

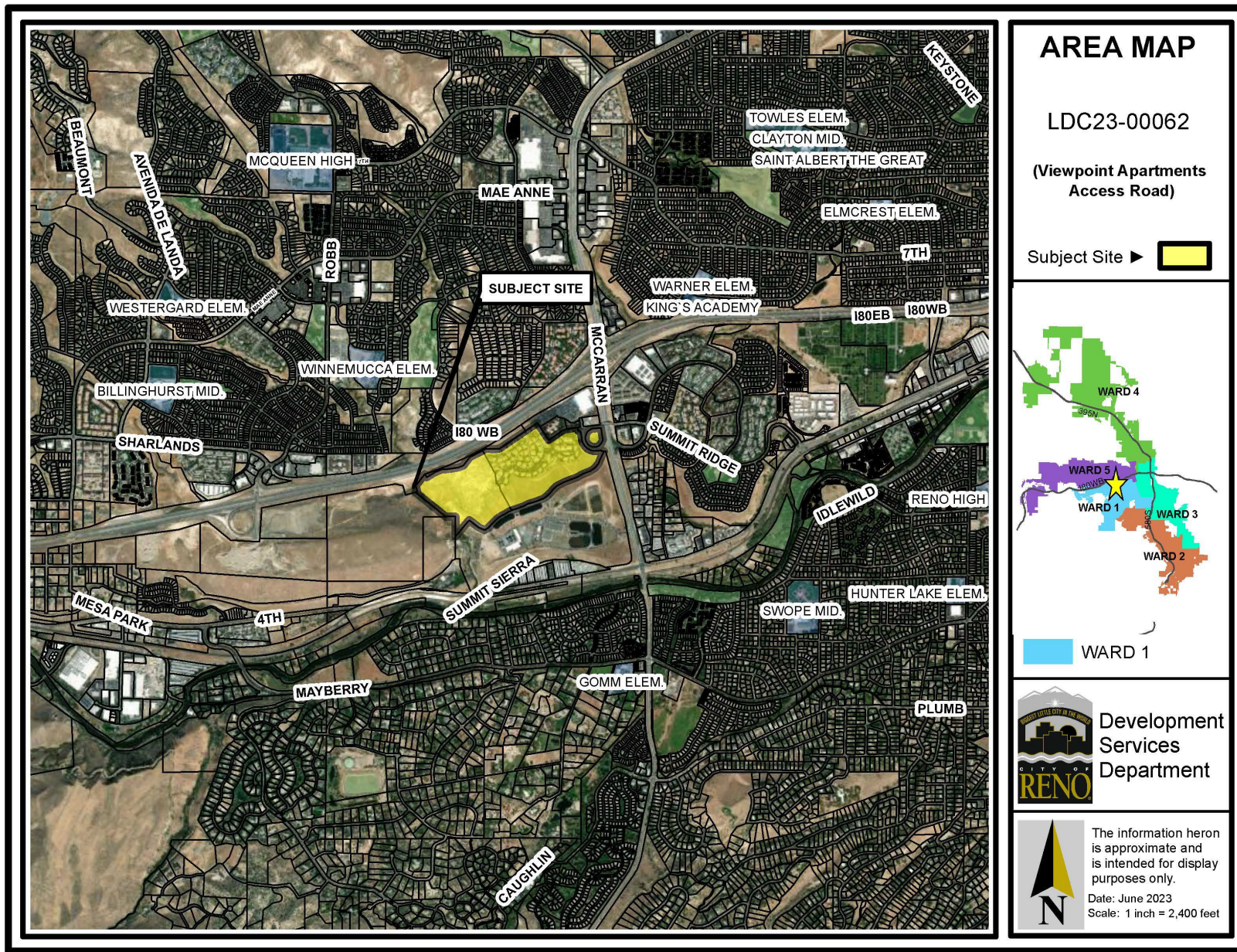
LDC23-00062

(Viewpoint Apartments Access Road MSPR)

Appeal

Reno City Council
September 13, 2023





Project Information

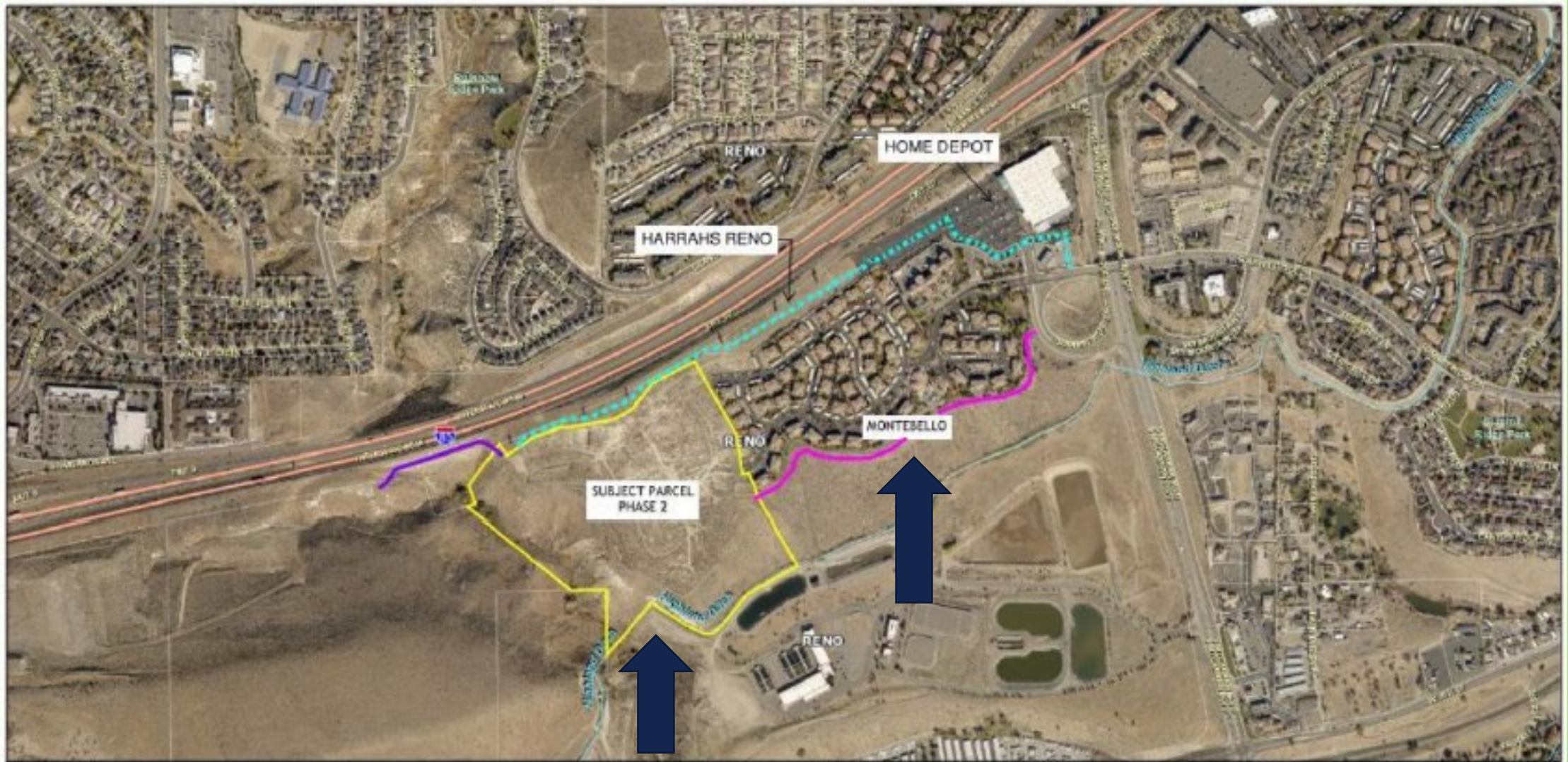
Site:

- ±97.97 acre site
- ±3.46 development area

Request:

Major Site Plan Review for an access road

- Cuts deeper than 20 feet in depth; and,
- Fills greater than 10 feet in height

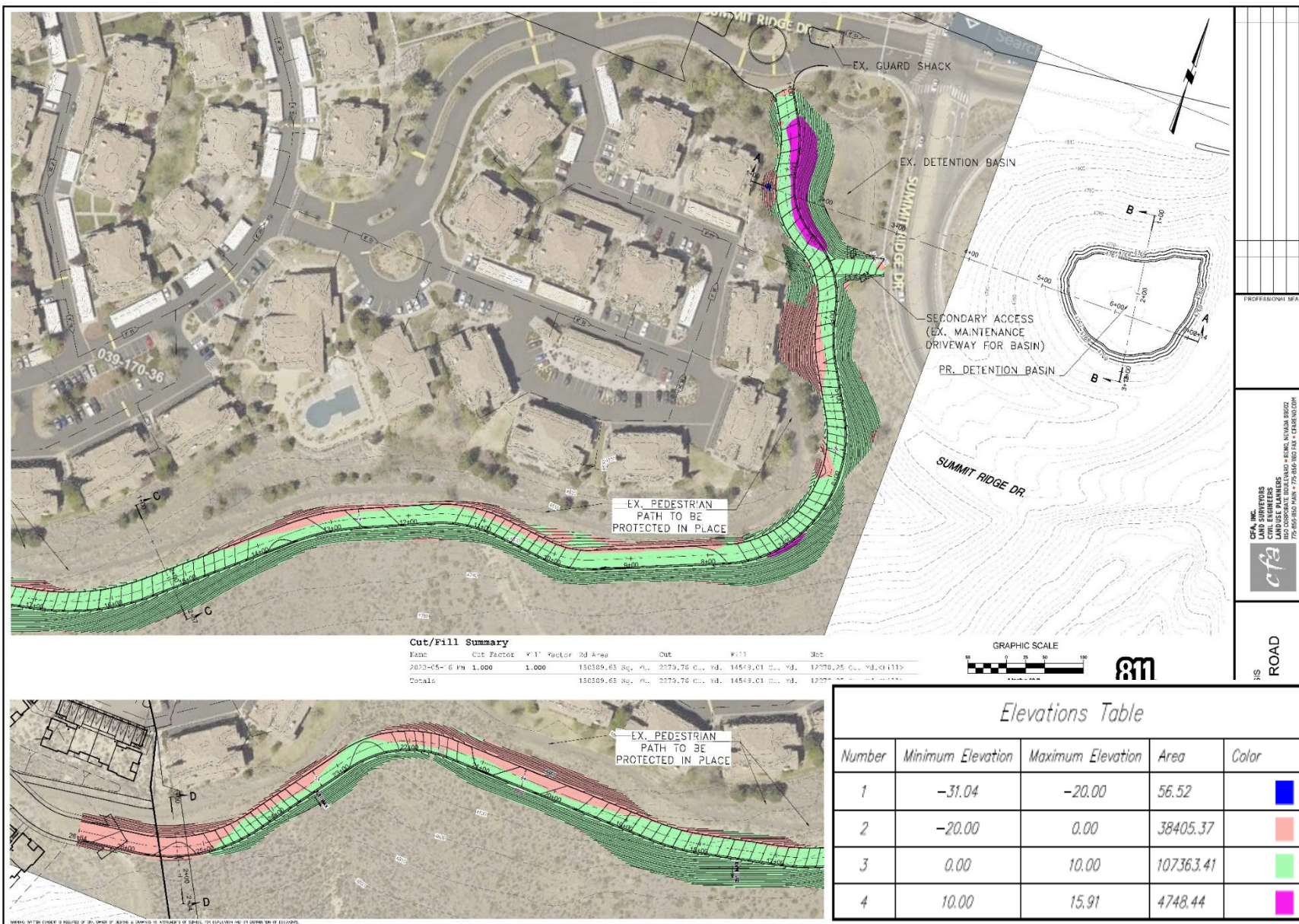


June 13, 2022

Emergency Access Route Alternatives

Overall Site Design

- ± 3.46 development area
- Cuts & Fills in the existing detention basin
- Displaced capacity will be replaced 1:1 (Condition No. 6)
- Existing pedestrian path will be preserved & extended
- Construction hours/days limited (Condition No. 7)



Appeal Filed by the Applicant

Appealing the inclusion of Condition No. 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.



Planning Commission hearing (July 20, 2023)

- Previous approval for 432 unit apartment complex
- Potential secondary access through the Home Depot parking lot
- Timing of the proposed development
- The removal/modification of Condition No. 8

Planning Commission Vote: Motion for Approval: six in favor;
unanimous

Major Site Plan Review Recommended Findings

Major Site Plan Review Findings	Analysis	Staff Review
Design is compatible with surrounding development	The access road is compatible with the existing apartment complex and Chalk Bluff Treatment Plant	Yes
Design is consistent with applicable development standards	The access road complies with all development standard	Yes
Public services and facilities are available	All available	Yes
Project is reasonably compatible with the types of development permitted in the surrounding area	Restricted hours/days of construction will mitigate the impact on the existing complex	Yes
Will not be detrimental to public health, safety, or welfare	Additional access will benefit public, health, safety, and welfare	Yes

Planning Commission Decision

Based upon compliance with the applicable findings, Planning Commission approved the major site plan review, subject to the conditions listed in the staff report.

I move to AFFIRM approval of the major site plan review by the Planning Commission and DENY the appeal.