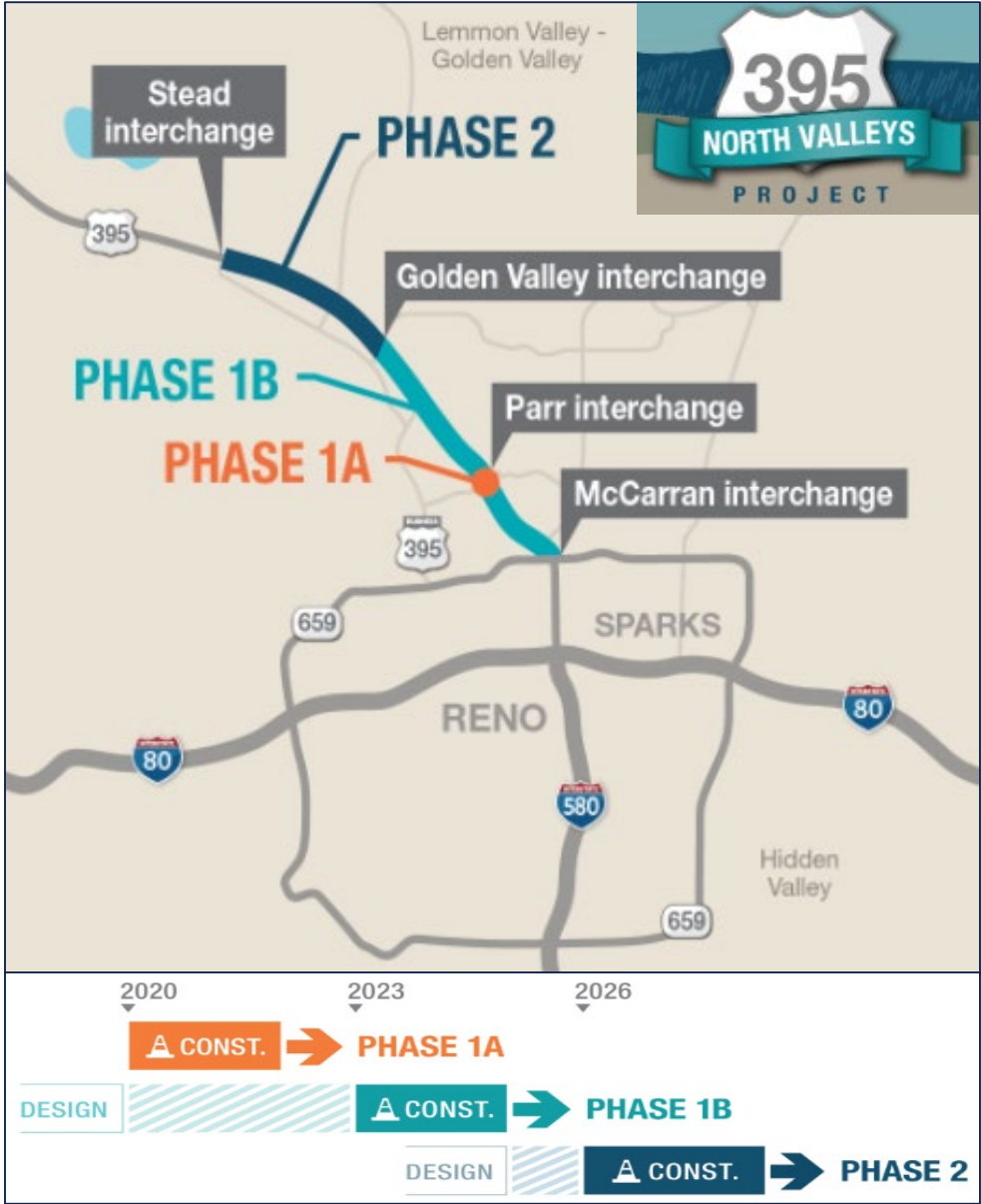
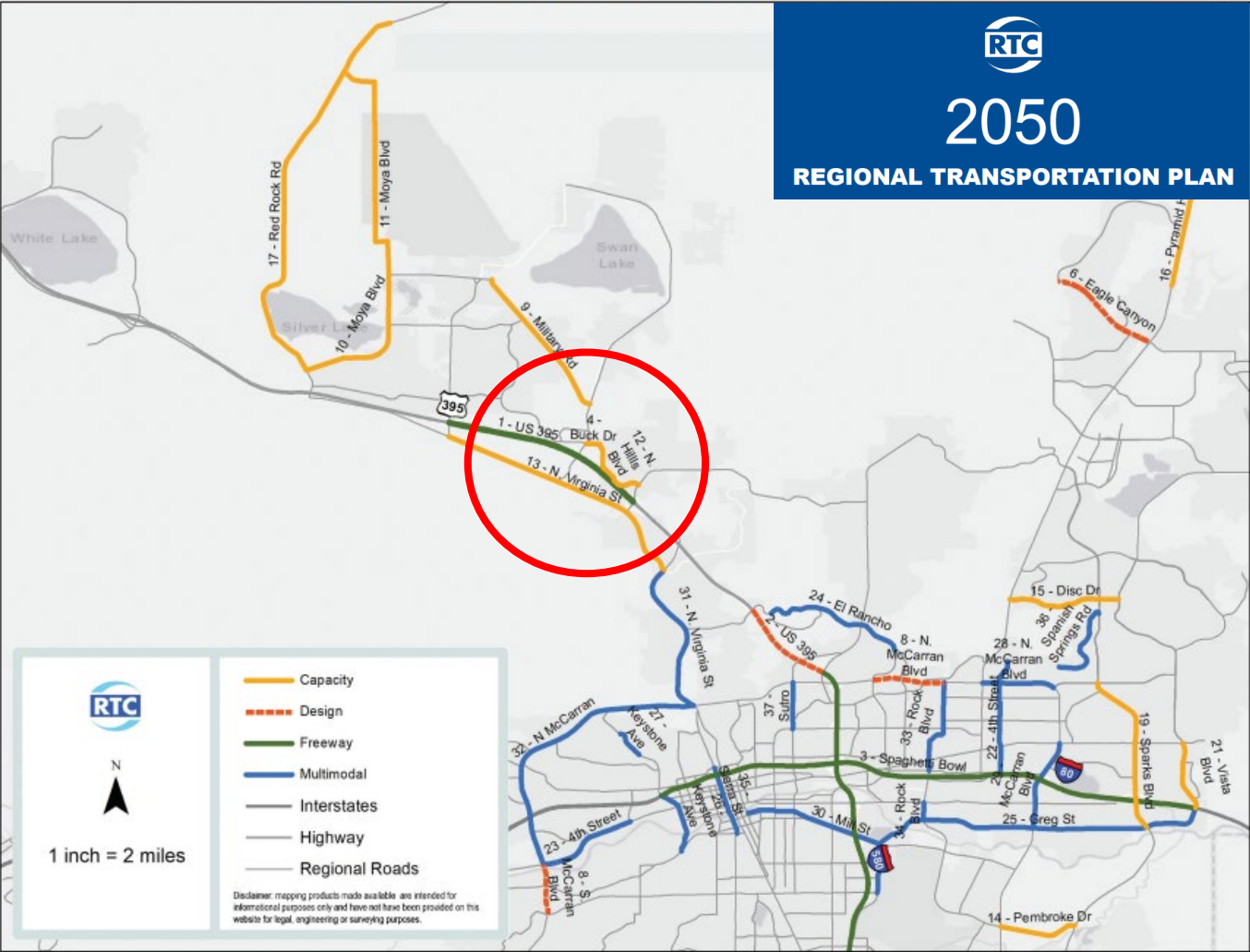
Planning Commission hearing (January 18, 2023)

- Compatibility of the proposed design with surrounding uses
- Cumulative impact of traffic, infrastructure, and future road improvements
- Access and traffic flow with surrounding developments
- Capacity of the schools in the area
- Timing of the proposed development related to future infrastructure improvements

Planning Commission Vote: Motion for Approval: five in favor; two opposed

Future Road Improvements

RTP 2050 PROJECTS – NORTH (2026-2030)



North Hills Rd. from Buck Dr. to Golden Valley Dr. to be widened from 2 lanes to 4-lanes in the 2026-2030 timeframe.




Washoe County School District

WCSD March, 2, 2023:

Projections are constantly evolving based on data received from the University of Nevada’s Center for Regional Studies, amongst other sources, and includes development under construction, approved, completed, and pending approval.

Projections are also updated based on current and previous enrollment data.

Below I’ve provided the most recent projections, which are substantially lower than previously projected last October.

	School	2022/23		2027/28		3032/33	
	Alice Smith ES	70%	68%	89%	81%	93%	83%
	O’Brien MS	84%	83%	100%	95%	100%	95%
	North Valley’s HS	107%	104%	111%	99%	126%	107%
	October Projection			March Projection			

Conditional Use Permit Recommended Findings

Conditional Use Permit Findings	Staff Review	Analysis
Consistent with RMC	✓ Yes	Allowed in the GC
Land use is compatible with surrounding development	✓ Yes	Surrounding commercial, residential & school
Consistent with development standards	✓ Yes	Meets & Exceeds: screening, lighting, etc.
Public services and utilities are available	✓ Yes	Electric, gas, water, sewer
Characteristics are compatible	✓ Yes	Infill development
Will not be detrimental to public health, safety, or welfare	✓ Yes	TIA, school projections

Planning Commission Decision

Based upon compliance with the applicable findings, Planning Commission approved the conditional use permit, subject to the conditions listed in the staff report.

Staff recommends Council review the letter of appeal and Planning Commission action and affirm, modify, or reverse the Planning Commission's decision.