

**PLANNING COMMISSION
STAFF REPORT**

Date: June 8, 2023

To: Reno City Planning Commission

Subject: **Staff Report (For Possible Action): Case No. LDC23-00057 (Comstock Cottages Phase 2 Time Extension) – A request has been made for a two year time extension to a previously approved 196-lot single-family attached residential tentative map subdivision (LDC19-00071 – Comstock Cottages Phase 2). The ±36.26 acre site is located ±500 feet southeast of the intersection of Talus Way and North Virginia Street on the east side of the Union Pacific rail line. The site is located within the Single-Family Residential - 8 dwelling units per acre (SF-8) zoning district and has a Master Plan land use designation of Single-Family Neighborhood (SF).**

From: Brook Oswald, Associate Planner

Ward #: 4

Case No.: LDC23-00057

Applicant: UVRP LLC

APN: 003-332-37 and a portion of 003-332-38

Request: **Tentative Map:** To allow for a two year time extension for a previously approved 196 lot single-family attached residential tentative map subdivision (LDC19-00071 – Comstock Cottages Phase 2).

Location: Refer to Case Maps (**Exhibit A**)

Proposed Motion: Based upon compliance with NRS 278.360 (Requirements for presentation of final map or series of final maps: extension of time), I move to approve a two year time extension on the Comstock Cottages Phase 2 tentative map, subject to original conditions of approval.

Background: On August 21, 2019 the Planning Commission approved case LDC19-00071 (Comstock Cottages Phase 2), a tentative map to develop a 196 unit single family attached residential subdivision and a special use permit for townhomes, hillside development, and grading resulting in cuts greater than 20 feet in depth and fills greater than ten feet in height (**Exhibit B**). The associated “Phase 1” case, LDC17-00045 (The Cottages at Comstock), was approved and on

October 19, 2022 the Planning Commission approved a time extension, LDC23-00013 (Cottages at Comstock Time Extension).

An at grade railway crossing is in close proximity to the project access. The applicant is required to work with the railway company to determine appropriate crossing improvements for public safety. The applicant has stated that the communication between the parties has taken longer than expected and has necessitated this request for additional time to resolve the matter (**Exhibit C**).

Based on NRS 278.360(1)(c), the Planning Commission may grant an extension of not more than two years for the presentation of any final map after the two year period for presenting a successive final map has expired. Reno Municipal Code does not require any specific findings for granting a time extension. NRS 278.360(2) specifies no requirements other than those imposed on each of the final maps in the series may be placed on the map when an extension of time is granted unless the requirement is directly attributable to a change in applicable laws which affect the public health, safety or welfare. Staff has reviewed the original conditions of approval and no additions and/or adjustments are necessary due to a change in applicable laws affecting public health, safety, or welfare.

Legal Requirements:

NRS 278.349(3) Tentative Map

NRS 278.360 Final Map Presentation and Extensions of Time

Attachments:

Exhibit A – Case Maps

Exhibit B – Planning Commission Approval Letter

Exhibit C – Time Extension Request

Exhibit D – Phase 2 Site Plan