



WADMIN21-0009 - 5100 West 1st



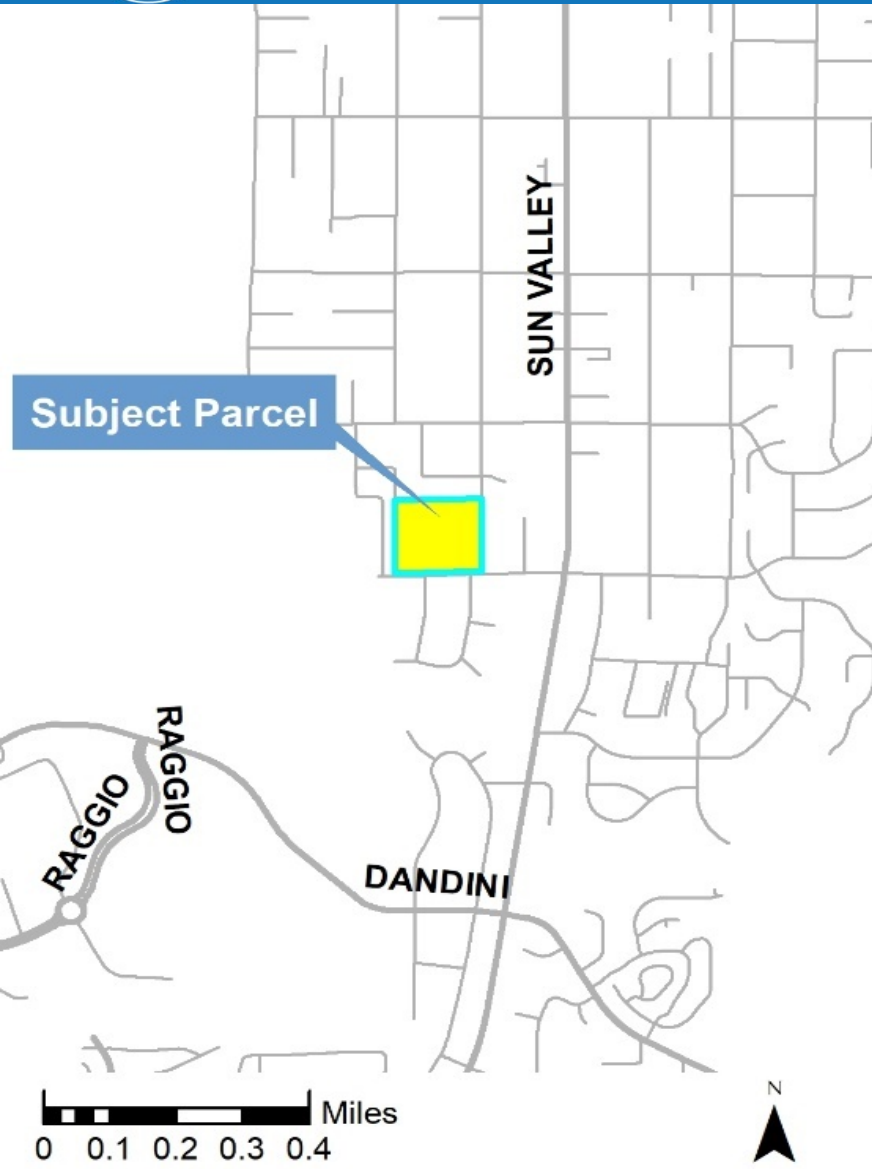
Washoe County Board of Adjustment
September 2, 2021





Vicinity Map

- Located off of West 1st Avenue and McGuffey Road in Sun Valley





Request

- **The request is for a 200-unit apartment community.**
- **The project request also includes grading as part of the project request.**
- **The subject site is zoned Medium Density Urban.**



Background

- **Medium Density Urban (MDU) allows for 21 dwellings per acre.**
- **The site is roughly 650 feet from the nearest bus stop for RTC Route 5**





Background

- Subject parcel went through a Master Plan and Regulatory Zone Amendment in 2015 to change the parcel from Suburban Residential (SR) to Urban Residential (UR) master plan land use category and from Public/Semi-Public Facilities (PSP) to Medium Density Urban (MDU) regulatory zone.
- In the 2015 MPA/RZA application, the stated intent was for this location to be high density housing.



Site Plan





Story

- Project includes 3 building footprints, which are 2 stories with a basement set of units.
- The proposed buildings classify as two-story buildings per Washoe County Code Definition from Article 902.





Open Space Standards

- **Section 110.432.15(b) requires a minimum of 200 sf of common open space per dwelling unit for developments of 12 or more units**
- **The proposed development contains 200 units, therefore would be required to provide 40,000 sf of common open space.**
- **Common open space elements include the following: courtyards, large lawn areas, playgrounds, tennis courts, basketball courts, a swimming pool, or similar outdoor recreation facilities approved by the Director of Community Development.**
- **Must be accessible to all units it serves**
- **Condition 1g can be found in Exhibit A which addresses these standards**



Grading

- **The project triggers the following Major Grading thresholds.**

| Code Section | Description |
|---------------------------------|--|
| 110.438.35 (a)(1)(i)(C) | Grading of an area of more than 4 acres. |
| 110.438.35 (a)(1)(ii)(A) | Excavation of 5,000 cubic yards of material. |
| 110.438.35 (a)(1)(ii)(B) | Importation of 5,000 cubic yards of material |
| 110.438.35 (a)(4) | Grading to construct a permanent earthen structure of greater than 4.5 feet in a front yard setback and 6 feet on the remainder of the site. |



Grading

- **Total disturbed area is 392,736 sf**
- **Total cut is 29,768 cubic yards**
- **Total fill is 54,363 cubic yards**
- **The finished grade will contain ornamental landscaping, common open space with lawn, impervious surface, and buildings**



Retaining Walls

- The applicant will be required to meet the following code sections:
- Section 110.438.45 (d) Within the front yard setback of any parcel with a residential use or zoned for a residential use, retaining walls are limited to a **maximum height of four and one-half (4.5) feet.**
- Section 110.438.45 (e) - Within the side and rear yard setbacks of any parcel with a residential use or zoned for a residential use, **retaining walls are limited to a maximum height of six (6) feet.**



Retaining Walls

- **The applicant provided a preliminary exhibit to staff earlier in the week that showed the applicant could adhere to the retaining wall requirements while maintaining substantial conformance.**



Retaining Walls – New Condition

- Due to the preliminary exhibit Staff is recommending an additional condition of approval.
- **Any terraces or benches between retaining walls shall be landscaped**



Traffic Study

- **Traffic Study prepared by Headway Transportation.**
- **Project is anticipated to generate approximately 1,464 daily trips, 92 AM peak hour trips, and 112 PM peak hour trips.**
- **Traffic study recommended sidewalks be constructed along the property frontage, and to install center line and turn pocket striping.**



Traffic Study

- **NDOT reviewed the traffic study, and the intersections are expected to operate within policy level.**
- **NDOT stated that no improvements to the intersection is required at this time.**
- **RTC also reviewed the project application and traffic study and recommends all proposed improvements be implemented.**



RTC Conditions to be Replaced

- In discussions with RTC, the following conditions are proposed to replace the existing conditions of 8 a and b.
 - a. RIDE Route 5 will be serving this project. The applicant should contact Tina Wu, RTC Senior Planner, to discuss potential transit improvements once site plan is available at 775-335-1908 or twu@rtcwashoe.com.
 - b. The applicant shall work with RTC's Trip Reduction Analyst, Scott Miklos, 775-335-1920 or smiklos@rtcwashoe.com; to discuss implementing a Bus Pass Subsidy Program through the RTC Smart Trips Program



Neighborhood Meeting

- Applicant held a neighborhood meeting at Hobey's Casino on August 12, 2021 from 6:00 pm to 7:00 pm.
- 9 neighbors showed up to the meeting.
- Notices were sent out by Reno Type on July 28, 2021 to over 200 parcels.
- Applicant noticed a minimum of 750-feet.



Public Notice

- Public notice was sent to 102 parcels within 500 feet.





Special Use Permit Findings

- 1. Consistency;**
- 2. Improvements;**
- 3. Site Suitability; and**
- 4. Issuance Not Detrimental**

Staff is able to make all the required findings, as detailed in the staff report



Possible Motion

- **Approval With Conditions:** I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Board of Adjustment approve Administrative Permit Case Number WADMIN21-0009 for Ulysses Development Group, LLC, with the conditions included as Exhibit A to this matter, having made all five findings in accordance with Washoe County Development Code Section 110.808.25