

STAFF REPORT

Date: January 11, 2023

To: Mayor and City Council

Thru: Doug Thornley, City Manager

Subject: Staff Report (For Possible Action): Ordinance Adoption – Bill No.7224 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. Also, in order 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).

From: Grace Mackedon, Associate Planner

Department: Development Services - Planning

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.

Background: Staff presented the project to Council on December 14, 2022. The discussion focused around safety, traffic, parking, and density. Council proposed two additional modifications to ensure safety and help maintain the nearby public spaces. These modifications are on page eight of the handbook and read as follows:

- Applicant shall coordinate with City Engineering staff to include reasonable improvements (e.g. signage and striping) to prevent left turn movements onto Mountain View Drive
- Applicant shall contribute \$1,000 per unit (and round up to a total of \$100,000) to the City of Reno for beautification improvements to Virginia Lake and City Dog Park areas paid at the time of certificate of occupancy.

Alignment with Strategic Plan: Economic and Community Development

Previous Council Action:

December 14, 2022 - Council approved the first ordinance reading:

Ayes: Duerr, Reese, Schieve, Taylor, Martinez, Ebert

Nays: Brekhus

Financial Implications: None at this time.

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

Recommendation: Staff recommends Council adopt Ordinance No._____.

Proposed Motion: I move to adopt Ordinance No._____.

Attachments:

Ordinance

Case Maps

Exhibit A - Adopted Handbook