

6000 Plumas Street Redevelopment Appeal: LDC21-00036

BUILDING HEIGHT

April 28, 2021

Presented by
Cindi Chandler

Building Height: Past Misrepresentations Cont'.

Lakeridge Tennis Club Zoning Map Amendment- Developer Response June 10, 2019

Zoning Map Amendment: General zoning map amendment requirements-must be in accordance with Master Plan for Land Use

a. According to Wood Rogers, Inc., the current development meets the height standards within the zoning designation and reflects similar building heights to surrounding properties. The height of the building is not proposed to change and does not hinder solar access. (Zoning Map Amendment Proposal e.g. pg. 3 section 2, item c)

a. The height and location of the 8 buildings **negatively impact and are not comparable surrounding residential developments**. Eight 4-story multi-unit buildings height elevation reaches +55 feet, which is way beyond the +36 feet of neighboring buildings.

b. According Lyon Living, the site had a master plan designation (SMU and (MX) with a zoning designation of (SPD) Specific Plan District and changing to community commercial (CC) **is a conforming zoning designation as stated in the City of Reno Master Plan.**, Reno Municipal Code.

b. ***Reno Master Plan GNC-G.7): Relationship to Surrounding Neighborhoods*** was ignored. "Provide gradual decreases in building height and mass so that the scale of new structures is comparable to that of adjacent neighborhoods along the shared lot line or street frontage."

Note: No updated renderings of the buildings were included in the June 10, 2019 proposal

The Master Plan C-NC.8: Transitions in Density/Intensity was also ignored: "Provide gradual transitions in building height and massing between higher density residential development along neighborhood corridors and adjacent single-family neighbors."

August 21, 2019 PC Staff Report

Factual Information

a. PC Staff Report Statement: "While future development could occur at a maximum of 65 feet for primary buildings, building height is not anticipated to adversely impact access to solar resources nor increase shadowing."

a. The limitation of the findings analysis is that it evaluates the appropriateness of the CC zoning designation for the subject site and not the suitability of a particular land use.

Building Height: Past Misrepresentations

Sept. 23, 2019 City Council Meeting

Factual Information

a. Andy Durling from Wood Rogers stated during his presentation, "Existing Tennis Club/Fitness Center is a 55 feet tall building- it's 4 stories"

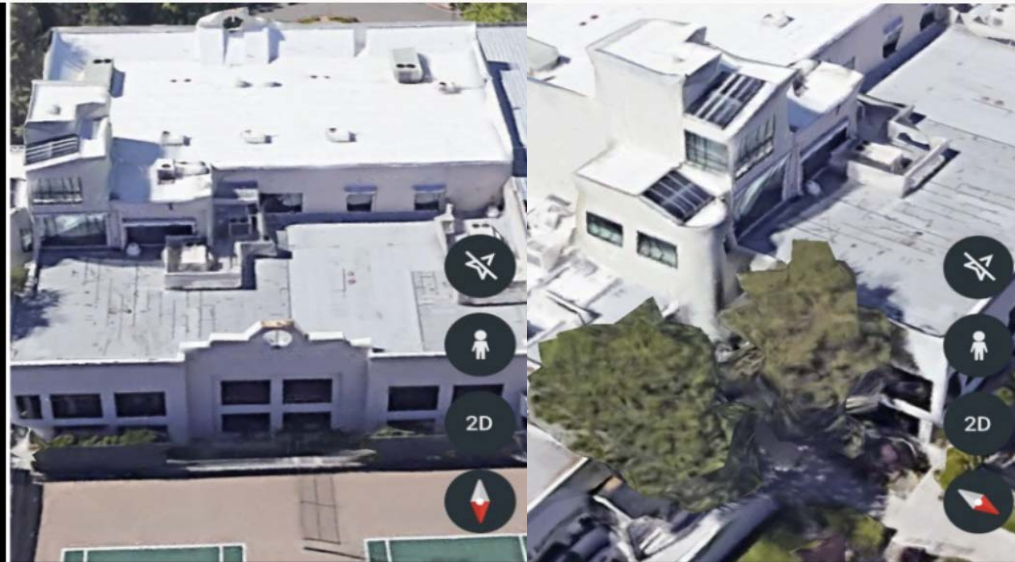
a. Reno Building permit LDP99-00705 shows the Club building was only 3 stories with no 4th story was shown in the plans. Additional height was by roof's parapet wall, ornamental dome and flagpole, which are ignored under Reno's codes (e.g. former code 18.12.101) when determining building heights.

b. PC Staff report states there are 3-story commercial buildings east & west of the subject property

b. Staff report omits fact that the buildings are set back far from street behind a single story building & substantially screened from view by trees.

c. PC Staff Report states building heights are proposed to range between 40 and 50 feet with a mix of high-pitch, flat, and shed style roofs. Code allows building heights up to 65 feet in the General Commercial district

c. Staff report omits the height of surrounding residential buildings while the proposed buildings are significantly higher. The surrounding residential buildings are limited to one and two-story in height buildings.



Building Height: Past Misrepresentations Cont'.

March 17, 2021 PC Staff Report

a. The Staff report section, *Compatibility with Surrounding Uses*, states the project is “generally consistent” with surrounding multi-family & commercial land uses (multi-family apartments, townhomes/condos and office retail).

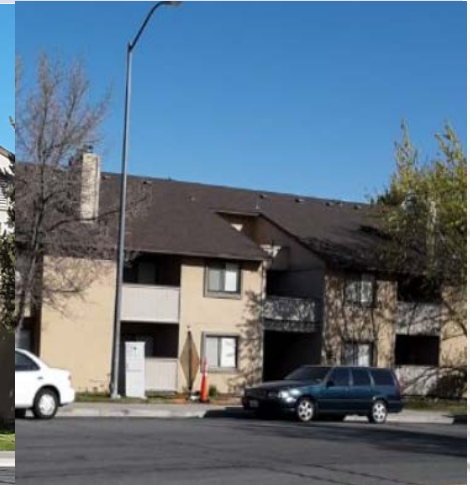
The surrounding development consists of a range of building heights, including 3-story (±40-feet) commercial buildings to both the east and west. **The modestly increased height** compared to surrounding buildings will accommodate additional housing units and is considered **compatible for a large infill site**.

b. Building heights are proposed to range between 40 and 50 feet with a mix of high-pitch, flat, and shed style roofs. Code allows building heights up to 65 feet in the General Commercial district

Factual Information

a. PC's staff report minimally addresses building heights and doesn't mention height transitions. The proposed project is inconsistent with Re-Image Reno in terms of Transition in density/intensity and building height and Massing. The report states “the scale of new structures is comparable to the adjacent neighborhoods...”; provide a gradual transition in building heights and massing between higher density residential developments.....” while not addressing residential building heights, which are one and two story heights that surround the proposed project. This project is NOT a modest increase in height.

b. Staff report omits the height of surrounding residential buildings while the proposed buildings are significantly higher. The surrounding residential buildings are limited to one and two-story in height buildings.



Building Height: Past Misrepresentations Cont'.

March 17, 2021 Planning Commission- Conditional Use Permit-Map Application

a. According to Lyon Living presentation(Title 18 Compliance section), the previous plan submitted height for 350 units was described as 50 feet-4 stories and current proposed building 40 ft (S. Buildings) and 50ft (N. Buildings) but both 4 stories.

LYONLIVING 6000 PLUMAS DEVELOPMENT – TITLE 18 COMPLIANCE

	Allowed General Commercial Zoning	Previously Submitted	Current Plan
Demographic		Age Restricted (55+) Rental Apartment Units	Conventional Unrestricted Condominiums
Density	419 units 45 du / acre	350 units 38 du / acre	314 units 34 du / acre
Height	65 ft – 5 stories (Lakeridge Tennis Club – 55 feet)	50 ft – 4 stories	Southern Buildings 40ft Northern Buildings 50ft Both 4 stories
Front Setback	10 ft	±40 ft	±40 ft
Parking Required		567 stalls (392 stalls provided)	325 stalls (392 stalls provided)

Factual Information

a. Four North side buildings have an average pitched roof height of 49ft.10 inches. But total height of the 4 buildings at the peak is approximately 57ft. 8 inches. Note: Highest peak is over 3 stories above majority of surrounding residential neighborhoods.

Annexation and Land Development Code of City of Reno 18.01.102 Effective Jan. 13, 2021 Article 2 Purpose pg. 1-1 (e) Conserve and enhance the character of Reno's established residential neighborhoods through mitigation of adverse factors, promotion of a balanced mix of housing types, and through appropriately scaled and planned infill development. Code 18.01.102 was ignored.



Substantial (Considerable, Notable, Major) Change

FROM RENO'S BUILDING CODE

18.08.307 Post-Decision Actions and Limitations

(h) **Limitation on Subsequent Similar Applications**

An applicant whose application is finally denied may not institute a new application on substantially the same project within 12 months from the date of final action on the original application, unless the City Council has first determined that the original decision was based on an error, lack of information, or a misrepresentation of the facts, or the Administrator has determined that there has been a **substantial change** in the subject project or an amendment to applicable provisions of this Title.

Building Height: Comparison of Renderings

Renderings for 350 Multi-unit Proposal

May 15, 2020



Renderings for 314 Multi-unit Proposal

January 28, 2021 (Presented Mar. 17, 2021)



Note: No Substantial Change

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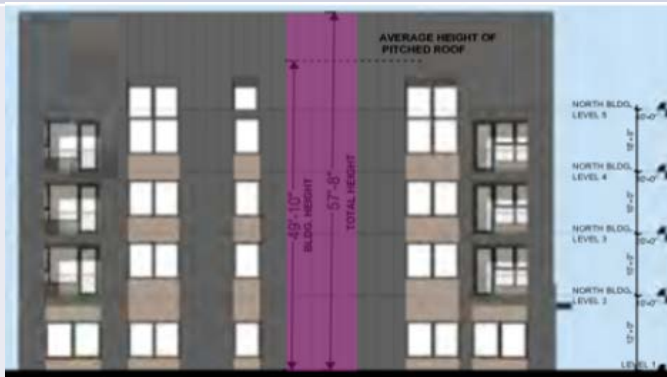


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Observation: Wood Rodgers deleted some of the measurements in the newer version of their building elevation slides. In particular, some measurements identified as 'building height' and 'average height' have been omitted.

Conclusion

Where We Are Now

Height is one of the Key design components of the **Reno Re-Imagine Master Plan** and **Annexation and Land Development Code** of City of Reno. Evidence presented shows that it has not been adequately addressed with misrepresentations and omissions by Lyon Living and the Planning Commission Staff Reports (Aug. 21, 2019-March 17, 2021) The following Master Plan and Land Development Code articles are critical to the success of any construction and approval process but were not adequately addressed when the Planning Committee approved 314 multi-unit building project on March 17, 2021. They are as follows:

- **Relationship with Surrounding Neighborhoods:** *Master plan GNC-G.7* has been misrepresented or ignored in all presentations. Minimal explanation of compliance was provided
- **Transition in Density/Intensity:** *The Master Plan C-NC.8* Density/Intensity has not been adequately addressed by Lyon Living or as evidence in the Planning Commission Staff reports.
- **Building Bulk/Mass/Height:** *The Master Plan N-CN.7* states " To the extent feasible, **infill development should be designed to fit in with surrounding buildings, incorporating similar heights**, lot coverages, and widths in its design." The proposed 314 multi-unit project does not meet the requirements of the master plan, nor is it adequately addressed throughout the developer presentations and Planning Commission Staff Reports.
- **Land Development Code:** *LDC 18.01.102 Article 2 Purpose (e)* " **Conserve and enhance the character of Reno's established residential neighborhoods** through mitigation of adverse factors, promotion of a **balanced mix** of housing types, **and through appropriately scaled and planned** infill development" was not adequately addressed. The proposed 8 four story multi-unit housing project with a height of +40 ft. is not appropriately scaled with the surrounding neighborhoods.(Some proposed roof peaks exceed 50ft.) The proposed project does not enhance, but rather **detracts** from the character of Reno's established residential neighborhoods.

Compatibility is embedded in the key design components as well as the City's Master Plan and Land Development Code for new construction. The 314 multi-unit proposed project approved by the Planning Commission on March 17, 2021 does not meet the compatibility criteria of the surrounding neighborhoods and should be rejected by the City Council and based on the data, 6000 Plumas should be rezoned to the original 150 units.

Why do I believe I am aggrieved?

First, this is NOT a “Not In My Backyard” issue but rather a request to return to the previously approved 150 unit project , which was more appropriate for the Lakeridge community.

I am aggrieved because;

- Plumas is a one-lane each way divided street and is the primary access road to my property. Additional 300 vehicles entering/exiting onto Plumas and Lakeridge has a major impact of my daily travel due to a longer line of vehicles and traffic congestion at the intersection.
- Because of the additional vehicles driving on Plumas as well as parked along both sides of Plumas, there is greater danger for bicyclists that use Plumas for training and leisure as well as vehicle/bicycle accidents.
- Wildfires are a real issue where my property is located and because of limited outlets from my home and difficulty of the fire trucks to access our area as seen during the 2020 Pinehaven fire, additional traffic on Plumas is a real public safety issue for my family.
- With the additional congestion, the appearance of the current proposed project design that is NOT compatible with the surrounding neighborhoods, and the increased population density in an already high density area DO negatively impact my property value.
- Based on the evidence, I sincerely hope you support our appeal.

