

# Lakeridge Tennis Club

“6000 Plummas”

# What was Approved in Sept 2019 ?

- ▶ Discussion Centered on CC Zoning – Despite my request for SPD, PUD
- ▶ Made it clear we did not want unfettered commercial uses in this corridor
- ▶ Wanted to be supportive of proposal – Lean in & give it a chance –
- ▶ Identified Traffic, Parking and Building Height as issues for study by staff
- ▶ I said we would rezone if the project did not move forward timely
- ▶ Unanimous vote



C.1 Lakeridge Tennis Club Zone Change

**RENO CITY COUNCIL**

September 23, 2019

NAOMI DUERR



# What Came Forward Instead?

- ▶ Very dense development
- ▶ 350 'Active Senior' Apartments on 9.3 acres
- ▶ **8 buildings - 4 story each, 38 /acre**
- ▶ Our max Multifamily is **MF-30, 30 /acre, 3 story**
- ▶ No community amenities
- ▶ No open space

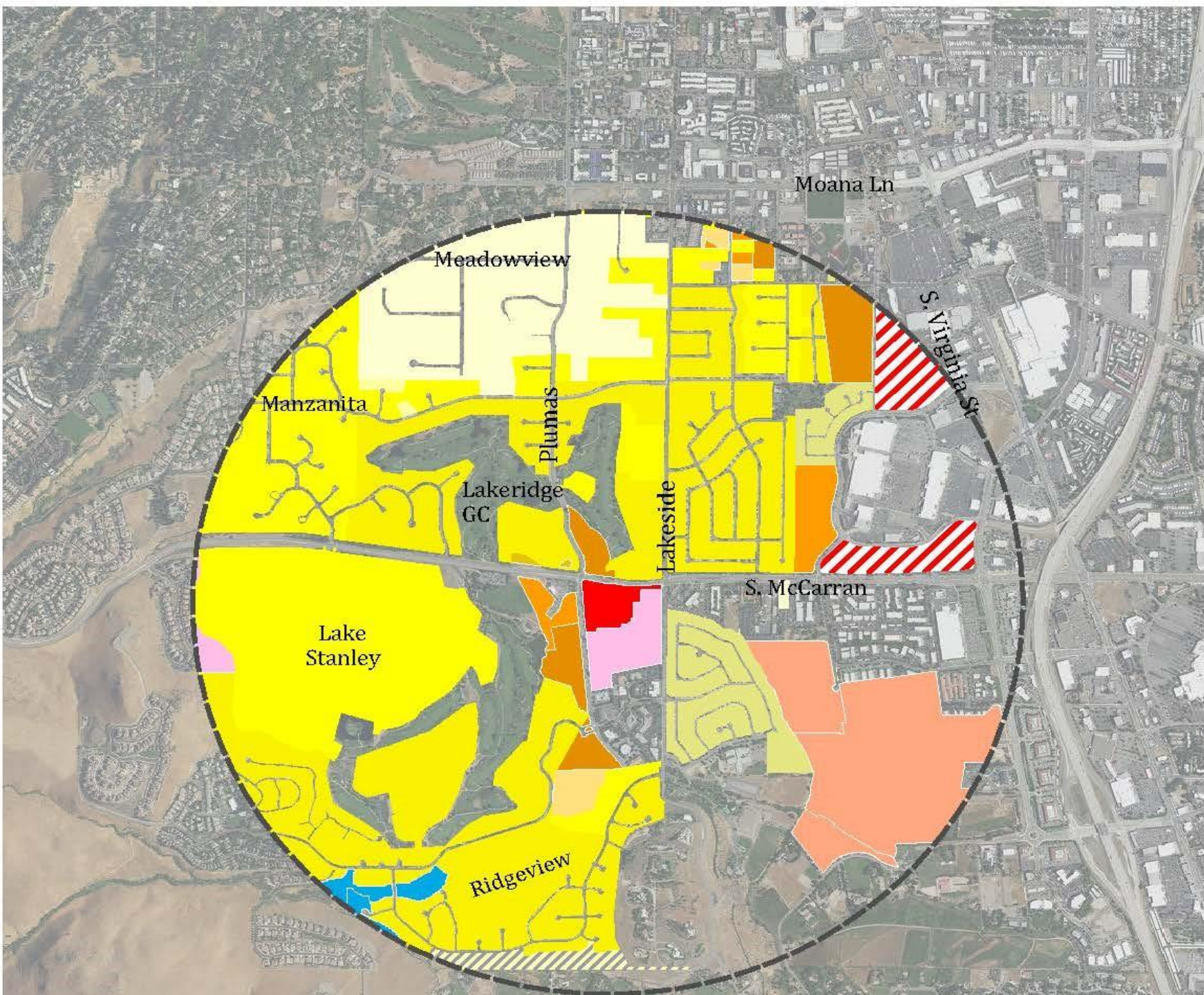
# Appeal – 3 Issues


- ▶ Received hundreds of letters opposed before and after, and recently
- ▶ 9 individuals appealed – June 2020
- ▶ Hearing Officer Held for Two Issues:
- ▶ Traffic – D (Plumas) and F (Lakeridge)
- ▶ Parking – Only assumed one car per 2 bedroom unit
  
- ▶ Application withdrawn August 2020

# Changed Conditions

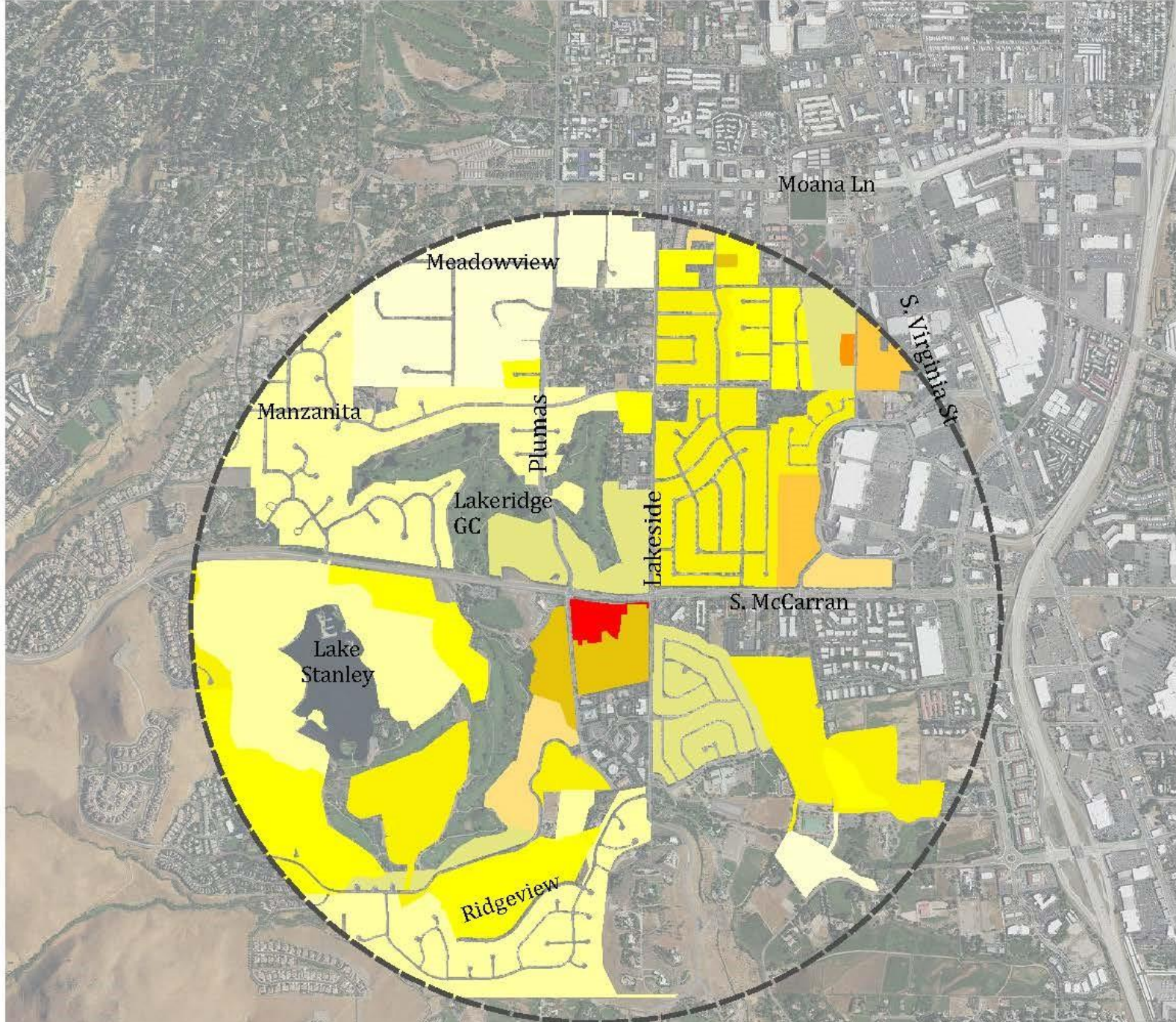
- ▶ Continuing Growth – Right across street from this are 2 new developments on 15 acres – about 50% more acre with just 40 - 80 townhomes
- ▶ Pinehaven Fire Evacuation – Assertion by many that at intersection up to 1 hour
- ▶ Increasing Road Congestion with Current Buildout – even during COVID, prior to Rancharrah buildout, new McCarran developments
- ▶ Becoming aware of the Traffic Accident Reports at these locations: 4-5 accidents at each and historically at least one death

# City of Reno Zoning - One Mile Radius



-  One Mile Buffer
- ZONING**
-  Community Commercial
-  LLR-2.5 acre lots (0.40 du/ac)
-  LLR-1 (1 du/ac)
-  LLR-0.5 acre lots (2 du/ac)
-  MF-14 (14 du/ac)
-  MF-21 (21 du/ac)
-  MF-30 (30 du/ac)
-  Mixed Use
-  Public Facility
-  Planned Unit Development
-  SF-15,000 sq ft (2.9 du/ac)
-  SF-9,000 sq ft (4.84 du/ac)
-  SF-6,000 sq ft (7.26 du/ac)
-  SF-4,000 sq ft (10.89 du/ac)
-  Specific Plan District

**Residential Developed Density in Formal Subdivisions per Washoe County Assessor Records (Subname)**



One Mile Buffer

Actual Density	Adopted Zoning
39 du/ac	(Comm Commercial)
1 du/ac	(LLR-1)
2 du/ac	(LLR-0.5, SF-15)
14 - 15 du/ac	(MU/SF-9)
17 du/ac	(MF-21)
21 du/ac	(MF-30, MU)
3 du/ac	(SF-15, SF-9, PUD)
4 - 5 du/ac	(SF-9, SPD)
6 - 7 du/ac	(MF-30, SF-9, SF-6)
10 - 12 du/ac	(MF-21, MF-30, SPD)

Developed density was calculated by using Subname in the Washoe County Assessor records and dividing the total land area by the number of units with the same subname. Therefore, the calculated density includes all streets, open spaces, and other improvements associated with the subdivision and we are able to calculate actual developed density.



# Initiated Rezoning to MF-14 – Early Jan 2021

- ▶ In early January 2021, **before any project was submitted**, I initiated a rezoning of the property to **MF-14 – 130 units, 2 stories** – as I said I would back in 2019
- ▶ RMC 18.05 (b) allows for the initiation of a Master Plan Amendment by City Council.
- ▶ RMC 18.06.404 (b) allows for the initiation of a Zoning Map Amendment by Council.
- ▶ At the advice of City Management and Legal Counsel – **continued**
- ▶ Staff recommended **let the process go forward** to see where the Developer, Staff and Planning Commission would land.
- ▶ Developer came in and proposed **34 units/acre with 8, 4-story, ~ 50-55 ft tall bldgs**
- ▶ In a 5-2 vote, **approved with essentially no change**, other than Planning Commission suggested adding some longer turning lanes, and access change. McCarran Issues
- ▶ That's why we are here: **Despite huge outcry, people have not been heard**

# Comparison

## Current Project

- ▶ 33 units per acre - 314 apartments
- ▶ 50-55 feet height
- ▶ Set back 40' - at least half of which will be taking up by future lane
- ▶ Theoretical road Improvements
- ▶ Dense massing, scale, height
- ▶ Misleading scale drawings -Renderings show 65' tall pines; 40 yr trees are only 25'-35' tall
- ▶ \$600,000 - \$1 million + condos, with rents \$1500 - \$3500 or more, no affordable

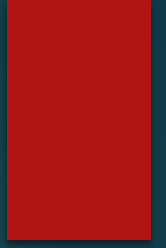
## MF – 14 - Proposed

- ▶ 14 per acre, About 130 units
- ▶ 35 feet in height
- ▶ Same density as surrounding density
- ▶ Set back 50-60 feet with double row of trees, plant now
- ▶ Far less impact on F and D intersections
- ▶ Manage drainage of this very developed site
- ▶ Sufficient parking
- ▶ Recommend address affordability – but up to them

# Location - McCarran Between Plumas and Lakeside



Today



# Conclusion

- ▶ We all ran for office to help build a better city with thoughtful planning decisions and to be a voice for the people in those planning decisions.
- ▶ Council's core function to ensure development is appropriate, compatible, fits the area
- ▶ General Commercial is a maximum not a minimum, not right-sized or scaled to site
- ▶ I believe in leaning in and helping developers
  - and that's what we all did.
- ▶ I have an open door – received no proposals from developer to reduce density, address master plan findings, address affordability
- ▶ No public meetings - Clearly not heard me or the residents

# Today's Motion: Denial – Can't make findings:

## ► General Findings

1. Not consistent with > 20 Master Plan policies – Lack of Affordable Housing, Preservation of/ Enhance Neighborhoods, Trees, Parks and Rec facilities, Equity, Community Engagement
3. Does not adequately mitigate traffic, no access to transit
4. Does not provide a safe environment – opens on to a 55 mph road, lack of parking, back up for fire

## ► CUP

2. Not compatible with surrounding development – density, height, design, scale, mass
3. Inconsistent with development standards – setbacks, parking, architecture, ped, loss of trees
4. No public transport, biking needs, need wider McCarran due to project
5. Not properly conditioned - No mitigation for recreation facilities, sidewalk alignment, tree mitigation
6. Will be materially detrimental to public health, safety and welfare, inc. traffic, noise, odor, vibration

## Tentative Map – Can't Make Findings:

1. Air Pollution increase traffic/ idling
4. Lack of Public Services – including schools, police, transport, unmitigated loss of recreation
7. Effect on streets, need for new streets

# Alternate Motion

- ▶ Direct staff to go back to Planning Commission using M-14 or SPD with moderate density and re-review
- ▶ We have to do the right thing for our community – planning Commission is technical – We are the people who balance the planning advice, seems to fit, and listen to our residents