

**PLANNING COMMISSION  
STAFF REPORT**

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**Date:** July 20, 2023

**To:** Reno City Planning Commission

**Subject:** Staff Report (For Possible Action): Case No. LDC23-00062 (Viewpoint Apartments Access Road MSPR) – A request has been made for a major site plan review to allow for grading resulting in cuts deeper than 20 feet and fills greater than ten feet in height for the development of an access road to a previously approved 432 unit apartment complex (LDC22-00084). The ±97.97 acre site is located in the Multi-Family Residential – 14 units per acre (MF-14) zoning district directly west of the intersection of Summit Ridge Drive and Summit Ridge Court. The site has Master Plan land use designations of Mixed Neighborhood (MX) and Parks, Greenways, and Open Space (PGOS).

**From:** Leah Brock, Associate Planner

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**Ward #:** 1

**Case No.:** LDC23-00062 (Viewpoint Apartments Access Road MSPR)

**Applicant:** Montebello II LP

**APN:** 039-170-35, 039-170-36, and 039-170-21

**Request:** **Major Site Plan Review:** To allow for grading resulting in cuts deeper than 20 feet and fills greater than ten feet in height for the development of an access road.

**Location:** See Case Maps (**Exhibit A**)

**Proposed Motion:** Based upon compliance with the applicable findings, I move to approve the major site plan review, subject to conditions listed in the staff report.

**Summary:** The applicant has requested a major site plan review to allow for grading resulting in cuts deeper than 20 feet and fills greater than ten feet in height for the development of a new primary access road for the previously approved Viewpoint Apartments, a 432-unit multi-family residential development with amenities. Key issues related to this request include overall site design, grading, and compatibility with surrounding development. With all the recommended conditions of approval, the proposed access road appears to meet or exceed code standards and

addresses the applicable findings. Staff recommends approval, subject to all conditions listed in this staff report.

**Background:** In 1995, an 864-unit apartment complex known as Oasis/The Bluffs was approved for development. The first phase of that project, now known as Montebello Apartments, was constructed in 1997 on the eastern portion of the site with 450 units and amenities including a clubhouse, recreation building, and a pool. The second phase of the project was approved in 2022 (LDC22-00084) allowing for an additional 432 units on the western portion of the site (**Exhibit B**). Primary site access for both projects was originally approved through the existing Montebello access on Summit Ridge Drive.

### **Analysis:**

**Overall Site Design:** The proposed access road will be the primary access for future residents of the 432 unit apartment complex. It will also provide an alternative route for equipment and construction vehicles, mitigating the impact on existing residents. The access road will be privately maintained and is proposed to run approximately  $\pm 2,564$  lineal feet. Primary access will be gated near the existing intersection of the Montebello Apartment median and will extend to the southeastern corner of the approved Viewpoint Apartments site (**Exhibit C**). The total proposed development area for the access road is  $\pm 3.46$  acres of the  $\pm 97.97$  acre site. Development of the road will result in grading on approximately 0.11 acres (3.2%) of the  $\pm 3.46$  acre development area. An existing pedestrian path is located along the southern perimeter of the residential development, north of the proposed access road. The path will be preserved and improved to provide connectivity between the residential developments.

Clustered landscaping, including trees and shrubs, will be provided throughout the project site. Per RMC landscaping requirements, the  $\pm 2,564$  foot access road will require one street tree for every 30 feet of street frontage. This will require 172 trees. Instead of planting the trees in rows along the access road, the applicant has been working with staff on a landscape plan that will better match the existing landscaping and the surrounding terrain. Landscaping shall include a minimum of one tree per 30 linear feet of roadway, with 70% evergreen trees selected from the Reno Urban Forestry Commission Approved Street Tree Species List. The applicant shall provide a landscape plan, subject to the satisfaction of the administrator, prior to issuance of a grading permit (**Condition No. 5**).

**Grading:** Grading for the proposed access road will include cuts and fills in the existing detention basin located at the southwest corner of Summit Ridge Drive. Any increase in storm water runoff associated with the new access road, or any existing storm water detention capacity displaced by fill from the new access road, shall be detained per City standards. Fill/loss of detention volume in the existing detention pond due to the construction of the new access road shall be mitigated

(replaced) at a 1:1 ratio elsewhere within the project area (**Condition No. 6**). The applicant has indicated that the volume of the detention basin, to the east of Summit Ridge Drive, will be increased to meet the required ratio.

**Hillside Development:** The project area slopes do constitute a hillside development project. However, the overall development area equates to only 3.46+/- acres, which is under the 10-acre threshold for a major site plan review. The proposed project consists of only an access road. No structures are proposed except for entry/directional signage and lighting along the access road.

Per RMC 18.04.405(a), hillside development projects limit the maximum number of dwelling units allowed based on the slope range. The applicant was able to analyze the original slope analysis map prepared in support of the Oasis Bluffs project in 1995. Slope calculations from that original map were applied to the current hillside development density calculation table and found that under current RMC standards 955 units would be allowed. The total number of existing and proposed units is 882, well under the allowable number of units.

The open space requirement for the site was also calculated using the original 1995 Oasis Bluffs approval. RMC 18.04.406(a) requires that  $\pm 26.16$  acres of open space be preserved. The applicant's analysis found that a total of  $\pm 35.4$  acres of natural and enhanced landscape area will be provided, after the access road is developed. This acreage does not include landscaped areas internal to either of the apartment projects.

**Land Use Compatibility:** A table listing all adjacent land uses and the zoning districts is shown below.

	Land Use	Zoning District
North	Multi-Family Residential (450 units)	Multi-Family Residential (MF-14)
South	Chalk Bluff Water Treatment Plant	General Commercial (GC)
East	South McCarran Blvd	
	Commercial Complex	Multi-Family Residential (MF-21)
	Commercial Complex	Monte Vista Village (SPD)
	Single-Family Residential	Single-Family Residential (SF-11)
West	Vacant	Large Lot Residential (LLR-1)

The key issues related to land use compatibility are noise and the hours of construction. To minimize the disturbance to the residents the hours of construction shall be restricted to between

the hours of 7:00 a.m. and 6:00 p.m., Monday through Friday, and between 8:00 a.m. and 6:00 p.m. on Saturday. There shall be no construction on Sundays (**Condition No. 7**).

**Traffic, Access, and Circulation:** The approved Viewpoint Apartments project is anticipated to generate 2,912 daily trips with 173 AM peak hour trips and 220 PM peak hour trips. Three intersections were studied in the traffic study: 1) Project entrance with Summit Ridge Drive, 2) Summit Ridge Drive and Sky Mountain Drive, and 3) McCarran Blvd and Sky Mountain Drive. All intersections are expected to operate at satisfactory levels.

**Public Services:** No noted concerns were received from Reno Police Department in regards to this request. The closest fire station is Station 11 located at 7105 Mae Anne Avenue. The current response time from Station 11 is six minutes.

The secondary access shown in **Exhibit C** was not approved by the Reno Fire Department (RFD). Per the 2018 International Fire Code, 1,000 and 1,500 feet of distance is required between the access points to meet code and ensure that if one access road is blocked or otherwise unavailable, another will allow access by the fire department. As proposed, the distance between access roads is approximately 170 feet. To address this concern, **Condition No. 8** prohibits issuance of any building permit, including grading, for this request until an approved secondary access is obtained. Additionally, the applicant has revised the original condition of approval No. 6 of LDC22-00084 (through a minor modification) to modify the timing of required secondary access from “prior to the issuance of the first certificate of occupancy” to “prior to issuance of a building permit for vertical construction.” This approach ensures the implementation of appropriate code compliant secondary access before vertical construction of any new multi-family units and no grading would be permitted for this access road request until the secondary access is secured.

**Master Plan Conformance:** The project site has Master Plan land use designations of Mixed Neighborhood (MX) and Parks, Greenways, and Open Space (PGOS), and is within the Foothill Neighborhoods per the Structure Plan Framework of the Master Plan. The proposed access road is located mainly within the PGOS designation of the parcel. The remainder of the PGOS designation will remain as undisturbed open space. As proposed, and with the recommended conditions, the project is in substantial conformance with the Master Plan land use designations and the following applicable Master Plan goals and policies:

- Policy N-FN.2 Grading
- Policy N-FN.3 Cut and Fill Slopes
- Policy N-FN.16 Emergency Secondary Access

**Public and Stakeholder Engagement:** The project was reviewed by various City divisions and partner agencies. Courtesy notices and hearing notices were sent out to surrounding property



owners and no public comments were received. The applicant attended the Ward 1 Neighborhood Advisory Board meeting on June 12, 2023. The only concern noted was related to the secondary fire access, which is addressed through **Condition No. 8**. Any future comments will be forwarded to the Planning Commission.

**Recommended Conditions of Approval:** All conditions shall be met to the satisfaction of Development Services staff, unless otherwise noted.

1. The project shall comply with all applicable City codes, plans, reports, materials, etc., as submitted. In the event of a conflict between said plans, reports, materials and City codes, City codes in effect at the time the application is submitted, shall prevail.
2. The owner or developer shall apply for a building permit for the entire project within 18 months of the date of approval of the major site plan review application and maintain the validity of that permit, or the major site plan review approval shall be null and void.
3. Prior to the issuance of any building permit, the applicant shall attach a copy of the final approval letter. The approval letter shall accompany a narrative that describes how the requested permit addresses each of the approved conditions of approval.
4. The applicant, developer, builder, property owner, or business proprietor, as applicable, shall continuously maintain a copy of this approval letter on the project site during the construction and operation of the project/business. The project approval letter shall be posted or made readily available upon demand by City staff.
5. Prior to the issuance of a grading permit, the applicant shall provide a landscape plan, subject to the satisfaction of the Administrator, demonstrating a minimum of one tree per 30 linear feet of access road street frontage, in clustered patterns with a minimum of 70% evergreen trees. The trees shall be selected from the Reno Urban Forestry Commission Approved Street Tree Species List.
6. Prior to the issuance of a grading permit, the applicant shall provide plans demonstrating that any fill/loss of detention volume in the existing detention pond due to the construction of the new access road shall be mitigated (replaced) at a 1:1 ratio elsewhere within the project area.
7. Hours of construction, including grading, shall be limited to between the hours of 7:00 a.m. and 6:00 p.m., Monday through Friday, and between 8:00 a.m. and 6:00 p.m. on Saturday. There shall be no construction on Sundays. This condition shall

not apply to dust control or storm water management operations. A note to this effect shall be placed on the title sheet of all building permit plan sets. A sign with the approved construction hours shall be posted on site for the full duration of construction activity. If the construction hours need to be varied for the pouring of concrete slabs, interior construction hours or other modifications, a plan detailing the construction operations and provisions to minimize impacts on nearby residential areas shall be submitted and approved to the satisfaction of Administrator.

8. Prior to the issuance of a building permit, including grading, the applicant shall have plans approved demonstrating that an approved secondary access for LDC22-00084 has been secured.

### **Findings:**

***General Review Criteria and Considerations:*** The decision-making body shall review all development applications for compliance with the applicable general review criteria stated below.

- 1) Consistency with the Reno Master Plan: The proposed development shall be consistent with the Reno Master Plan. The decision-making authority:
  - a. Shall weigh competing plan goals, policies, and strategies; and
  - b. May approve an application that provides a public benefit even if the development is contrary to some of the goals, policies, or strategies in the Reno Master Plan.
- 2) Compliance with Title 18: The proposed development shall comply with all applicable standards in this Title, unless the standard is lawfully modified or varied. Compliance with these standards is applied at the level of detail required for the subject submittal.
- 3) Mitigates Traffic Impacts: The project mitigates traffic impacts based on applicable standards of the City of Reno and the Regional Transportation Commission.
- 4) Provides Safe Environment: The project provides a safe environment for pedestrians and people on bicycles.
- 5) Rational Phasing Plan. If the application involves phases, each phase of the proposed development contains all of the required streets, utilities, landscaping, open space, and other improvements that are required to serve or otherwise accompany the completed phases of the project, and shall not depend on subsequent phases for those improvements.

***Major Site Plan Review:*** In addition to meeting the criteria in Section 18.08.304(e), *Approval Criteria Applicable to all Applications*, the following findings shall be made prior to granting a major site plan review permit:

- a. The proposed design is compatible with surrounding development;
- b. The proposed design is consistent with applicable development standards;
- c. Public services and facilities are available to serve the project, or will be provided with development;

- d. The characteristics of the project as proposed and as may be conditioned are reasonably compatible with the types of development permitted in the surrounding area; and
- e. The approval will not be materially detrimental to the public health, safety, or welfare. The factors to be considered in evaluating this application shall include:
  - 1. Property damage or nuisance resulting from noise, smoke, odor, dust, vibration, or illumination; and
  - 2. Any hazard to persons and property.

**Attachments:**

**Exhibit A – Case Maps**

**Exhibit B - Decision Letter LDC22-00084**


**Exhibit C – Site Plan & Grading Plan**

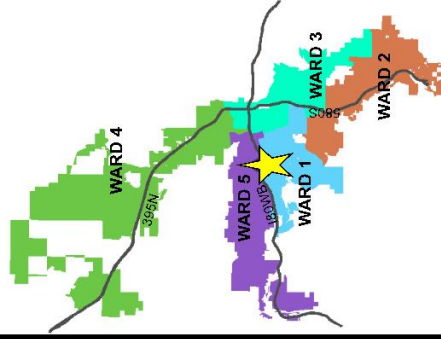


# AREA MAP

LDC23-00062

(Viewpoint Apartments  
Access Road)

Subject Site ► 



WARD 1



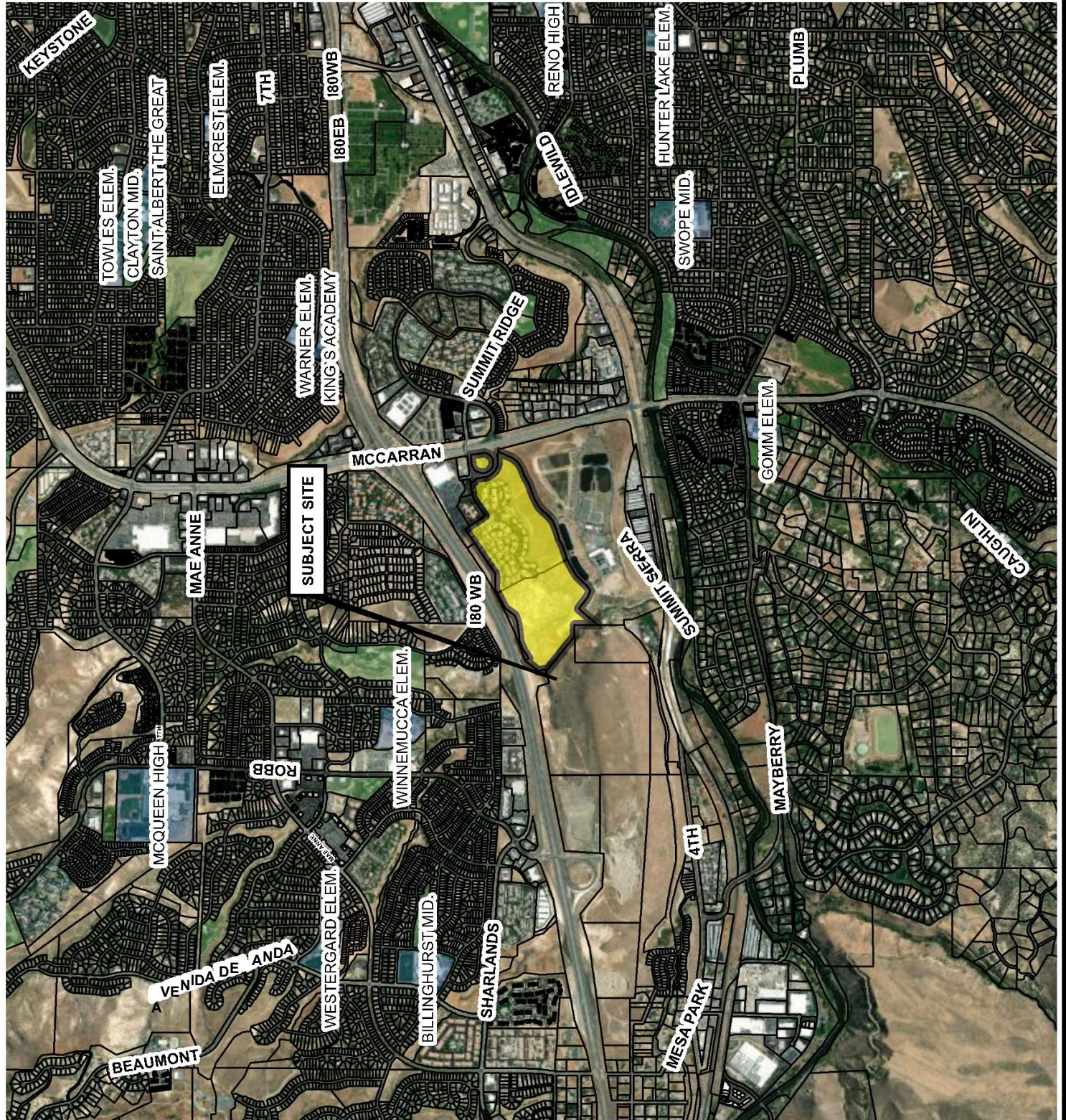
Development  
Services  
Department



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is approximate and  
is intended for display  
purposes only.

Date: June 2023

Scale: 1 inch = 2,400 feet




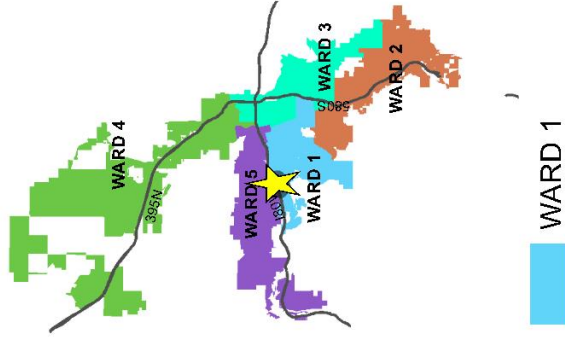


# VICINITY MAP

LDC23-00062

(Viewpoint Apartments  
Access Road)

Subject Site ► 



Development  
Services  
Department



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

Date: June 2023

Scale: 1 inch = 1,200 feet





**LDC23-00062**

(Viewpoint Apartments  
Access Road)

**ZONING = MF-14**

Subject Site ▲

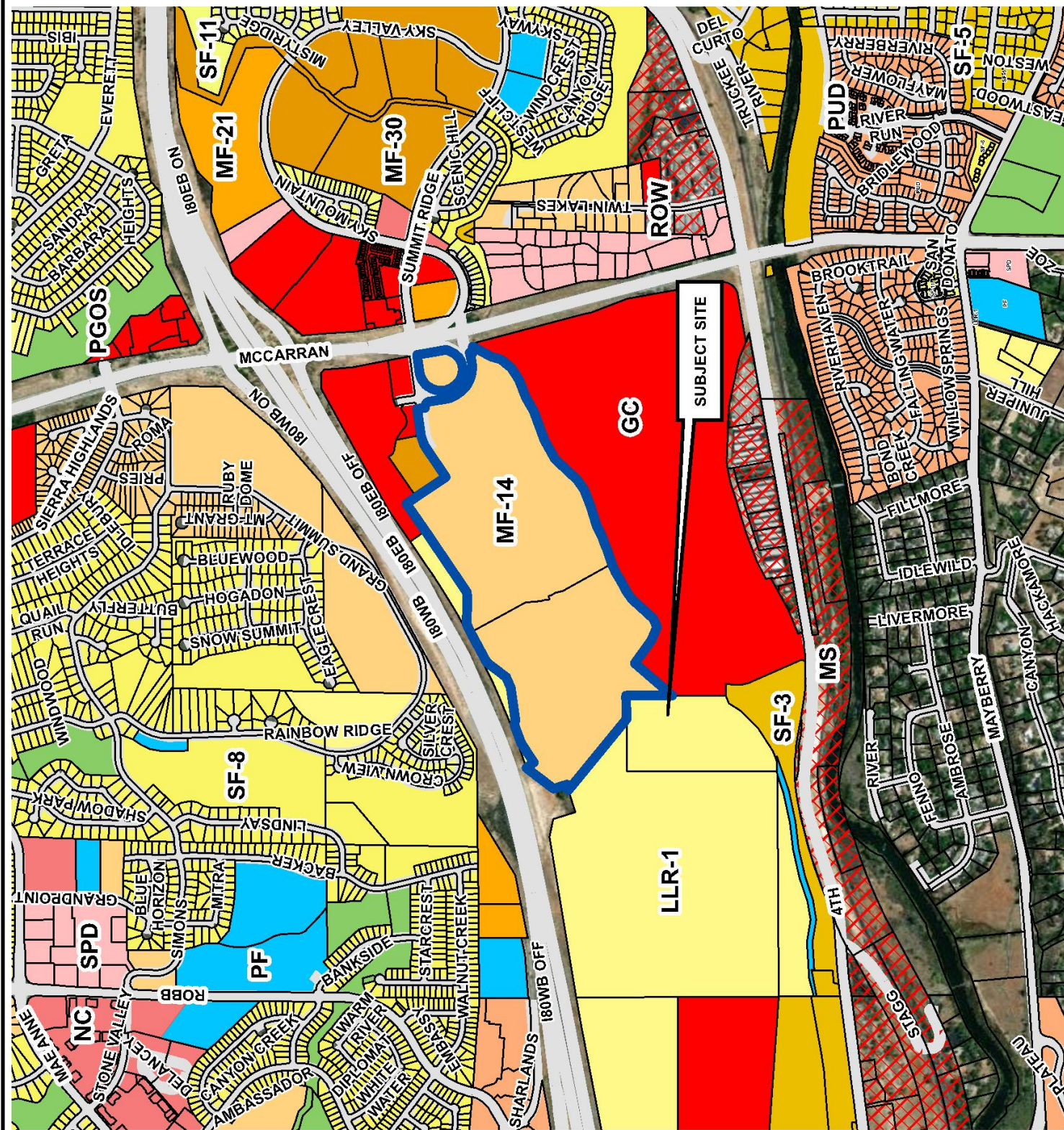
## Zoning Designations

Development  
Services  
Department



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DATE: June 2023  
SCALE: 1 inch = 1




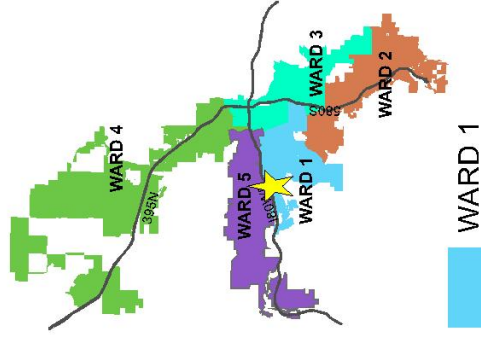


# MASTER PLAN MAP

LDC23-00062

(Viewpoint Apartments  
Access Road)

Subject Site ► 



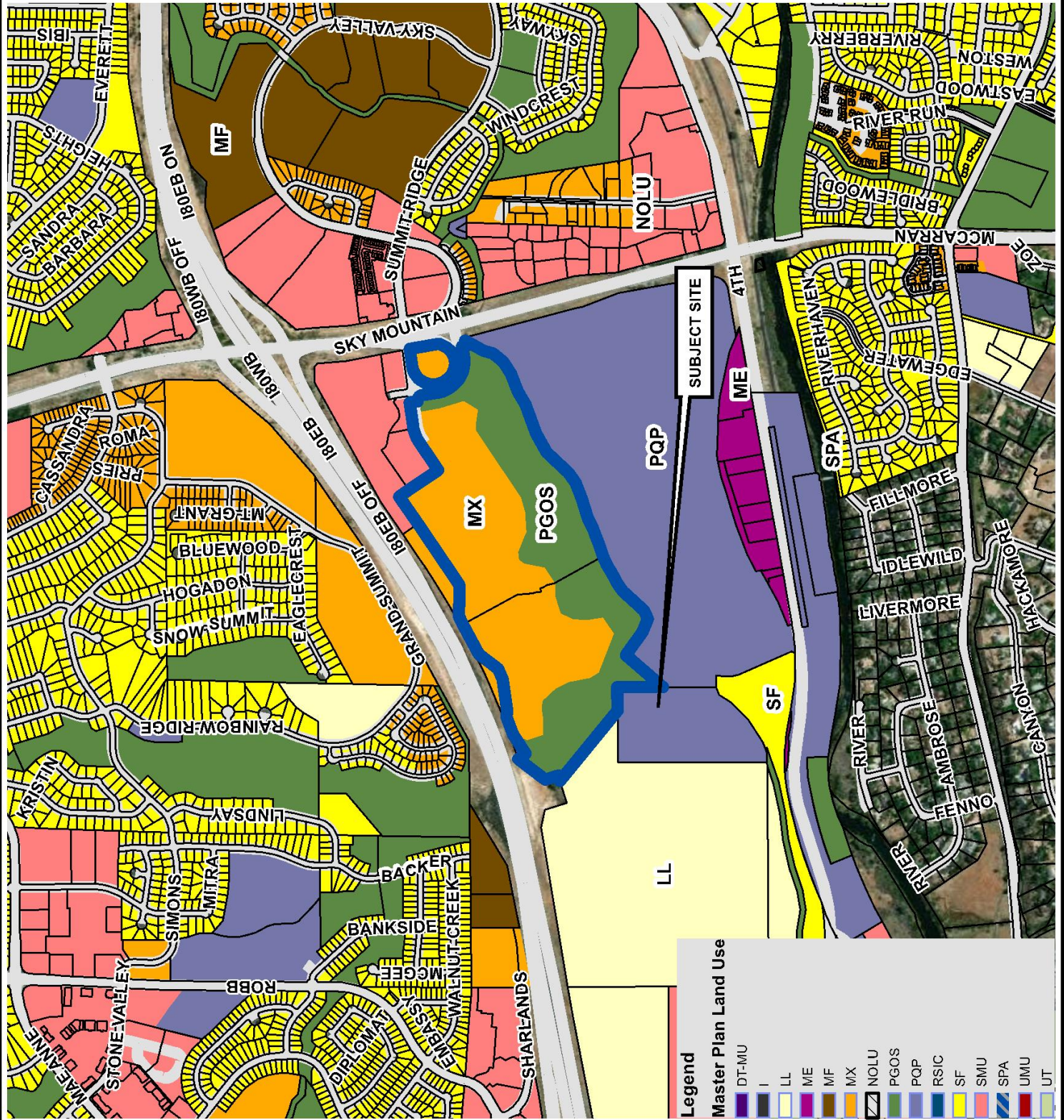
Development  
Services  
Department



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

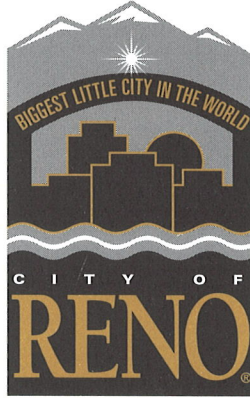
Date: June 2023

Scale: 1 inch = 1,200 feet





Jason Garcia-LoBue, MPA, Planning Manager  
Development Services Department  
P. O. Box 1900  
Reno, NV 89505  
(775) 334-4267



August 4, 2022

Montebello II LP  
5700 Stoneridge Mall Rd Ste 235  
Pleasanton, CA 94588

Subject: LDC22-00084 (Viewpoint Apartments)  
APN: 039-170-35 (Ward 1)

Dear Applicant:

At the regular meeting of the Planning Commission on August 3, 2022, the Planning Commission, as set forth in the official record, approved your request for a: 1) conditional use permit to develop: a) 432 unit multi-family residential apartment complex, and b) grading with fills 10 feet or greater in height; and 2) a major deviation to allow for a 50% reduction in the required 20 foot setback between a multi-family zoning district and a single-family zoning district. The subject ±41.16 acre site is located in the Multi-Family Residential – 14 units per acre (MF-14) zone approximately 1150 feet west of the terminus of Summit Ridge Drive. The subject site has Master Plan land use designations of Mixed Neighborhood (MX) and Parks, Greenways, and Open Space (PGOS).

Your approved request is subject to the following conditions to the satisfaction of Development Services Department staff:

1. The project shall comply with all applicable City codes, plans, reports, materials, etc., as submitted. In the event of a conflict between said plans, reports, materials and City codes, City codes in effect at the time the application is submitted, shall prevail.
2. The applicant shall apply for all building permits associated with the first phase of the project within 18 months from the date of final approval, and continuously maintain the validity of those permits, or this approval shall be null and void. All permits associated with the second and third phases of the project, as outlined in **Exhibit F** of the staff report, shall be applied for within 36 months from the date of approval and be continuously maintained or the approval of the latter phases shall be null and void.
3. Prior to the issuance of any building permit, the applicant shall attach a copy of the final approval letter. The approval letter shall accompany a narrative that describes how the requested permit addresses each of the approved conditions of approval.
4. The applicant, developer, builder, property owner, or business proprietor, as applicable, shall continuously maintain a copy of this approval letter on the project site during the construction and operation of the project/business. The project approval letter shall be posted or made readily available upon demand by City staff.



5. Prior to the issuance of the first certificate of occupancy for any building abutting the northern property line of the site, a six-foot concrete block wall shall be erected along the north property line.
6. Prior to the issuance of the first certificate of occupancy the applicant shall provide an emergency secondary access subject to the satisfaction of the Administrator.
7. Prior to the issuance of a building permit for vertical construction, the applicant shall provide staff with a copy of information provided by RTC on the Smart Trips Program. This information shall be included with leasing information for each tenant.

The decision of the Planning Commission may be appealed within ten business days by filing an appeal form with the Reno City Clerk together with the appropriate fees. The ten day appeal period starts the day after this notice is filed with the City Clerk. Appeals may be filed by any person who is aggrieved by the decision. The City Clerk's office is on the 2<sup>nd</sup> floor of Reno City Hall located at One East First Street, Reno, NV. The City Clerk shall set the appeal for public hearing before the City Council and mail a notice of the hearing to the appellant and all others who were mailed a notice of the hearing of the Planning Commission. The City Council may affirm, reverse, or modify the decision.

In the absence of an appeal, no building permit may be issued until this letter has been on file with the City Clerk for ten business (10) days.

This approval letter has not been issued in lieu of a building permit. You are responsible for obtaining the appropriate building permits associated with this project and a copy of this letter must be attached to the application.

Sincerely,



Jason Garcia-LoBue, MPA, Planning Manager  
Development Services Department

LDC22-00084 (Viewpoint Apartments) - LNB.doc

xc: CFA LLC  
Attn: R. Dave Snelgrove, AICP  
1150 Corporate Blvd  
Reno, NV 89502

Mikki Huntsman, City Clerk  
Michael Mischel, P.E., Engineering Manager  
Rigo Lopez, Washoe County Tax Assessor





No.	Revision	Date
1	1	09-22
2	2	09-22
3	3	09-22
4	4	09-22
5	5	09-22
6	6	09-22
7	7	09-22
8	8	09-22
9	9	09-22
10	10	09-22

PROGRESS SET  
 Not for Construction  
 Sheet L1 of 1



LANDSCAPE DATA

- SITE AREA: 175,195 SQ FT (4.2 ACRES)
- DEVELOPED SITE AREA: 152,560 SQ FT (3.6 ACRES)
- ZONING: M14 (MULTI-FAMILY)
- REQUIRED LANDSCAPE AREA: 226,515 SQ FT (5.2 ACRES)
- 100% OF TOTAL SITE AREA
- PROVIDED LANDSCAPE AREA: 226,515 SQ FT MIN.
- REQUIRED: 1 TREE PER 250 SQ FT MIN.
- (1 TREE PER 200 SQ FT OF REOP LANDSCAPE) = 708
- REQUIRED SHRUBS: 4,250 MIN.
- (6 SHRUBS PER REQUIRED TREE)

PLANT LEGEND

- ORIENTAL TREES
- DECIDUOUS SHADE TREES
- EVERGREEN TREES
- LANDSCAPE AREA
- VIEWS TO BE PROTECTED
- AMENITY AREAS COULD INCLUDE ONE OR MORE OF THE FOLLOWING:
  - BOG PARK & ASHLE STATION
  - EXERCISE STATION
  - OUTDOOR GAMES
  - WALKING PATHS
  - PLAY AREAS
- PEDESTRIAN CIRCULATION

GENERAL NOTES

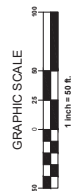
- 1) ALL PLANTING AND IRRIGATION SHALL BE INSTALLED PER LOCAL GOVERNING CODES.
- 2) TREES:
  - REDWOOD TREES SHALL HAVE A MINIMUM CALIPER OF 2 INCHES.
  - EVERGREEN TREES SHALL HAVE A MINIMUM CALIPER OF 2 INCHES.
  - ADDITIONAL TREES, BEYOND THOSE REQUIRED BY CODE, MAY BE REDUCED IN SIZE AT INSTALLATION.
- 3) FINAL PLANT SELECTION AND LAYOUT WILL BE BASED ON SOUND HORTICULTURAL PRACTICES RELATING TO MICROCLIMATE, SOIL, AND WATER. PLANTS SHALL BE SELECTED TO REMAIN UPRIGHT AND PLUMB FOLLOWING INSTALLATION. PLANT SIZE AND QUALITY AT TIME OF INSTALLATION SHALL MEET PER CITY OF RENO STANDARDS OR CURRENT STOCK (ANSI Z60.1-1990).
- 4) ALL SHRUB BEDS WILL RECEIVE 4" DEPTH MULCH WITH WEED CONTROL.
- 5) ALL LANDSCAPING WILL BE AUTOMATICALLY IRRIGATED. CONTAINER PLANTINGS WILL BE DRIP IRRIGATED BASED ON THE SPECIFIC HORTICULTURAL REQUIREMENTS OF EACH PLANT. BACKFLOW PREVENTER WILL BE PROVIDED ON THE IRRIGATION SYSTEM AS REQUIRED PER CODE.
- 6) PLANT'S CONCEPTUAL PLANT QUANTITIES INDICATED ARE PER CITY OF RENO CODE REQUIREMENTS. PLANT LOCATIONS, FINISHES, AND SPECIES SHALL BE DETERMINED DURING DEVELOPMENT OF THE FINAL CONSTRUCTION DOCUMENTS.



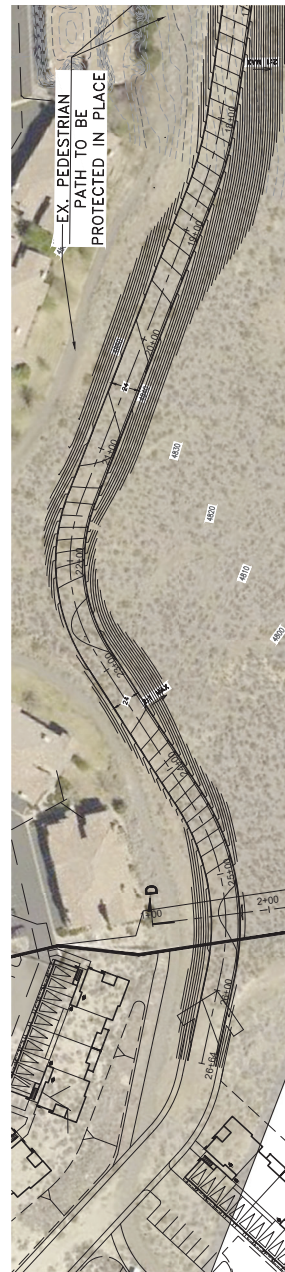


Know what's below.  
Call before you dig.

## CAUTION - NOTICE TO CONTRACTOR



\\Projects\21042 021\Geo\NCE\EXHIBITS\South Access Road Grading.dwg KONTAKT 5/19/2023 9:57 AM



62/7A / 19 /



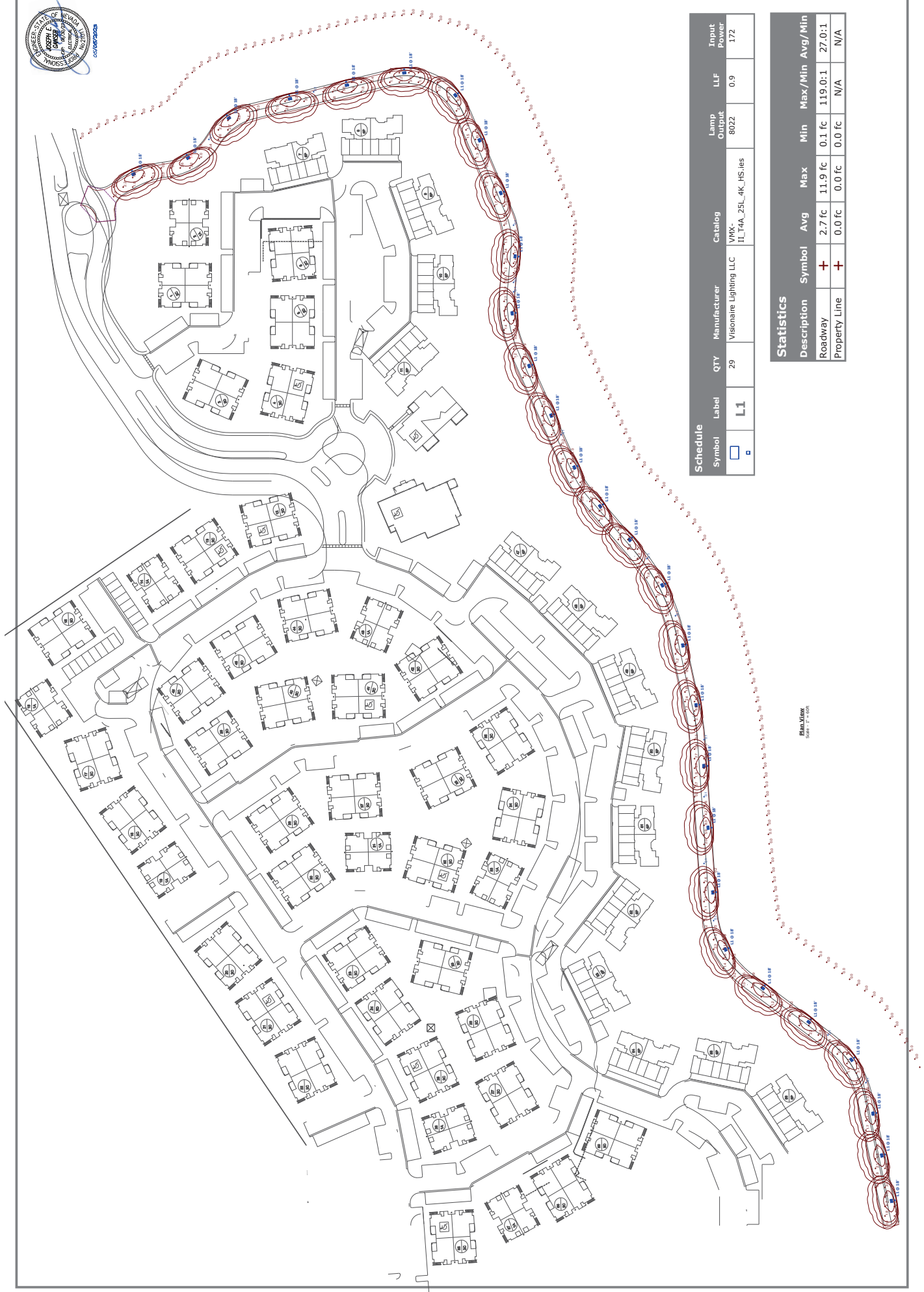













Schedule								
Symbol	Label	QTY	Manufacturer	Catalog	Lamp Output	LLF	Input Power	
	L1	29	Visonaire Lighting LLC	VMX-II,T4A_25L_4K_HS.ies	8022	0.9	172	

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Roadway	+	2.7 fc	11.9 fc	0.1 fc	119.0:1	27.0:1
Property Line	+	0.0 fc	0.0 fc	0.0 fc	N/A	N/A