

# **LDC23-00025**

## **(Riviera Planned Community Tentative Map)**

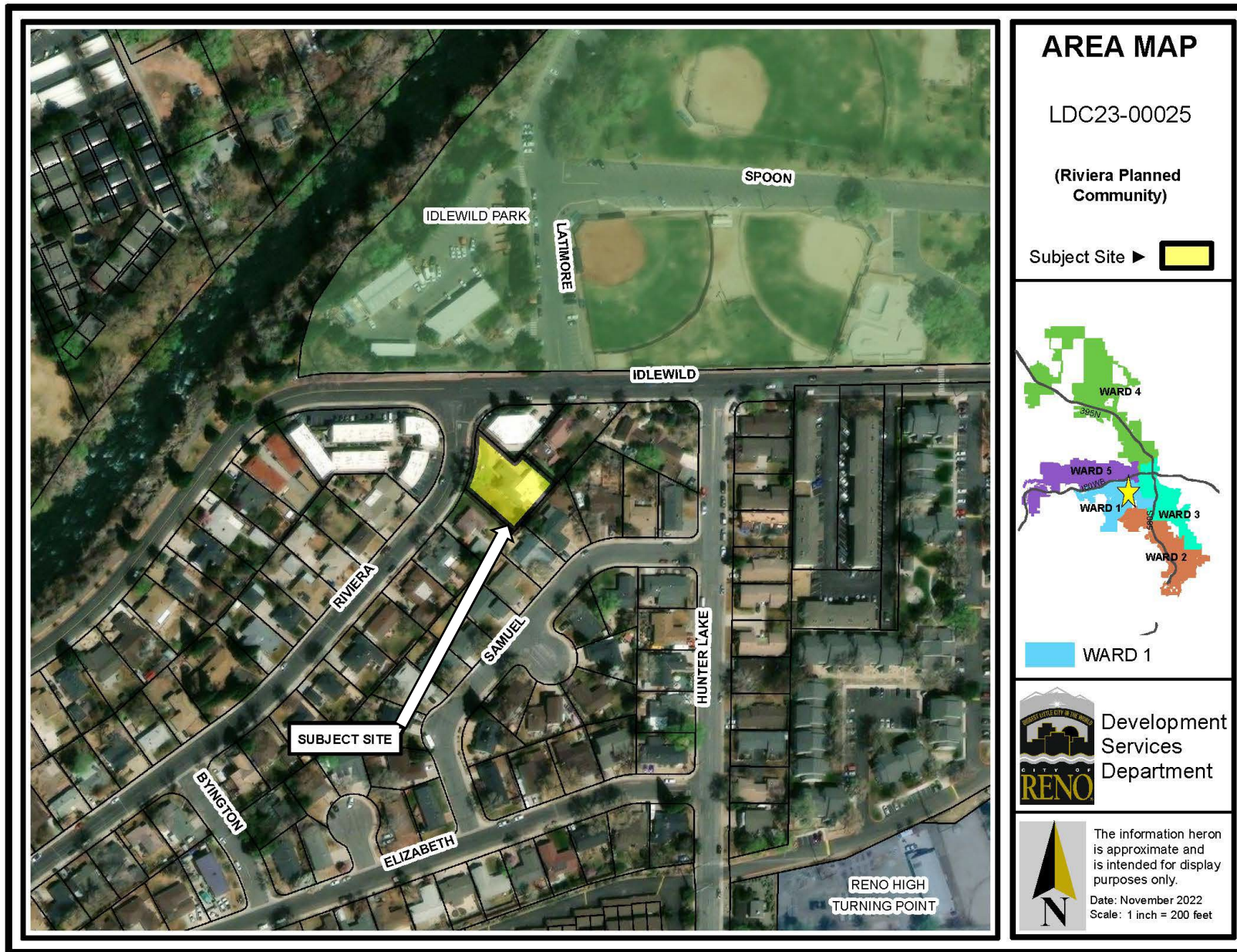
**Appeal**

*Reno City Council*

*March 8, 2023*



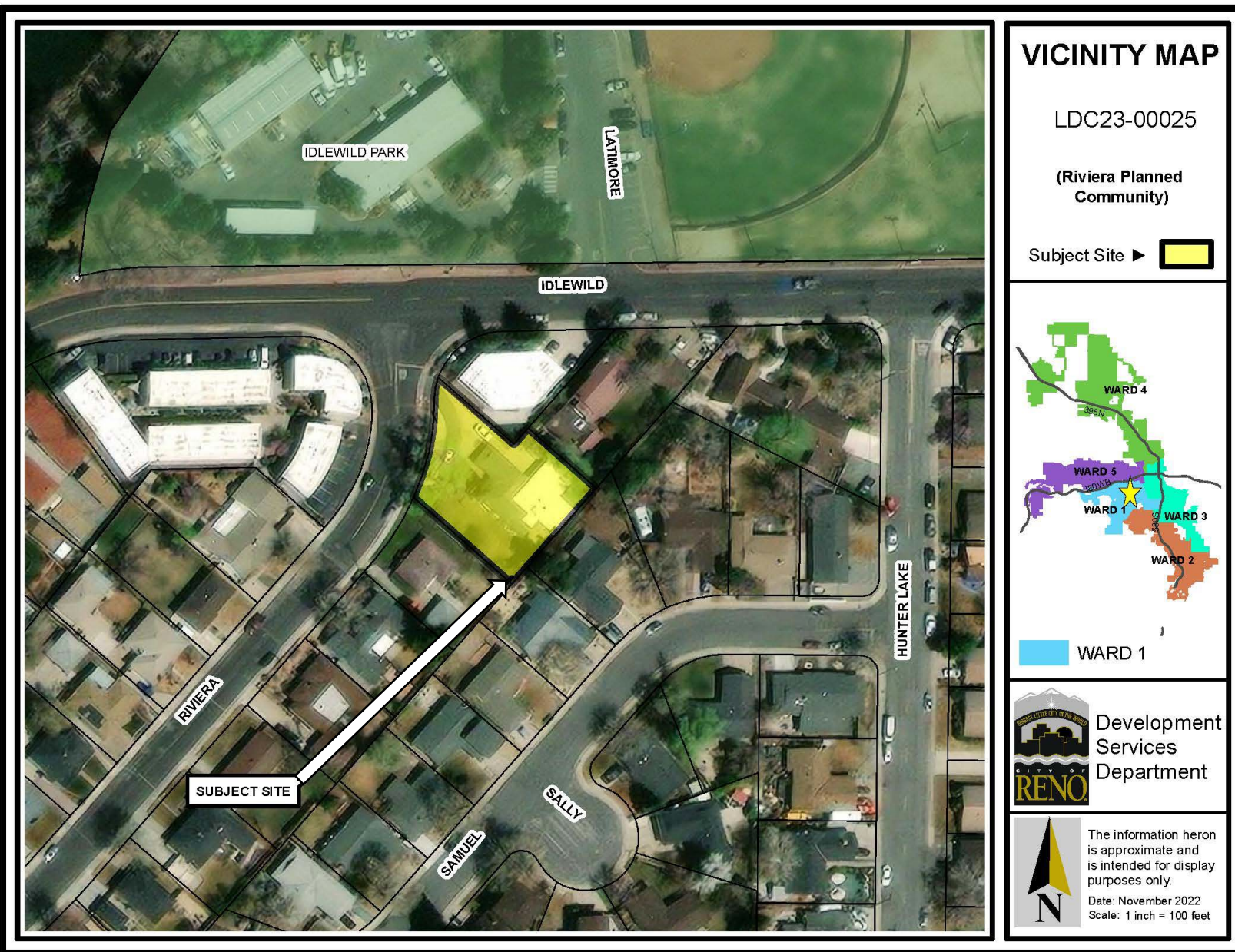




## Project Information

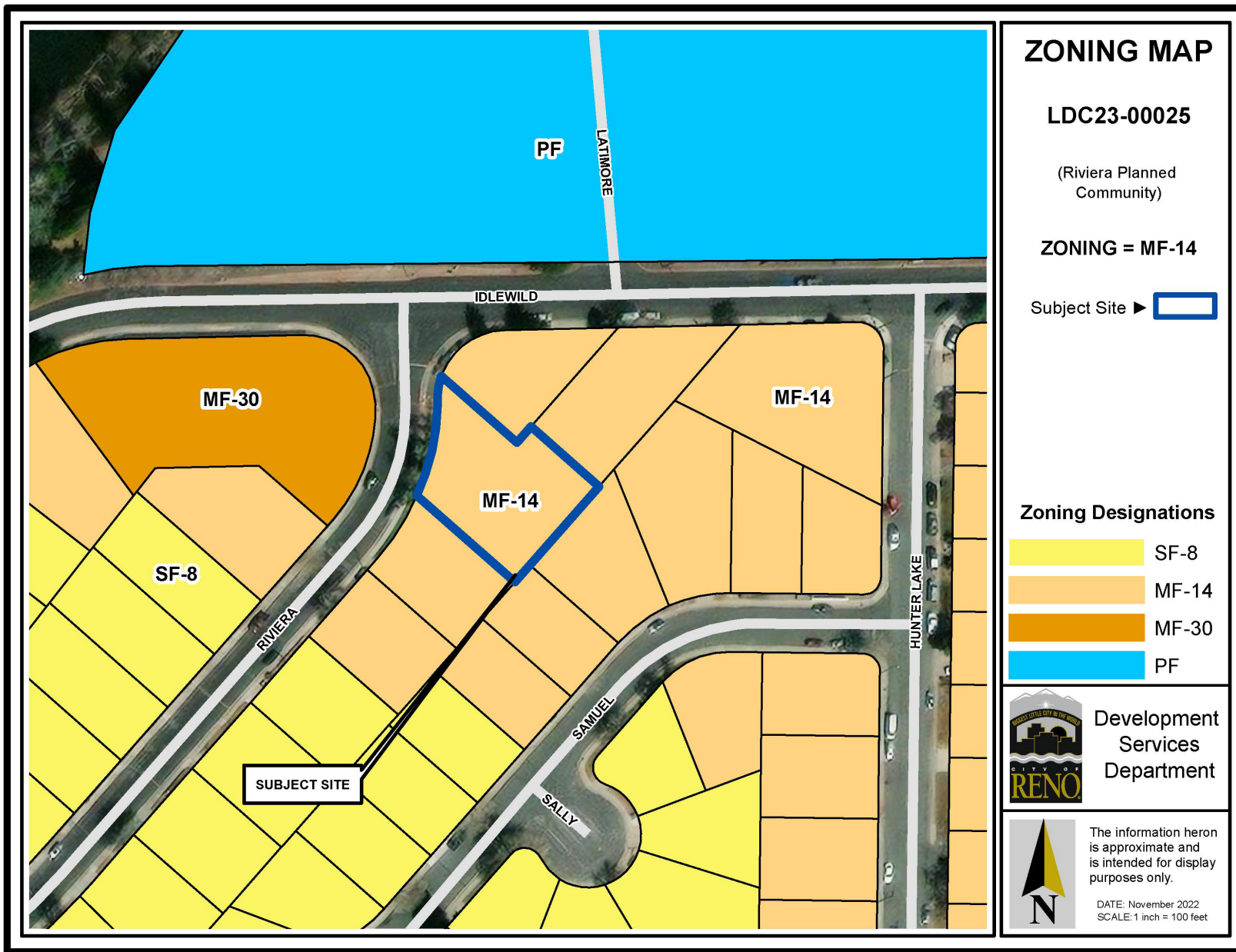
- **Site Size:**  
± 0.31 acre site
- Five-Unit Condo w/common areas
- Density is allowed
- **Request:** Tentative Map to develop a five-unit condominium project





## Key Issues

- Overall Site design
- Building Design
- Compatibility



## Zoning District

- Multi-Family Residential (MF-14)
- Density, Maximum – 14 dwelling units per acre



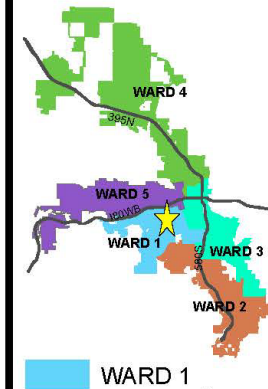
# Master Plan Land Use

## MASTER PLAN MAP

LDC23-00025

(Riviera Planned  
Community)

Subject Site ► 



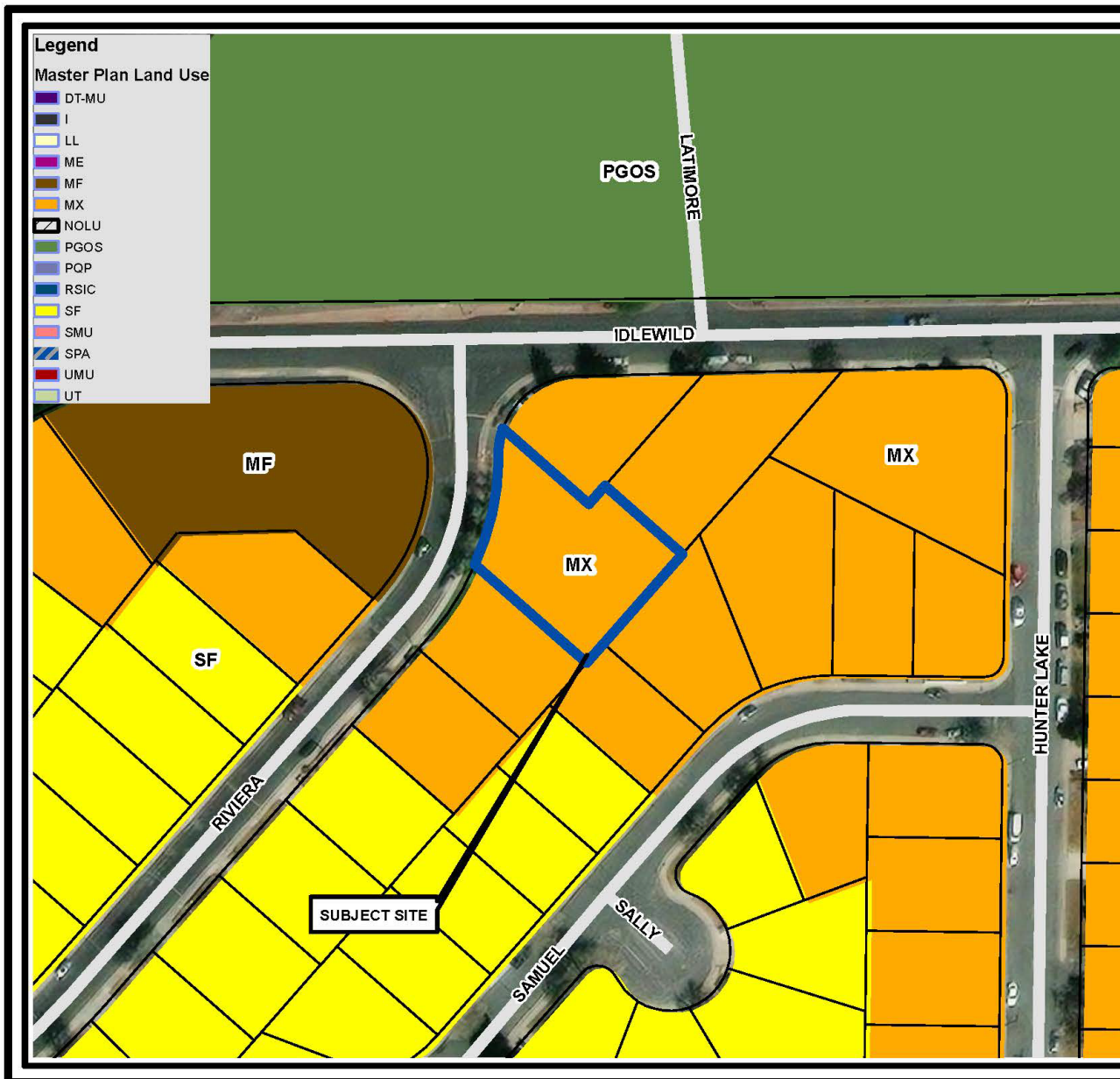
Development  
Services  
Department



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

Date: November 2022  
Scale: 1 inch = 100 feet

- Mixed Neighborhood (MX)
  - MP 4.1A: Housing Options
  - MP 4.3B: Infill and Redevelopment
  - N-G.22: Building Design
  - N-CN.8: Transitions

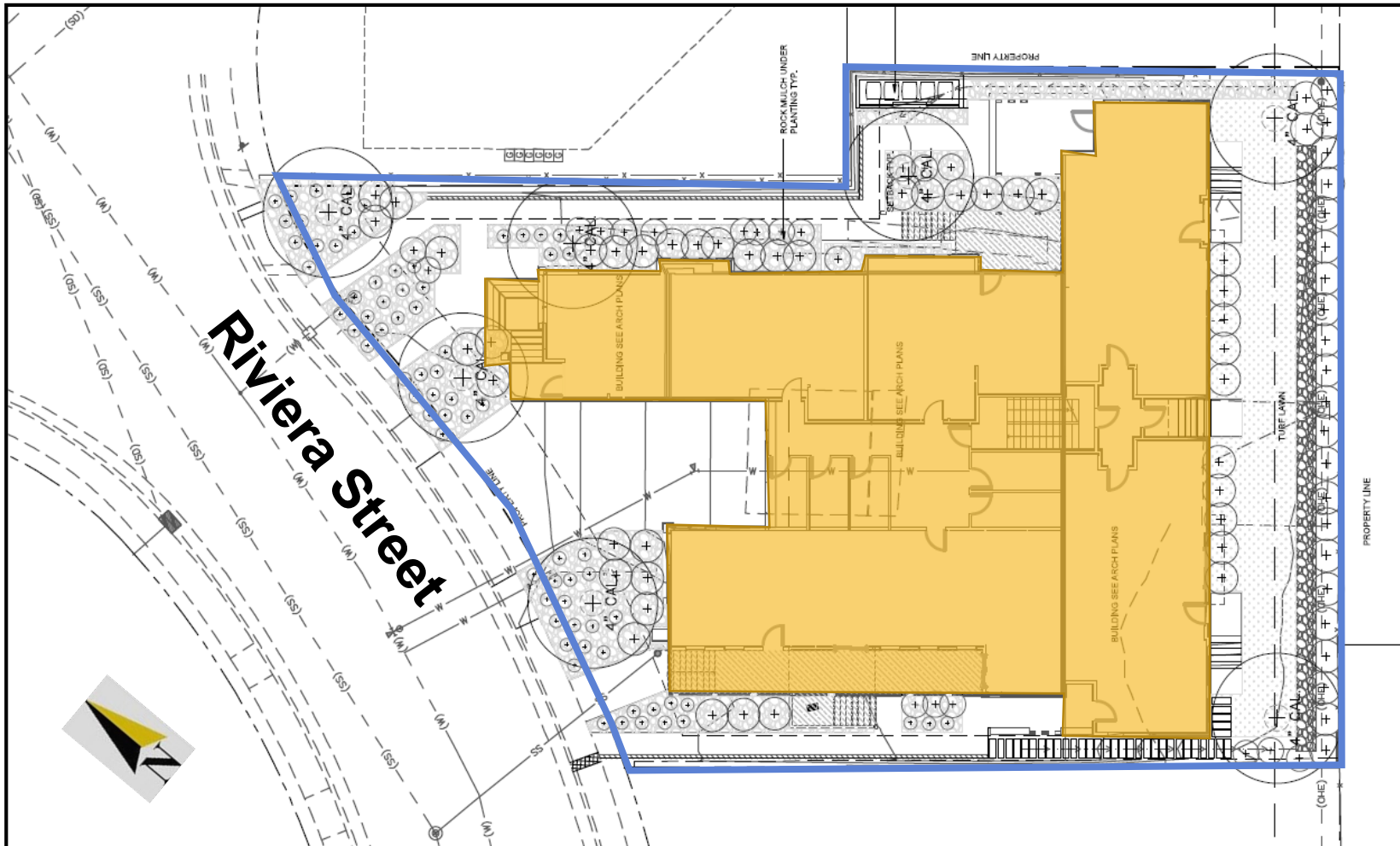




# Overall Site Design

## **Tentative Map & Development Proposal:**

- Meets setbacks
- Improves onsite drainage
- Replaces circular driveway with single access





## Existing Neighborhood



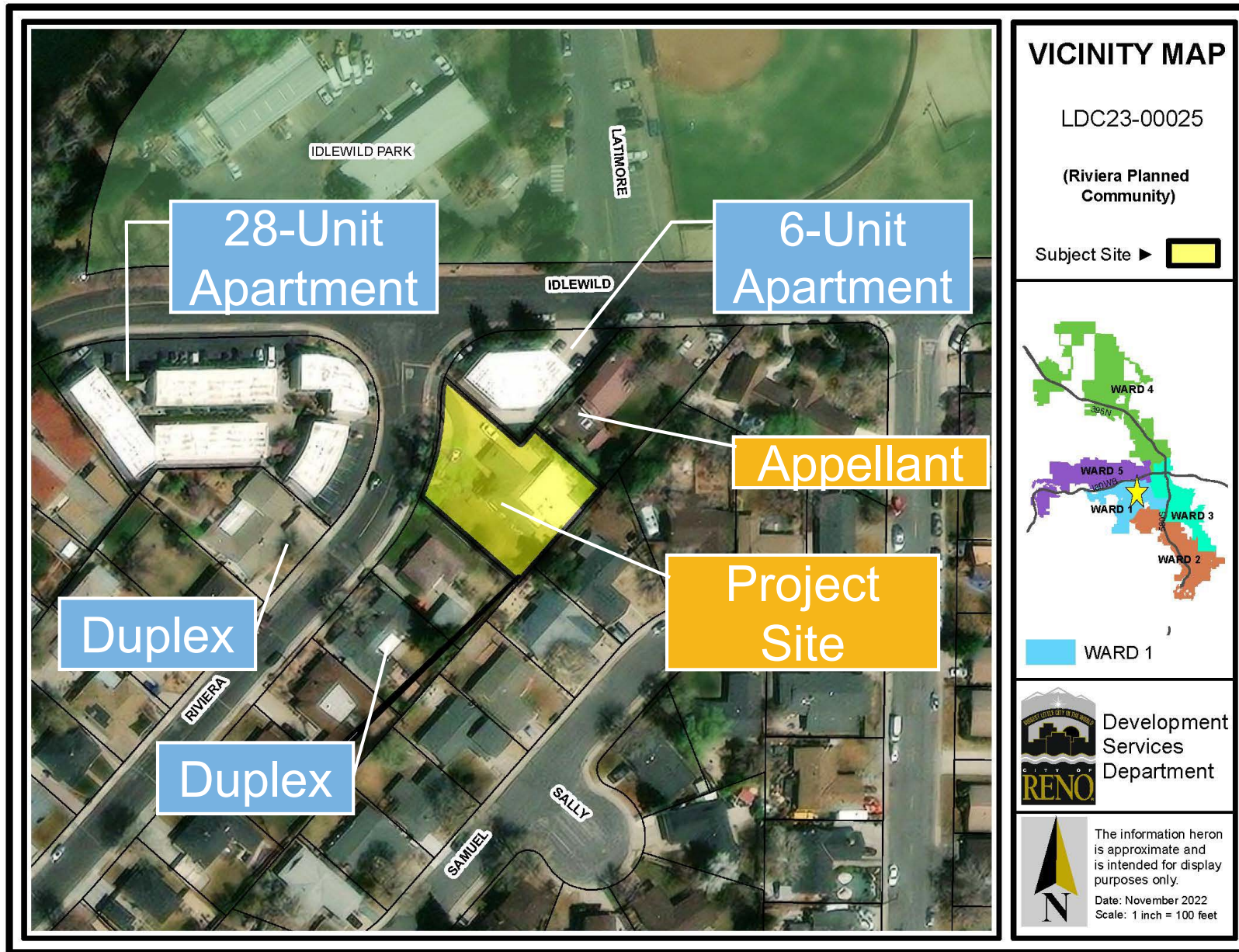


# Proposed Building Design





# Compatibility with Surrounding Uses





# Appeal Filed (O'Bryan) - Shadow Concerns

Contends that the decision for approval did not consider a shading plan:

1. Shadows from buildings are allowed to impact other properties if the proposed development does not exceed 35 feet in height per RMC.
2. Maximum height proposed is around 33 feet (including walls).





## Planning Commission hearing (January 18, 2023)

- Compatibility of the proposed design with surrounding uses
- Building Design meets RMC requirements (setbacks, use)
- Infill Project
- Project is conditioned to address drainage on the site
- Traffic, parking, and infrastructure improvements
- Public Comments: Compatibility, Height, and Flooding

**Planning Commission Vote:** Motion for Approval: six in favor; one opposed



# Tentative Map Recommended Findings

Recommended Findings	Analysis	Staff Review
Environmental and health laws	✓ <b>Available Infrastructure Connections</b>	✓ <b>Yes</b>
Public services and utilities are available	✓ <b>Electric, Gas, Water, Sewer</b>	✓ <b>Yes</b>
Conformance with RMC, Master Plan, and NRS	✓ <b>Allowed Land Use</b>	✓ <b>Yes</b>
Effect on existing streets	✓ <b>Minimal</b>	✓ <b>Yes</b>
Physical land characteristics	✓ <b>Improved &amp; Conditioned</b>	✓ <b>Yes</b>

# Planning Commission Decision

Based upon compliance with the applicable findings, Planning Commission approved the tentative map, subject to 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.**