

STAFF REPORT

Date: December 14, 2022

To: Mayor and City Council

Thru: Doug Thornley, City Manager

Subject: Staff Report (For Possible Action): Ordinance Introduction – Bill No. _____ Case No. LDC22-00050 (Sierra Senior Care PUD Amendment) Request for an amendment to the Sierra Senior Care Planned Unit Development (PUD) zoning district design standards handbook to allow for 96 multi-family dwelling units on the vacant northern ±3.26 acre portion of the PUD. To accommodate the proposed use, various additions to design standards are proposed including: building architecture, setbacks, lighting, landscaping, parking, etc. The ±5.09 acre PUD is generally located north of the terminus of Beck Street and south of Mountain View Drive. The site has a Master Plan land use designation of Multi-Family Neighborhood (MF). [Ward 1]

From: Grace Mackedon, Associate Planner

Department: Development Services - Planning

Recommended Conditions of Approval:

- A. Approval of the amendment to the Sierra Senior Care Planned Unit Development (PUD) Design Standards is subject to the modifications to the Handbook as noted in **Exhibit A**, and any modifications made by the Planning Commission and City Council at their respective public hearings.

Summary: The ±5.09 acre site is located directly south of Mountain View Drive as demonstrated in Exhibit A. This request would amend the PUD Handbook to allow for a 96-unit multi-family residential development at the northern portion of the site with associated design and development standards. Key issues associated with this request include: 1) compatibility with surrounding land uses; and 2) traffic. These issues are mitigated through the project design, code compliance, and the Conditions of Approval as further discussed in the analysis below. Staff recommends approval subject to all proposed conditions.

Alignment with Strategic Plan:

Economic and Community Development

Previous Council Action:

September 2017 - the developer proposed a Handbook amendment to allow for a 32-bed memory care and 82-bed assisted living facility as an alternative to the 48-bed memory care and 12 independent living cottages on the north ± 3.26 acres of the site. This amendment was approved but was never constructed.

August 2016 - the master developer proposed an amendment to the Handbook to allow for a 70-bed skilled nursing facility as an alternative to the 48-bed memory care and 12 independent living cottages. Council denied this request citing incompatibility, lack of transitions, and traffic issues.

February 2015 - the first amendment to the Handbook was approved allowing for a 44-unit affordable multi-family development as an alternative to developing the 94-bed assisted living/skilled nursing facility on the south ± 1.91 acres of the site. The project was restricted to be affordable for a minimum of 50 years. The project was constructed and opened in June 2017.

January 2011 - Council approved the Sierra Senior Care PUD to allow for the development of a 48-bed memory care facility, 94-bed assisted living and/or skilled nursing facility, and 12 one- and two- bedroom independent living units.

Background: The Planning Commission staff report (**Exhibit B**) analyzed compatibility of the proposed amendment with the surrounding land uses as well as traffic. The proposed amendment to the existing PUD handbook would allow for a 96-unit multi-family residential development. The proposed amendment appears compatible with the surrounding neighborhood. The subject site is within ± 0.12 miles from a transit stop and within walking distance of parks, recreation, and other commercial locations. Land uses surrounding the site consist of residential and public uses. Currently, the site consists of a 44-unit multi-family residential development located on the southern portion of the site adjacent to Beck Street cul-de-sac. This amendment would allow for a third development alternative for the northern portion of the PUD which is still undeveloped.

Discussion:

Minutes from the November 17, 2022 Planning Commission hearing are included in **Exhibit C**. The applicant's representative gave a presentation noting the compatibility with the area, the need for infill, and the low traffic volumes. Staff reiterated the conformance with City standards, and discussed the change of the PUD handbook if this amendment was approved. Public comment included eleven comments in opposition of the project due to concerns with traffic, density, and height. Twenty-three comments were received prior to the hearing with similar concerns (**Exhibit D**).

Planning Commissioners had questions regarding the reason for not pursuing senior care, one question regarding traffic and Levels of Service (LOS), one question regarding school district

counts, and a question regarding parking along Mountain View. The discussion focused around the need for infill, traffic, and a minor change to a typo in the PUD handbook to clarify the developer can build only one of the following: 48 bed memory care facility with 12 independent living cottages, a 32 bed memory care with 82 bed assisted living facility, or a 96-unit multi-family development.

Financial Implications: None at this time

Legal Implications: Legal review completed for compliance with City procedures and Nevada law.

General Review Criteria: 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.

Zoning Map Amendment: All applications for zoning map amendments shall meet the approval criteria in Section 18.08.304(e), *Approved Criteria Applicable to all Applications*, and the following findings:

- (1) The amendment, together with changed components of the Title, promotes, or does not conflict with the provisions of NRS 278.250(2) (outlined below);

The zoning regulations must be adopted in accordance with the master plan for land use and be designed:

- a. To preserve the quality of air and water resources;

- b. To promote the conservation of open space and the protection of other natural and scenic resources from unreasonable impairment;
- c. To consider existing views and access to solar resources by studying the height of new buildings which will cast shadows on surrounding residential and commercial developments;
- d. To reduce the consumption of energy by encouraging the use of products and materials which maximize energy efficiency in the construction of buildings;
- e. To provide for recreational needs;
- f. To protect life and property in areas subject to floods, landslides and other natural disasters;
- g. To conform to the adopted population plan, if required by NRS 278.170;
- h. To develop a timely, orderly and efficient arrangement of transportation and public facilities and services, including public access and sidewalks for pedestrians, and facilities and services for bicycles;
- i. To ensure that the development on land is commensurate with the character of the physical limitations of the land;
- j. To take into account the immediate and long-range financial impact of the application of particular land to particular kinds of development, and the relative suitability of the land for development;
- k. To promote health and the general welfare;
- l. To ensure the development of an adequate supply of housing for the community, including the development of affordable housing;
- m. To ensure the protection of existing neighborhoods and communities, including the protection of rural preservation neighborhoods;
- n. To promote systems which use solar or wind energy;
- o. To foster the coordination and compatibility of land uses with any military installation in the city, county or region, taking into account the location, purpose and stated mission of the military installation.

(2) The amendment is in substantial conformance with the Master Plan.

Recommendation: The Planning Commission recommends Council adopt the zoning map amendment by ordinance, subject to compliance with Condition A, which includes the changes to the PUD Development Design Guidelines.

Proposed Motion: I move to uphold the recommendation of the Planning Commission to approve the Minute Order attached hereto as **Exhibit A**; and refer Bill No. _____ for a second reading and adoption.

Attachments:

Case Maps

Exhibit A – Design Standards Handbook

Exhibit B – Planning Commission Staff Report

Exhibit C – Planning Commission Meeting Minutes

Exhibit D – Public Comment

Public Notice