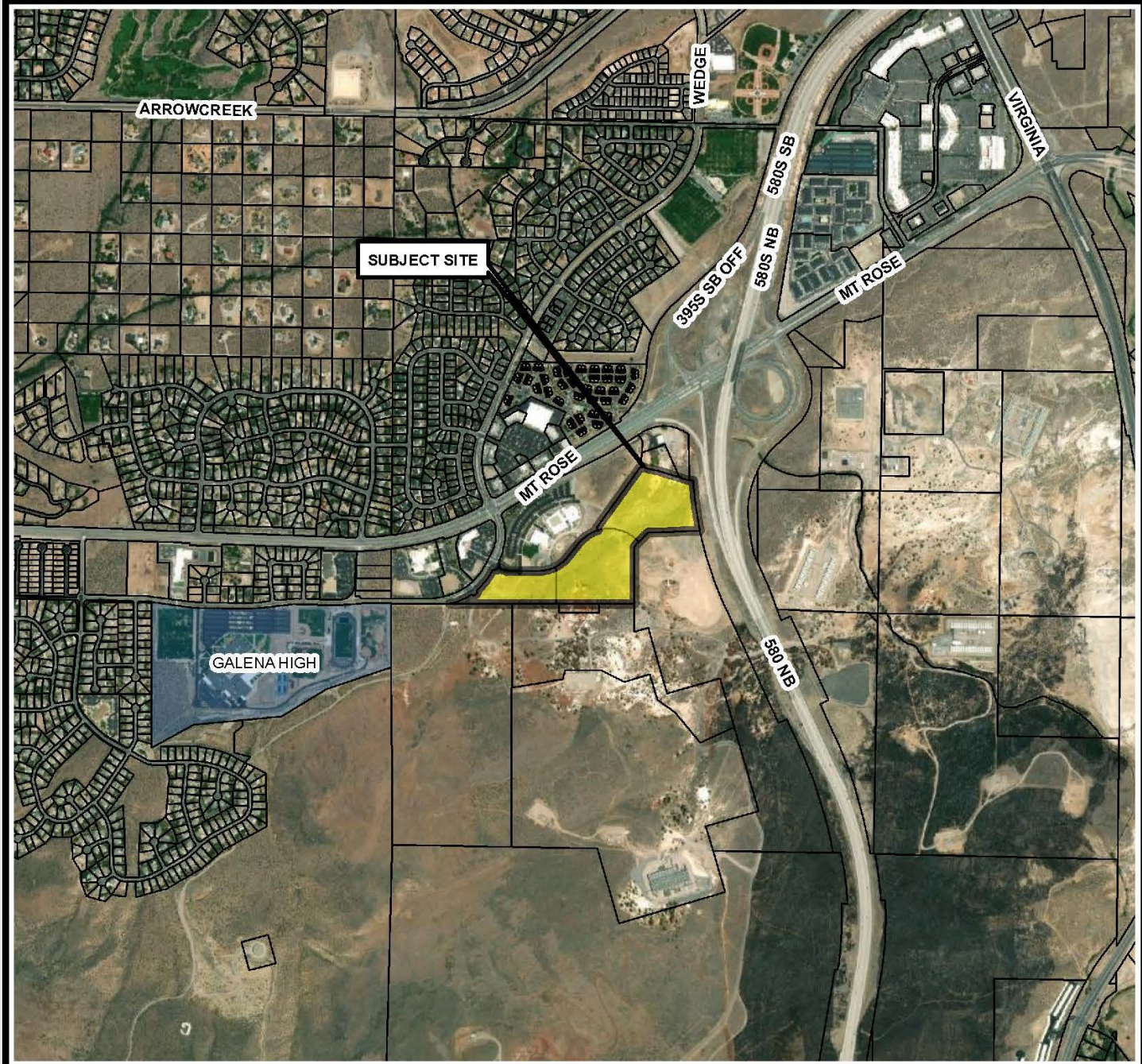


LDC22-00058 (Gateway at Galena)

*City of Reno Planning Commission
April 20, 2022*



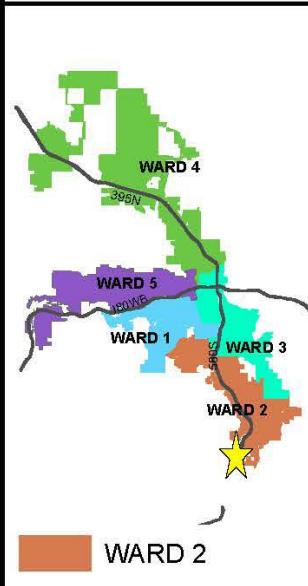



AREA MAP

LDC22-00058

(Gateway at Galena)

Subject Site ▶ 

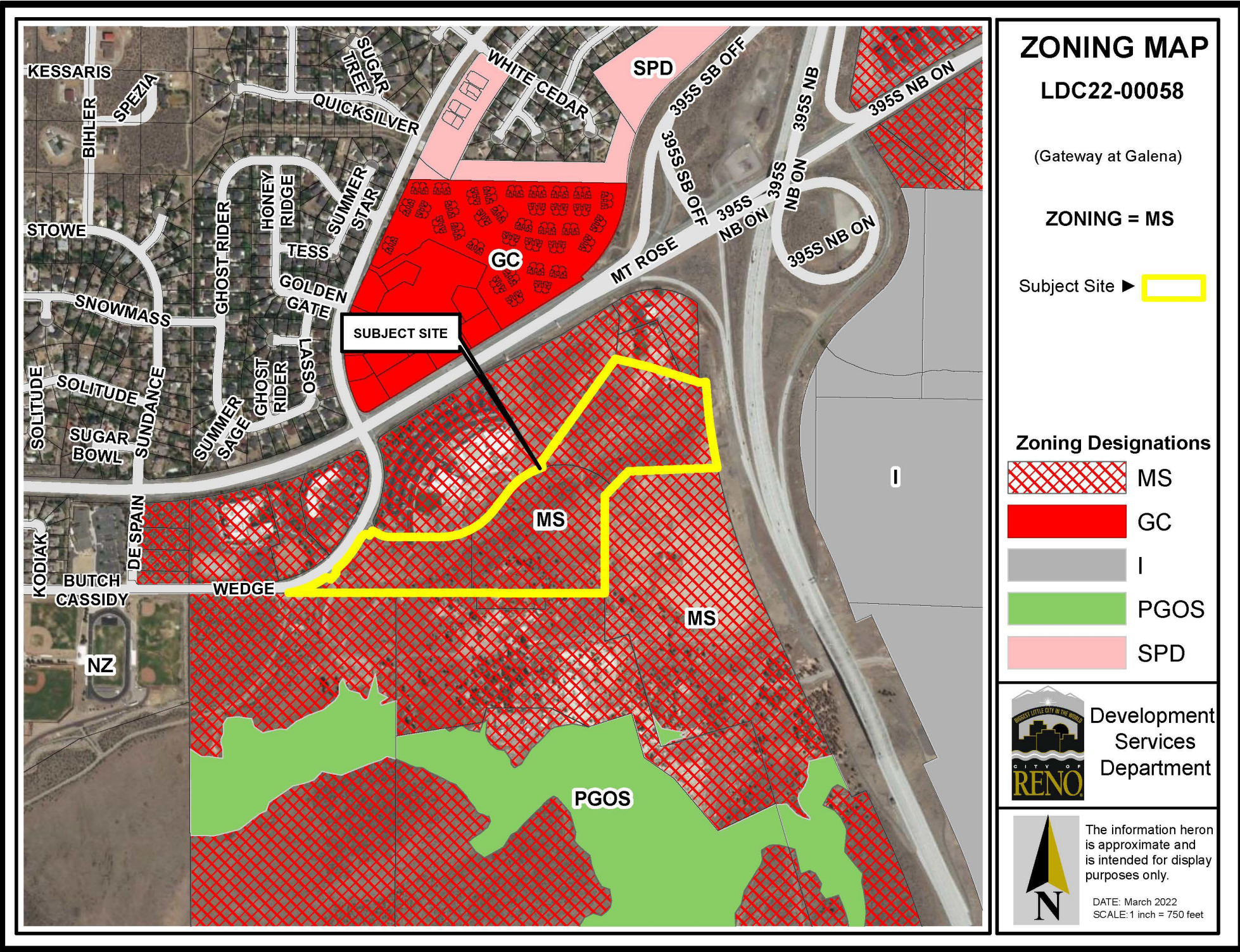


 The information heron is approximate and is intended for display purposes only.
 Date: March 2022
 Scale: 1 inch = 1,500 feet

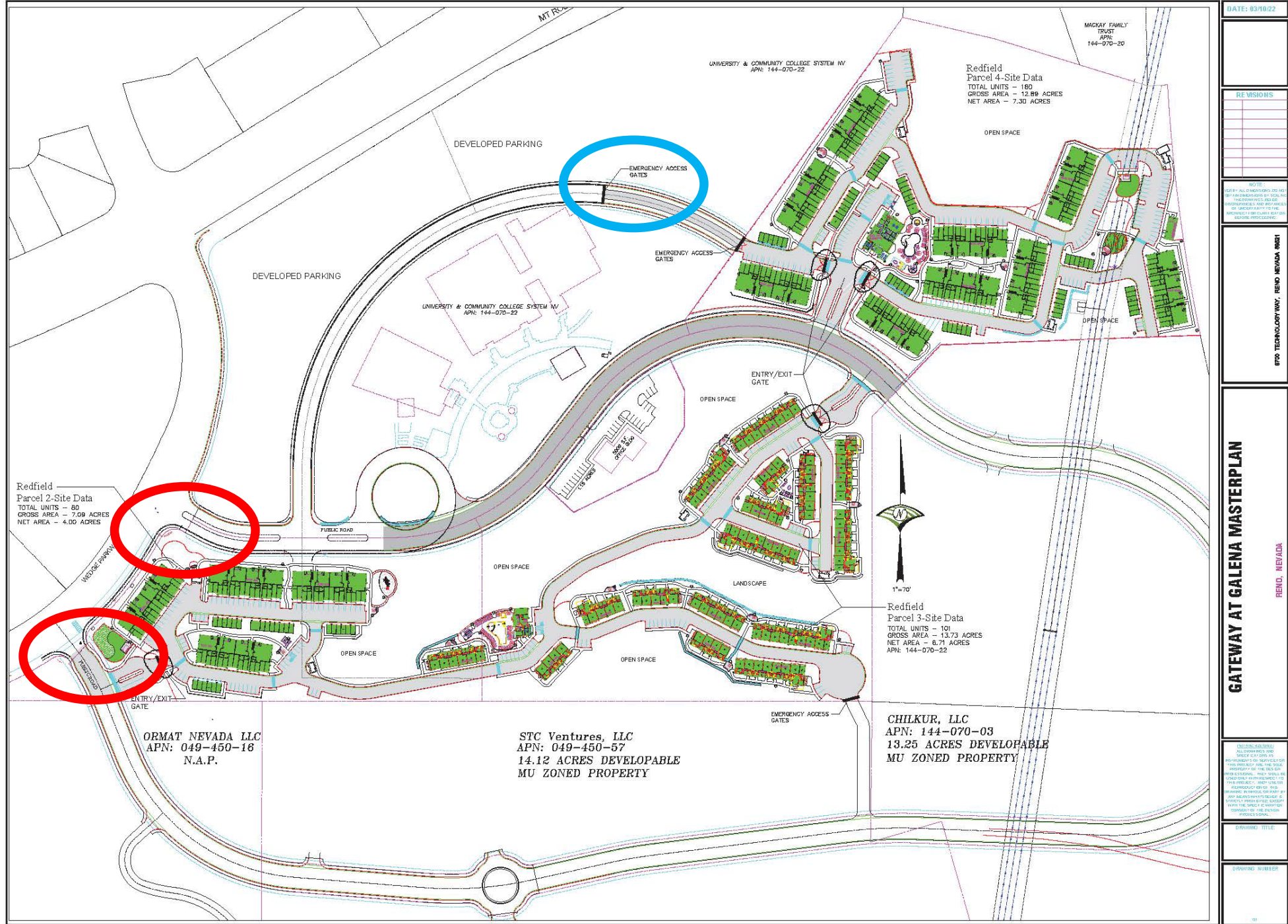
Project Information

- **Site Size:** ±33.71 acres
- **Zoning:** Mixed-Use Suburban (MS)
- **Tentative Map**
 - 361 Residential Condos
 - 231 Garages (“Non-Residential Condos”)
- **Conditional Use Permit**
 - Fills greater than 10 feet
 - More than 20 units
- **Annexation Request**
 - To be heard by City Council in May



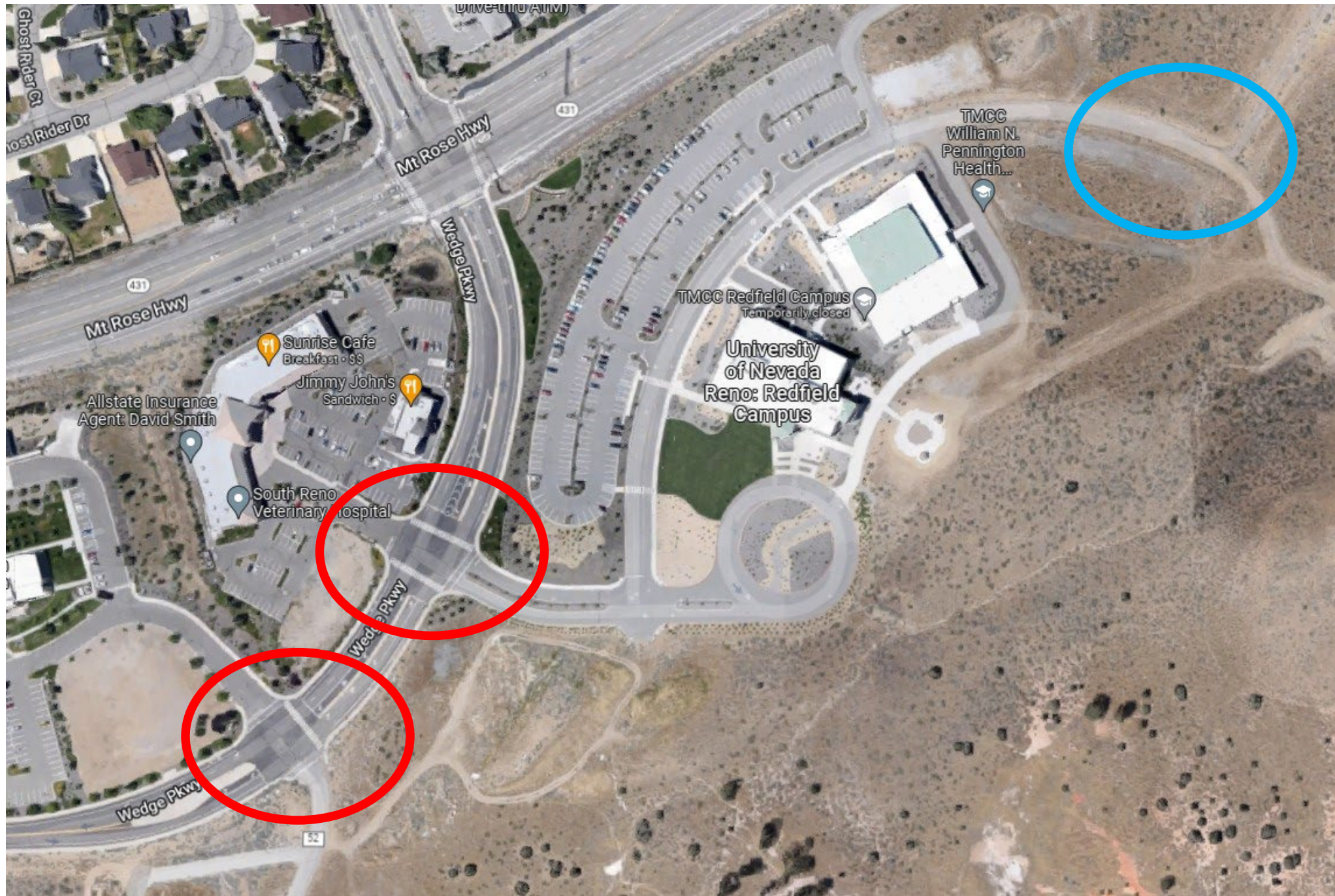


Traffic/Site Access



- **Parking**
 - 496 spaces required
 - 756 spaces provided
- **RTC Flex Ride**
- **Recommendations in Traffic Report will be implemented**
- **Points of Access:**
 - Existing Intersections on Wedge Parkway
 - Redfield Campus (Emergency Access Only)





Architecture

- **29 Residential Buildings**
 - Three “Parcels”
 - For sale units
 - Associated amenities
- **Building Articulation**
- **Allowed Height:**
 - No maximum height
 - Additional review for 55+ feet
- **Proposed Height:**
 - 44 feet 9 inches (max)
 - 3 Stories
- **Fire Sprinklers**



Environmental

- Grading
- Steamboat Buckwheat
- Existing Trees



Public Comment

Several comments were received, concerns included:

- Increased Traffic
- School Capacity
- Housing Type/Building Height

Recommended Motion

Staff recommends approval of the **tentative map** and associated **conditional use permit** based on compliance with applicable findings and subject to the conditions listed in the staff report and the revised language for Condition 12 noted below.

Condition 12

- Prior to the approval of a grading permit, the applicant shall demonstrate that a noxious weed monitoring and adaptive management plan has been prepared to address construction concerns and ensure ongoing consistent monitoring, prevention, and removal. This plan shall be implemented and enforceable throughout the life of the project. All naturalized and *disturbed* open space areas shall be planted with native vegetation/seed mixes and be irrigated for a minimum of two years.