

Gateway at Galena

Planning Commission – April 20, 2022



PROJECT LOCATION

18600 Wedge Parkway

- South of Mt. Rose Highway and UNR Redfield Campus
- West of Interstate 580



AERIAL



AERIAL



Google Earth
Image Licensed to Coopericus

200 ft

LAND USE DESIGNATIONS

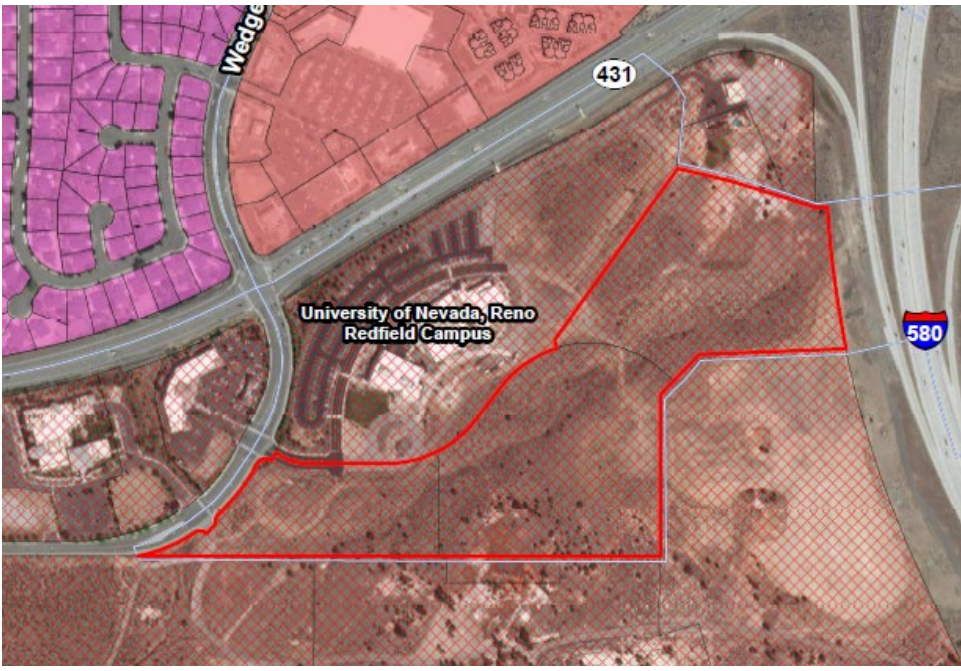
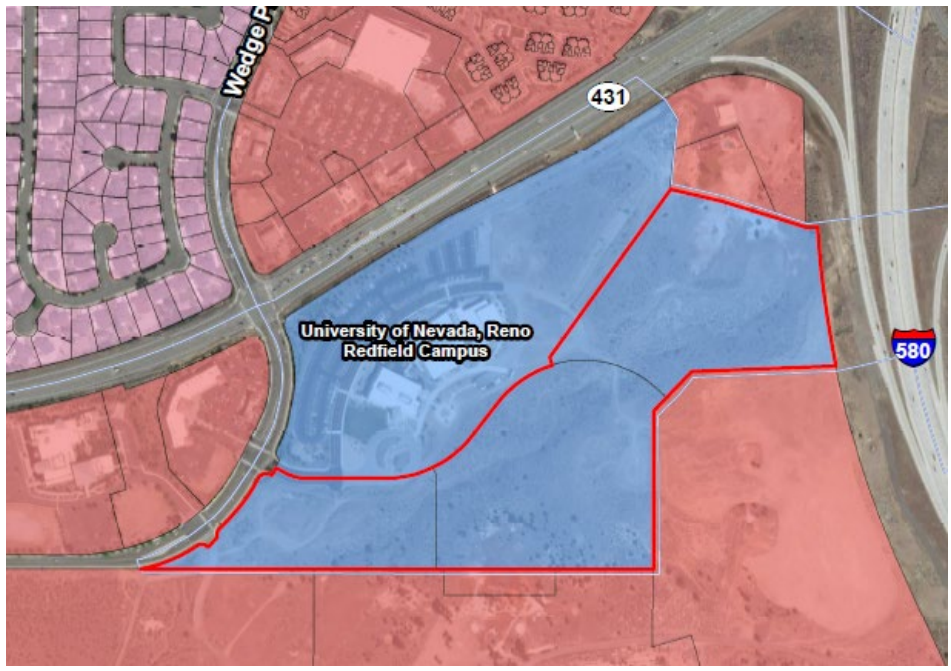


MASTER PLAN

Public/Quasi-Public (P/QP)

ZONING

Mixed-Use Suburban (MS)



Legend		Master Plan	
	Project Location		SR
			PGOS
			PQP
			SMU
			I
			MX

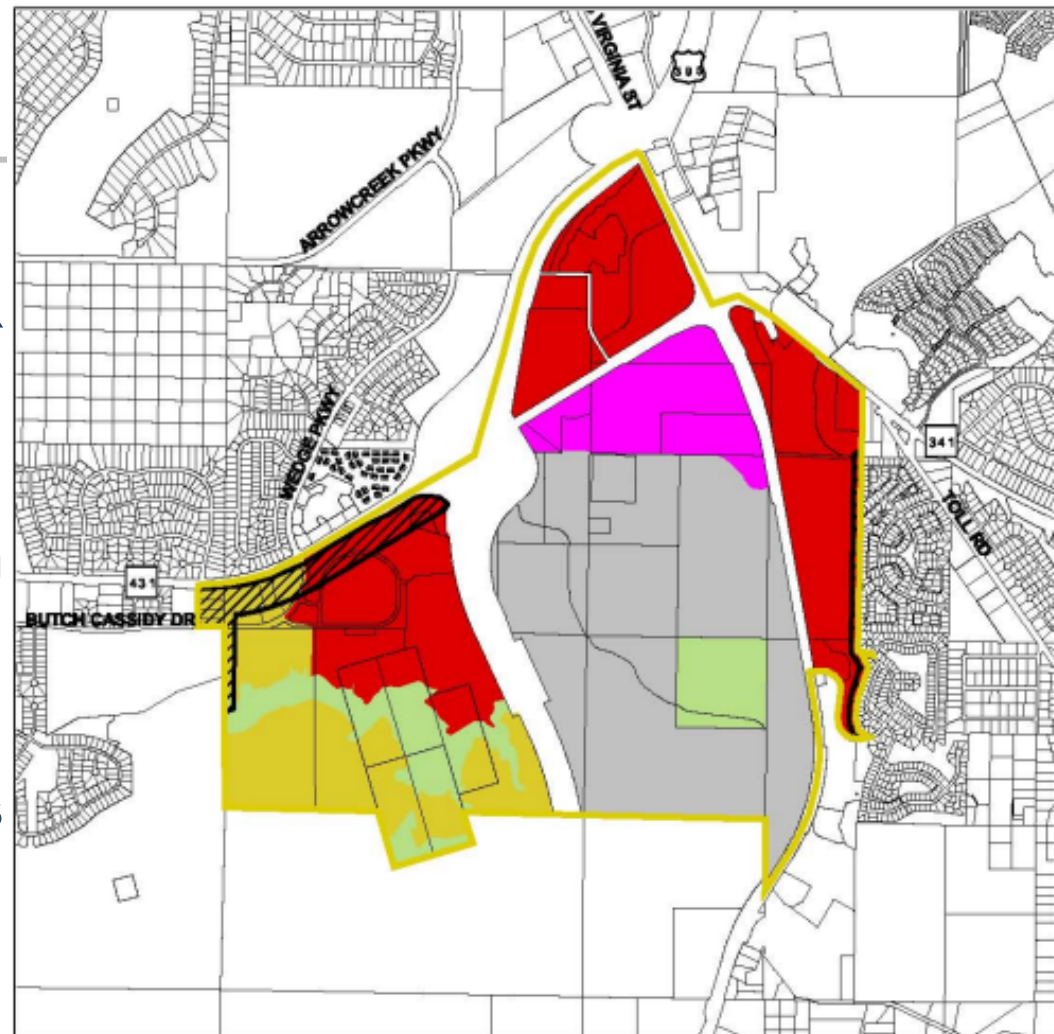
Legend		Zoning	
	Project Location		GC
			MDS
			MS
			SPD
			LDS
			I

HISTORY

REDFIELD REGIONAL CENTER PLAN (2005)

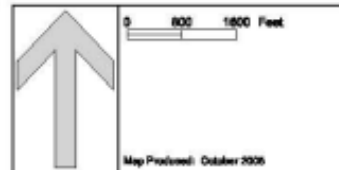
- +/- 500,00 sq. ft. of classroom and office facilities
- 14,000 students
- Higher density housing & uses related to the University

Project is not within the Mount Rose Scenic Byway Corridor Management Plan, but meets the intent and goals.



Map 1: Development Concept - Land Use

-  Tourist Commercial
-  Retail Commercial/Academic
-  Industrial
-  Transitional Mixed Use
-  Open Space
-  Residential/Mount Rose Interface



Community Development Department

460 Strobel Street
P.O. Box 1900
Reno, NV 89508

Phone: 334-2068
Fax: 334-2543
www.cityofreno.com

City of Reno

APPLICATION



TENTATIVE MAP

361 residential condominiums and
213 garage spaces

CONDITIONAL USE PERMIT

For more than 20 units in MS zone
Fills greater than 10 ft. in height

Related: Voluntary Annexation application submitted

SITE PLAN



Total Area:

33.71 acres

Total Number of Units:

361

Maximum Density:

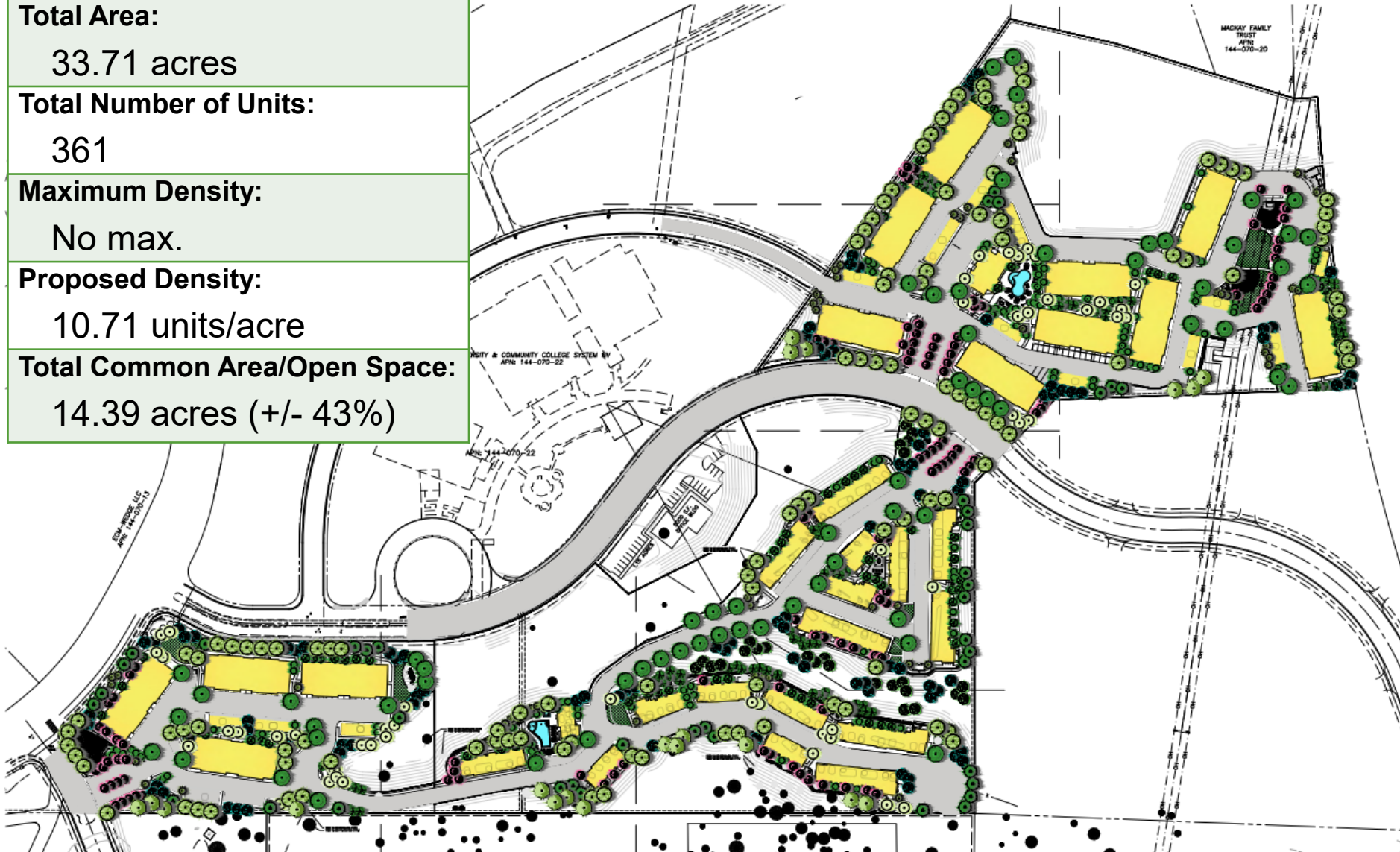
No max.

Proposed Density:

10.71 units/acre

Total Common Area/Open Space:

14.39 acres (+/- 43%)



SITE PLAN- Parcel 2



Size: 7.09 acres

Condo Type: Flex 20

Number of Units: 80

Proposed Density: 11.28 units/acre

Parking Required: 88 spaces

- 1 per 1,250 sq. ft. per unit

Parking Provided: 150 spaces

- attached garage, detached garage, tandem, and surface spaces

Landscape Area: 1.64 acres

- Dog Park*
- Barbeque areas*
- Fire Pit*
- Tot Lot*
- Internal pedestrian walkway*



SITE PLAN- Parcel 4



Size: 12.89 acres

Condo Type: Flex 20

Number of Units: 180

Proposed Density: 13.96 units/acre

Parking Required: 210 spaces

- 1 per 1,250 sq. ft. per unit

Parking Provided: 345 spaces

- attached garage, detached garage, tandem, and surface spaces

Landscape Area: 2.34 acres

- Clubhouse with a lounge, pet spa, office, fitness area*
- Pool*
- Outdoor patio area*
- Barbeque areas*
- Tot lot*
- Dog park*
- Internal pedestrian walkway*



ENHANCED LANDSCAPING



CONCEPTUAL ELEVATIONS

Flex 20

Parcels 2 & 4



FRONT



LEFT-SIDE



RIGHT-SIDE



REAR



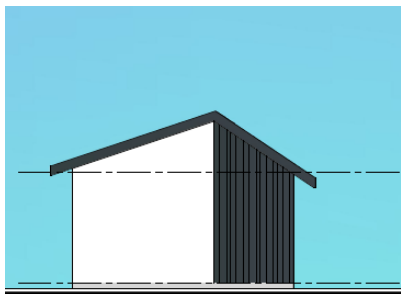
CONCEPTUAL ELEVATIONS

Flex 20

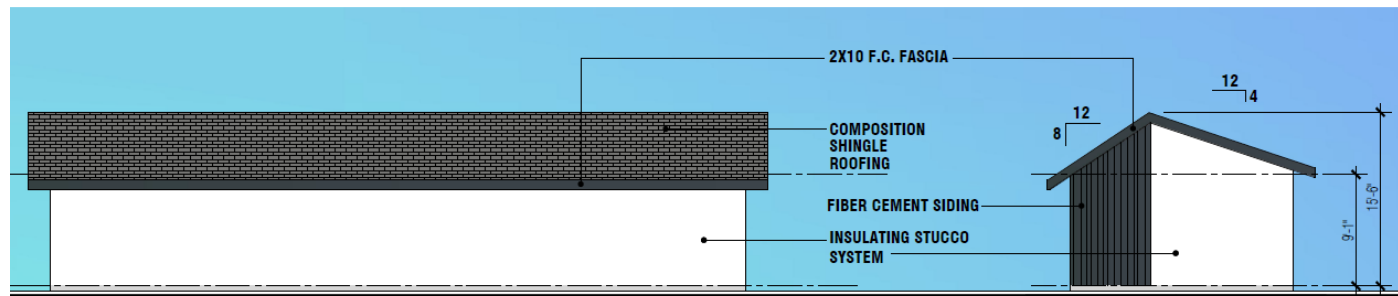
Detached Garage Building



FRONT



LEFT SIDE



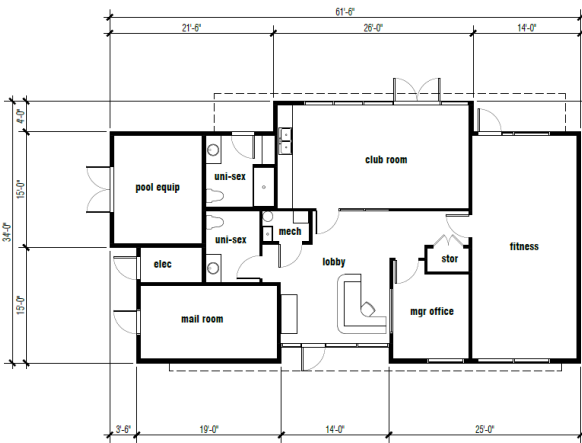
REAR

RIGHT SIDE

ELEVATIONS

Flex 20

Clubhouse



CLUBHOUSE FLOOR PLAN
1,862 SF



PROJECT IMAGERY Flex 20



PROJECT IMAGERY

Flex 20



SITE PLAN- Parcel 3



Size: 13.73 acres

Condo Type: Ultra Flex

Number of Units: 101

Proposed Density: 7.36 units/acre

Parking Required: 198 spaces

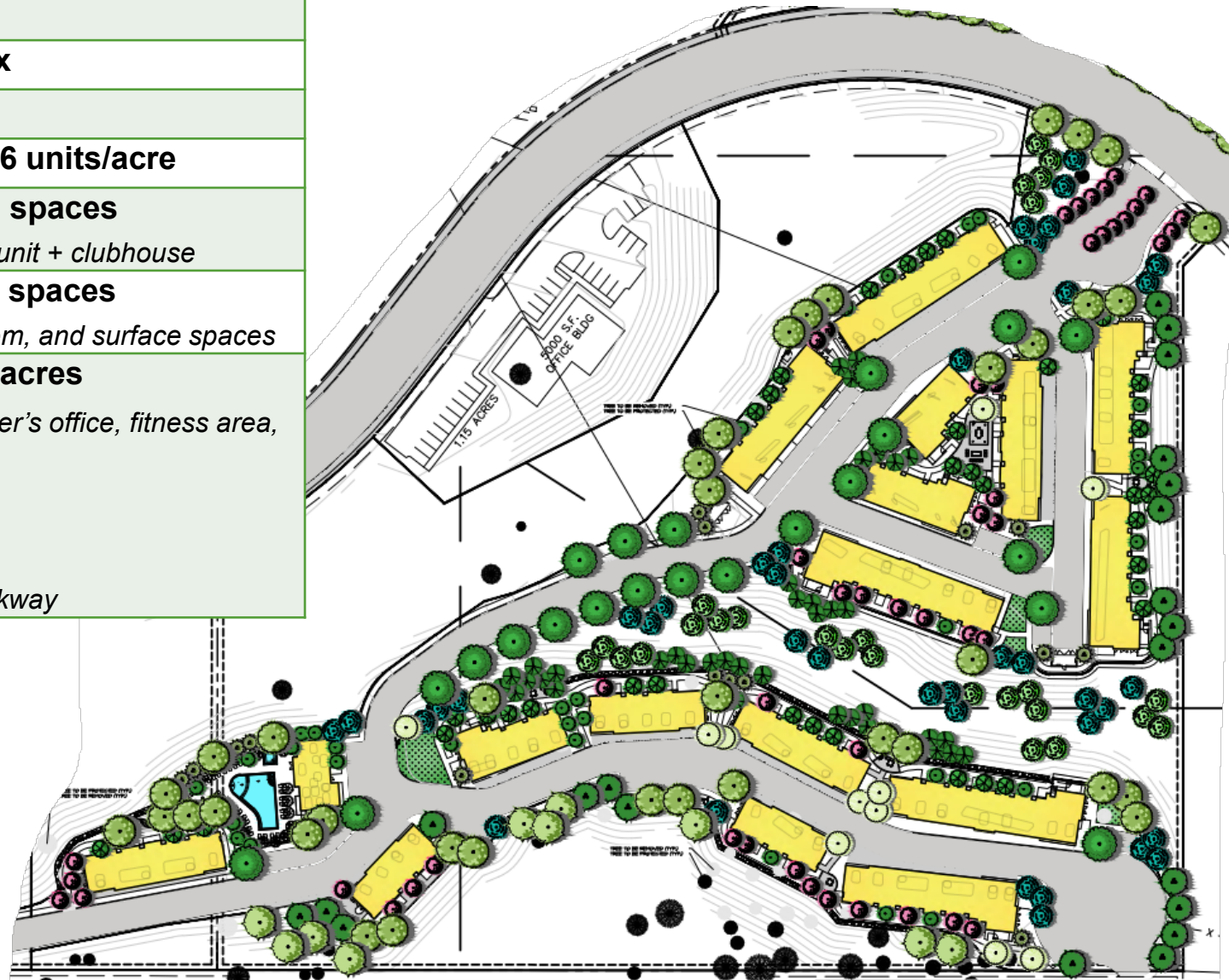
- 1 per 1,250 sq. ft. per unit + clubhouse

Parking Provided: 261 spaces

- attached garage, tandem, and surface spaces

Landscape Area: 2.20 acres

- Clubhouse with manager's office, fitness area, clubroom
- Pool
- Outdoor patio area
- Barbeque areas
- Internal pedestrian walkway



CONCEPTUAL ELEVATIONS

Ultra Flex

Parcel 3



FRONT



RIGHT-SIDE

LEFT-SIDE



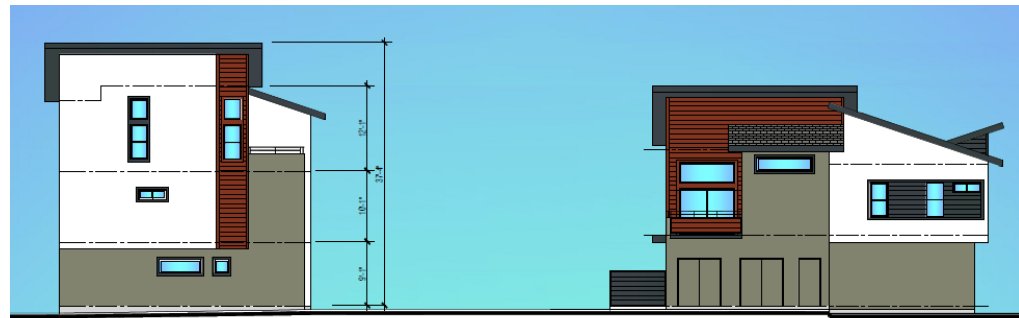
REAR



FRONT

CONCEPTUAL ELEVATIONS

Ultra Flex- Parcel 3



LEFT-SIDE

RIGHT-SIDE

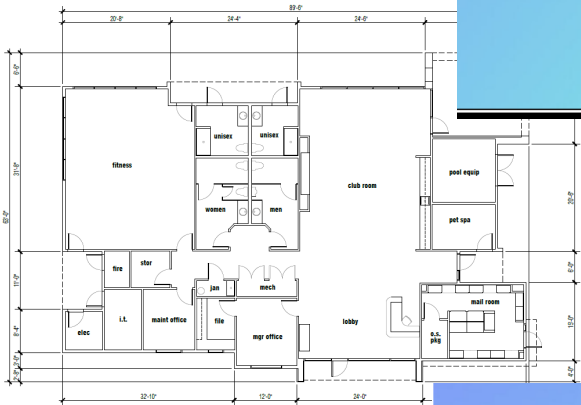
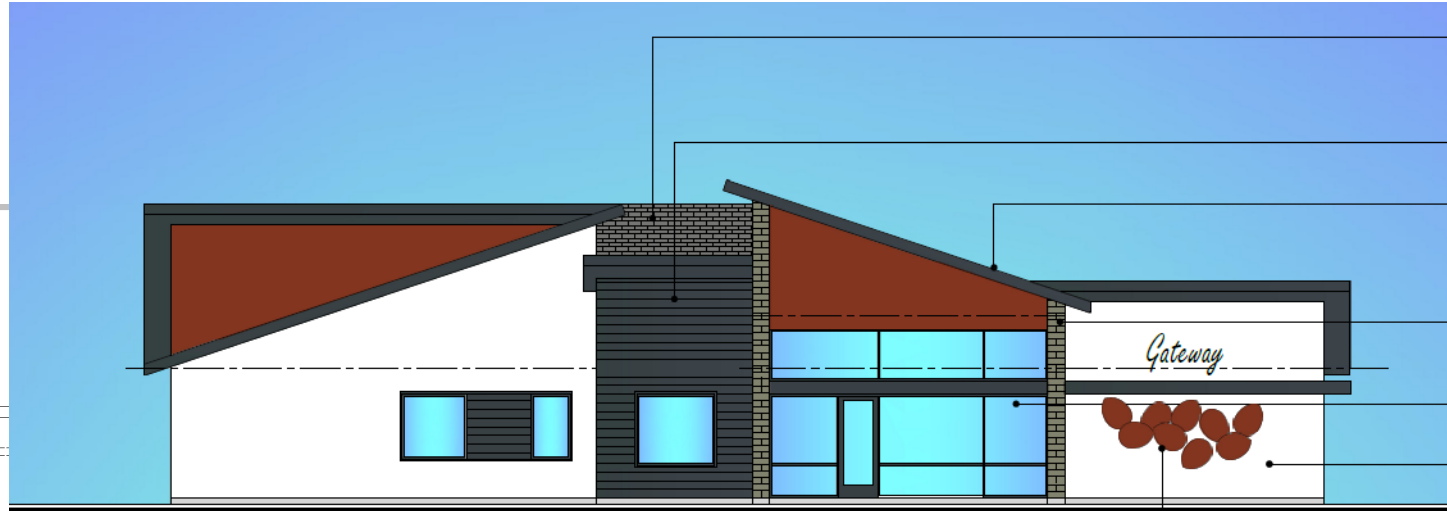


REAR

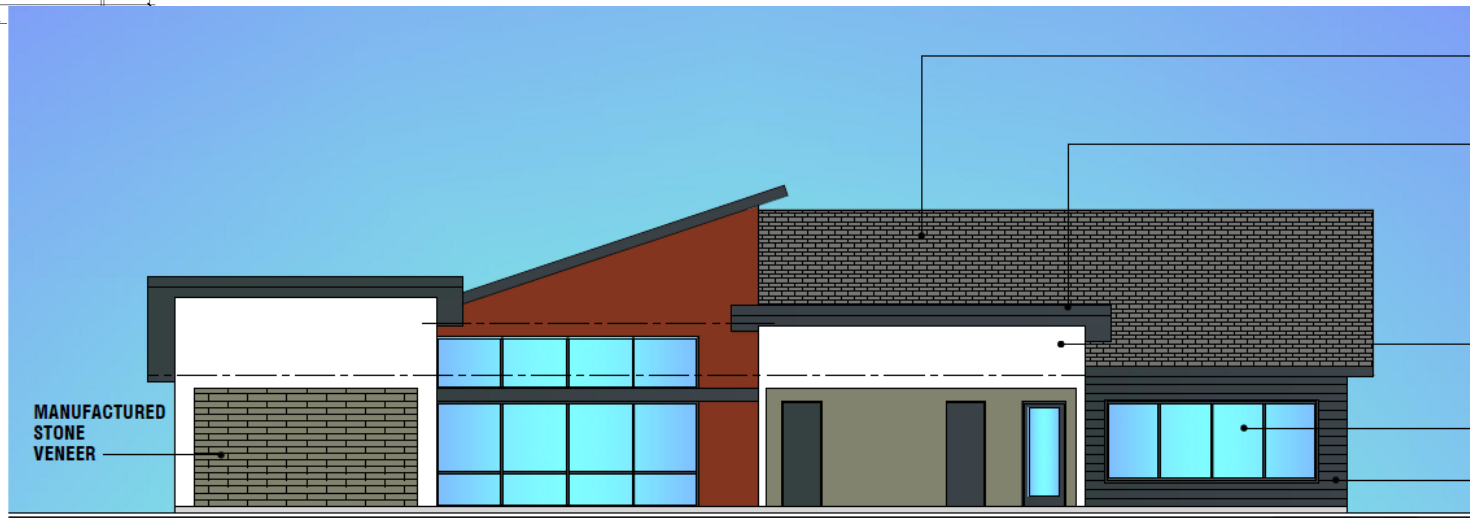


ELEVATIONS

Ultra Flex Clubhouse



CLUBHOUSE FLOOR PLAN
3,730 SF



**MANUFACTURED
STONE
VENEER**

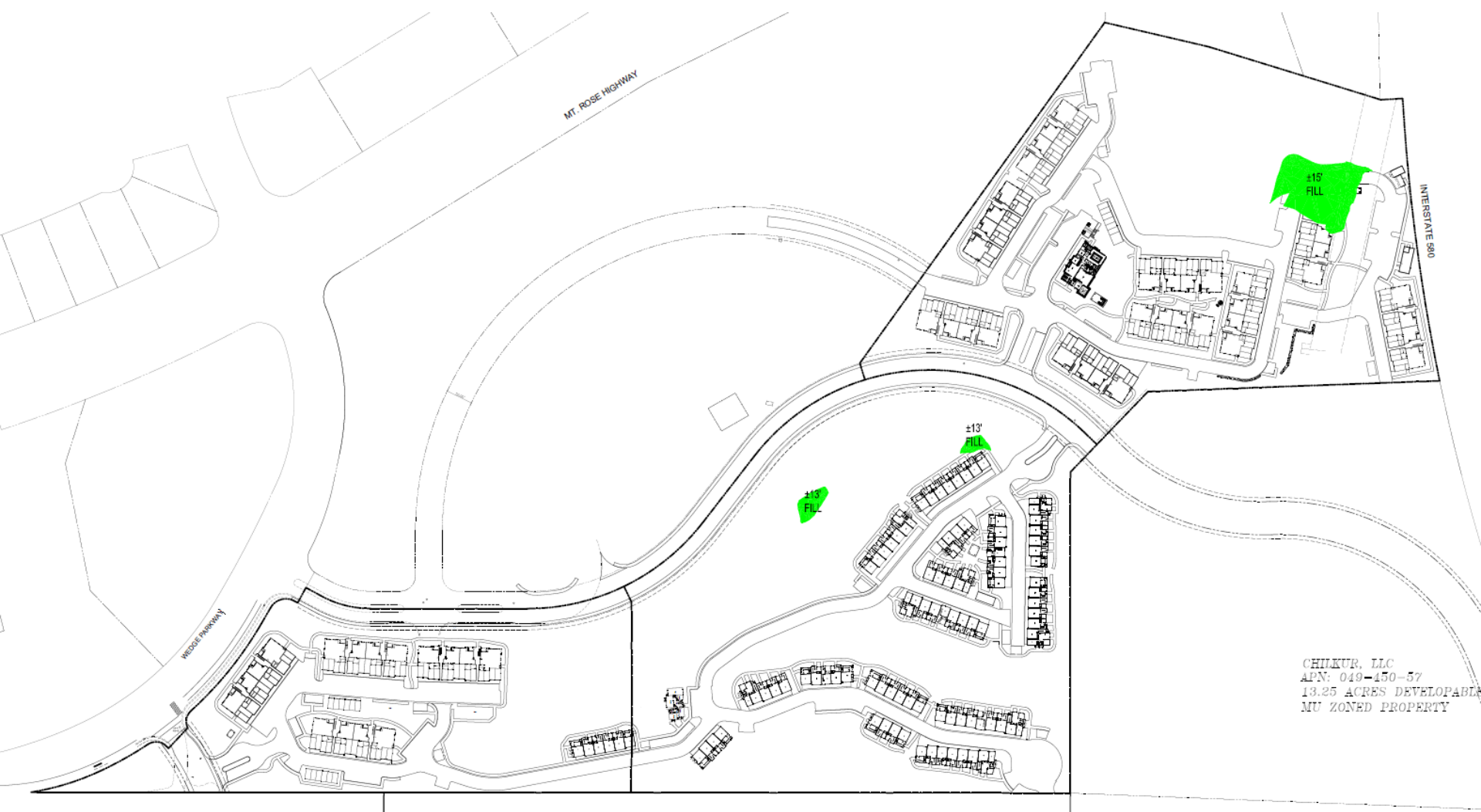
PROJECT IMAGERY- Ultra Flex



PROJECT IMAGERY- Ultra Flex



FILLS EXHIBIT



CHUKUR, LLC
APN: 049-450-57
13.25 ACRES DEVELOPABLE
MU ZONED PROPERTY



Analyzes the Mt. Rose Highway / Wedge Parkway intersection and 2 project access intersections:


- Existing
- Existing Plus Project
- 2041 Base
- 2041 Plus Project

As analyzed, the key intersections meet all applicable policies and levels of service standards.



ADDITIONAL STUDIES

- **TMWA Discovery;** adequate supply capacity, storage, and fire flow needed for the project.
- **Sewer report;** preliminary analysis show that on-site and off-site sewer mains have capacity. Coordination with Washoe County for final design.
- **Traffic Study;** key intersections meet all applicable policies and levels of service standards.
- **Geotechnical Investigation;** site is reasonably well-suited to the development
- **Steamboat Buckwheat Survey;** no buckwheat individual or populations encountered
- **Soil Chemistry Report;** will implement mitigation measures
- **Studies Provided with Final Design:**
 - Archaeological Survey,
 - Tree Survey with final design
 - Acoustical Analysis with final design



Q&A
