



6000 PLUMAS STREET REDEVELOPMENT APPEAL

Community Development Department
City Council – April 14, 2021

Project History



Zone Change adopted
in September 2019

Site Plan Review
recommended for
approval in May 2020,
denied by Hearing
Officer and withdrawn

Tentative Map/CUP
approved by Planning
Commission in March 2021

Current Application: Request for a tentative map and conditional use permit for 314 condominium units in the General Commercial zoning district.

Site Design



PRELIMINARY LANDSCAPE PLAN SUBMITTAL CHECKLIST

1. DESCRIPTION OF ALL ABOVE TO BE LANDSCAPED
2. AREA AND TREE CALCULATIONS
3. MAINTENANCE PLAN
4. GENERAL NOTES OF LANDSCAPING RECOMMENDATIONS FOR THE AREA

PLANTING & IRRIGATION NOTES

1. ALL PLANTING AND IRRIGATION SHALL BE SUBMITTED PER LOCAL GOVERNMENT CODES.
2. ALL PLANT MATERIALS AND LATEST SHALL BE BASED ON LOCAL CLIMATE AND GROWING CONDITIONS. ALL PLANTS SHALL BE SPECIFIED BY TRADE NAME AND QUALITY AT THE TIME OF PLANTING. ALL PLANTS SHALL BE SPECIFIED BY TRADE NAME AND QUALITY AT THE TIME OF PLANTING. ALL PLANTS SHALL BE SPECIFIED BY TRADE NAME AND QUALITY AT THE TIME OF PLANTING.
3. ALL PLANTING SHALL BE BASED ON TOPOGRAPHY OF SITES (SEE SITE PLAN, EROSION CONTROL, ETC).
4. ALL LANDSCAPING SHALL BE SUBMITTED TO THE CITY OF RENO FOR REVIEW AND APPROVAL. ALL LANDSCAPING SHALL BE SUBMITTED TO THE CITY OF RENO FOR REVIEW AND APPROVAL. ALL LANDSCAPING SHALL BE SUBMITTED TO THE CITY OF RENO FOR REVIEW AND APPROVAL.

LANDSCAPE AREA & TREE CALCULATIONS

GENERAL NOTES - SEE CITY OF RENO CODES

LANDSCAPE AREA = 20,000 SQ FT

TREE CALCULATIONS - SEE CITY OF RENO CODES

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Building Design



General Commercial Standards



General Commercial Zoning Allows:	Project Proposes:
Maximum Density: 45 du/acre	Provided Density: 33.7 du/acre
Maximum Building Height: 65'	Provided Height: +/-50 feet
Maximum Stories: 5	Provided Stories: 4
Additional Development Requirements	
Trees Required: 228 trees	Trees Provided: 488 trees (257 trees preserved)
Parking Required: 325 stalls	Parking Provided: 392 stalls

Planning Commission Comments



- 5-2 Vote in favor
 - Commissioner Johnson and Munoz could not make Finding 2 with respect to project site design.
 - Access and circulation
 - Planned RTC/NDOT improvements
 - Preservation of mature trees
 - Compatibility with surrounding density and building design
 - Infill policies in the Master Plan