

133.0005

# VINTAGE HILLS SENIOR APARTMENTS

## Design Standards Handbook

Prepared by:

JEFF CODEGA PLANNING/DESIGN, INC. 433 West Plumb Lane Reno, Nevada 89509

Prepared for:

USA PROPERTIES  
2209 Douglas Blvd. Suite 150  
Roseville, California 95661

March 3, 1997

Revised April 18, 1997

Revised October 9, 1997

Revised December 19, 1997

Revised February 9, 1998



**Table of Contents**

**Specific Plan District Design Standards Handbook**

Development Summary .....	1
Site Planning Standards .....	7
Architecture .....	12
Landscape Architecture .....	15
Signage .....	26
Exterior Lighting .....	28
Safety Measures .....	31
Maintenance .....	31
Design Standards Appendix .....	32

**List of Figures**

Figure 1-Location Map .....	2
Figure 2-Site Plan .....	3
Figure 3 - Yard Location Plan .....	9
Figure 4 - Circulation Plan .....	10
Figure 5 - Unit Floor Plans .....	13
Figure 6 - Typical Architectural Elevation .....	14
Figure 7 - Plant Massing Concept .....	19
Figure 8 - Buffering Concept, East Side Yard .....	21
Figure 9 - Buffering Concept, North Rear Yard .....	21
Figure 10 - Wall & Fence Design Concepts .....	21
Figure 11 - Retaining Wall Concept .....	23
Figure 12-Fencing Concept .....	24
Figure 13-Signage Concepts .....	25
Figure 14 - Lighting Elements .....	27
Figure 15 - Lighting & Signage Plan .....	29
	30

List of Tables

Table 1 - Development Statistics .....	4
--	---

**Appendix**

- East Elevation Building 'B'
- Plant List
- Clerk's Letter
- Agenda Report to City Council and Staff Report to Planning Commission



## **Specific Plan District - Design Standards**

### Statement of Purpose - Description

This Specific Plan District (SPD) is intended to provide the zoning necessary to accommodate a senior apartment community.

### Project Description

*The proposed Vintage Hills Senior Apartments consists of approximately 201 dwelling units on the 8.485 acre site. The project will be financed with tax exempt bonds which places income limitations of the tenants. The range of qualifying incomes per household is \$22,080 to \$25,200 (1997 Dollars). However, the tenant profile is not influenced with these income restrictions.*

The project will include amenities such as a clubhouse/community building, centralized mail/laundry facilities, a pool/spa, a picnic area, shuttle service, and an extensive social program. The social program includes aerobics, dances, games parties, potluck dinners, holiday buffets, classes, out-of-town trips and movies. A daily shuttle service will be provided that assists residents in shopping, making appointments and religious services.

### Permitted Uses

Multi-Family **Rental Housing** for Residents **55 Years of Age or Older**, **Accessory Uses Customarily Associated with independent Senior Housing**

### Property Location

The location of the proposed Vintage Hills Senior Apartments (APN# 001-271-04, 05, 07, and 08, 8.485 acres) is east of the intersection of McCarran Boulevard and West Seventh Street. Please refer to Figure 1, Location Map.



VINTAGE HILLS SENIOR APARTMENTS

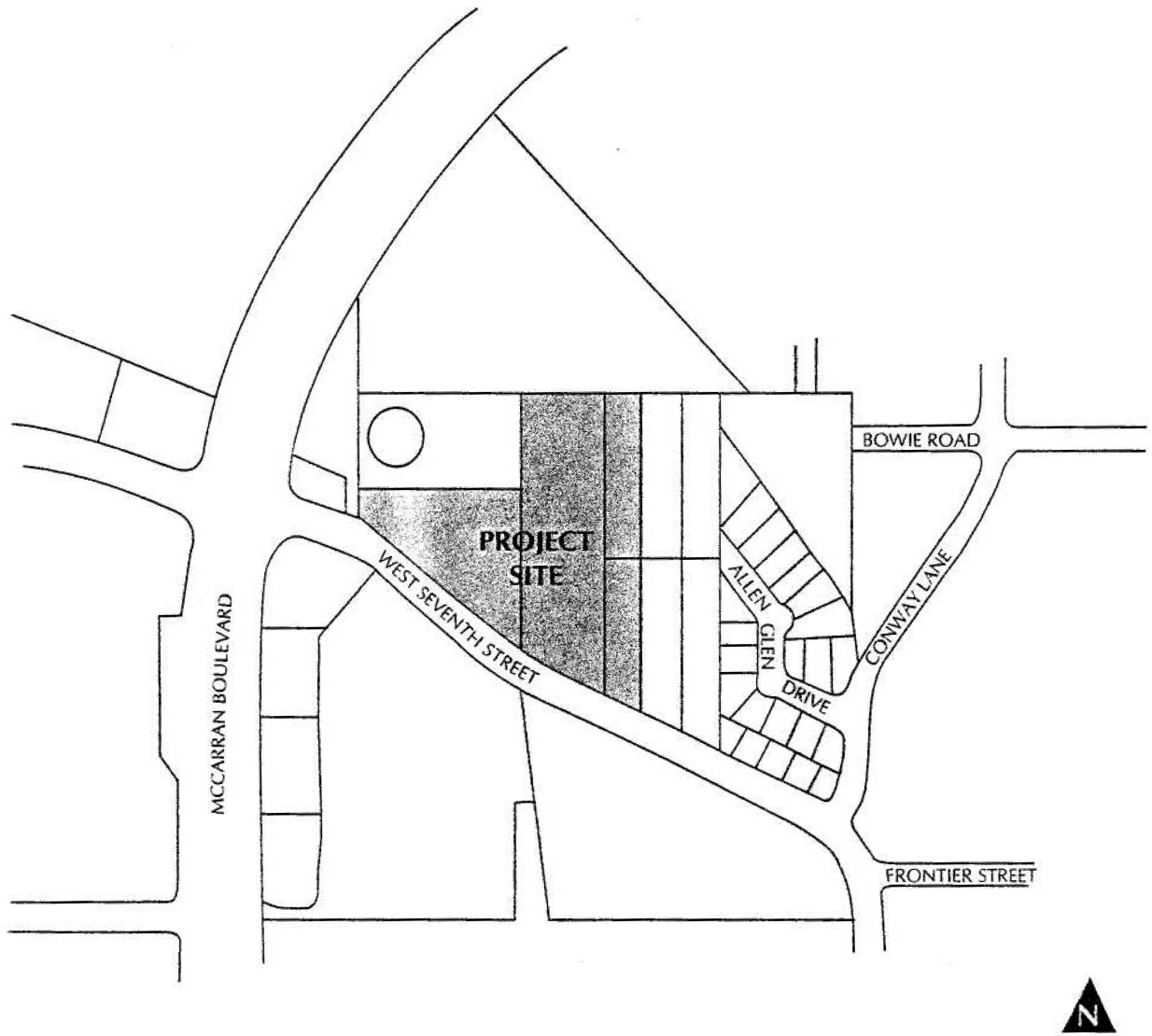
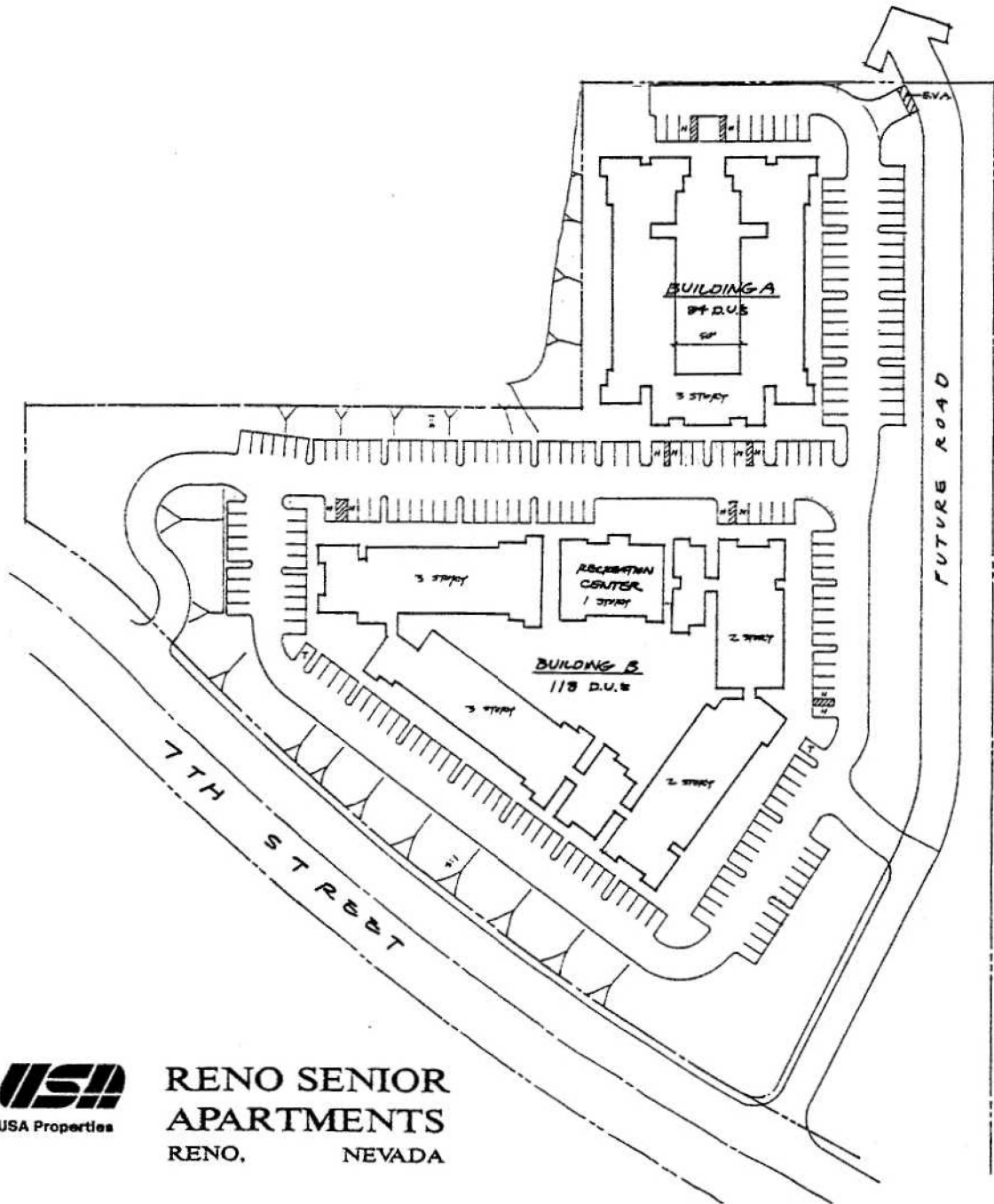


Figure 1 - Location Map 2





VINTAGE HILLS SENIOR APARTMENTS



**RENO SENIOR  
APARTMENTS**  
RENO, NEVADA

Figure 2 - Site Plan 3



## VINTAGE HILLS SENIOR APARTMENTS

### Development Summary

The proposed Vintage Hills Senior Apartments will be senior housing consisting of 201 dwelling units on the 8.485 acre site.

**Table 1 - Development Statistics**

<b>Master Plan Designation</b>		Special Planning Area
<b>Zoning</b>		SPD
<b>Allowed Uses</b>		Senior Citizens Housing
<b>Building Areas</b>	<b>Building A</b>	<b>Building B</b>
1 st Floor		
Units	16,344 S.F.	27,214 S.F.
Hallway/Storage	3,311 S.F.	6,318 S.F.
Stairs	1,462 S.F.	2,286 S.F.
Clubhouse		4,211 S.F.
Subtotal	21,117 S.F.	40,029 S.F.
2nd Floor		
Units	16,344 S.F.	27,214 S.F.
Hallways/Storage	3,311 S.F.	6,318 S.F.
Stair	1,462 S.F.	2,286 S.F.
Subtotal	21,117 S.F.	35,818 S.F.
3rd Floor		
Units	16,344 S.F.	14,045 S.F.
Hall/Storage	3,311 S.F.	3,337 S.F.
Stair	1,462 S.F.	1,526 S.F.
Subtotal	21,117 S.F.	18,908 S.F.
Total Building Area	63,351 S.F.	94,755 S.F.
<b>Grand Total (Building A &amp; Building B) =</b>	<b>138,106 S.F.</b>	



## VINTAGE HILLS SENIOR APARTMENTS

### Units Proposed

One Bedroom	139
Two Bedroom	61
Managers Unit	1

**Maximum Project Density** 201 du (24 du/ac)

### Landscaping

Open Space Area - Q 100 S.F. per unit	.46 acres
Landscape Area Required - 20%	1.70 acres
Recreation/Passive Parklike Area - © 15 S.F. per unit	.07 acres

Landscape Strip Between Access Road and East Boundary of Parking Lot:

1. Trees Shall Be Planted Q 1 Tree per 200 S.F.
2. Evergreens Shall Be 10'-12' in Height and Deciduous Trees 2-3" Caliper at Time of Planting

The landscape strip is intended to screen the view of Vintage Hills' windows from existing single family houses on Allen Glen Drive.

Total number of trees on-site (© 1 per ea. 300 S.F. of required US area)	246
Parking Lot Trees	23
Frontage Trees @ 1 per 30 L.F.	34

### Parking Provided - Senior Citizen Housing (Section 18.06.340 (w)d.)

	Required	Provided
139 One Bedroom @ .5 per unit	70	70
61 Two Bedroom @ 1 per unit	61	64
Guest © 1 per 5 units	40	68
Largest Shift Employees (6) © 1 per employee	6	6
Manager @ 2 per unit	2	2
<b>Total Number Parking Spaces</b>	<b>178</b>	<b>210</b>
Number of Handicapped Spaces		12
Number of Standard Spaces		181
Compact Spaces		17

**Building Heights** (3 Stories) 35'

**Minimum separation between buildings** on the same lot 35' Minimum



VINTAGE HILLS SENIOR APARTMENTS

<b>Laundry Facilities</b>	<b>Per City Code</b>
<b>Building Yards (see Yards/Setbacks discussion on page 7)</b>	
Front yards (Adjacent to 7th Street)	50'/30' (Landscaped)
Side yards (Water Tank Parcel Setback)	Minimum 10'
East Side Yard (ESY)	100'
North Rear yard (NRY)	50'
<b>Screening</b>	
Abutting SF along the east along the east side <i>yard</i> (ESY)	5' masonry/concrete panel wall
Abutting undeveloped north rear yard (NRY)	5' metal picket and pilaster
Abutting water tank parcel (South and east property lines)	5' metal picket and pilaster
Abutting commercial west side yard (WSY)	5' stucco wall with pilasters or S metal picket and pilaster fence
Abutting roadway	4.5 metal picket and pilaster with 30' landscape buffer
<b>Other</b>	
Any standards not addressed above shall comply with City of Reno, RMC 18.06.	





## Site Planning Standards

### Yards/Building Setbacks

Vintage Hills will feature a variety of yards (see Figure 3) defined by the distance between the edge of the nearest building and the property line

The front **yard along 7th Street** will feature an allee' of trees adjacent to the sidewalk. An understory of shrubs and turf grass will wrap down the slope toward the parking lot below. The width of this yard, 30'-50', complies with the 30' landscaped setback required adjacent to an arterial.

The east **side yard(ESY)** is adjacent to single family zoned lots. The minimum setback for this area is 100'. A landscaped slope, parking and a driveway will separate the different land uses.

The water **tank side yard parcel (WTSY)** is adjacent to the SPPCo water tank. The minimum setback for the buildings along the southeast of the water tank parcel sides will be 10'. A grading easement with Sierra Pacific Power will allow USA Properties to taper the slope back, away from the property line to avoid a wall adjacent to the buildings. The slopes and side yard will be landscaped and revegetated (see Landscape Section for details of this proposal).

The west **side yard (WSY)** is adjacent to a convenience store zoned neighborhood commercial. An access road related to the public facility separates the entrance driveway to Vintage Hills from the rear of the commercial building. A 50' setback separates the building from the property line.

The north **rear yard (NRY)** is adjacent to undeveloped land, master planned for medium density residential. There will be a minimum setback of 50' from the property line.

These yards described above have a variety of elements within them: parking and car ports, walkways and fencing, and landscaping.

### Building Heights

Building A shall be allowed 3 stories (height defined per City code) for the entire building.

Building B shall be restricted to 2 stories 25 feet along the easternmost edge of the building. This applies only to the row of units east of the internal corridor that serves a double loaded building. The remainder of Building B shall be limited to 3 stories in all other cases.

### Vehicular & Pedestrian Circulation and Access

#### Driveways

There is one AC paved 24' access driveway and one paved 20' emergency road. These driveways are lined with parking and wrap around the exterior of the two buildings.



### Sidewalks & Paths

The pedestrian circulation plan will provide safe connections between off-site paths /walks and the internal development. It should provide safe, clear and complete connections to buildings, recreations and common areas and parking and comply with additional requirements. See figure 4, Circulation Plan.

- All paths will be made of concrete.
- An attached 5' sidewalk will be provided along West 7th Street and throughout most of the project.
- Paths through Vintage Hills Courtyard will be a minimum of 4' and will connect to the off site paths, buildings, parking, clubhouse and parking.
- Curb cuts and ramps will be used where any path connects with a curb or other obstacle.
- Grades on all paths will not exceed 6%. Ten foot landings will be located every 50' on stretches with 6% grades.

### **Parking**

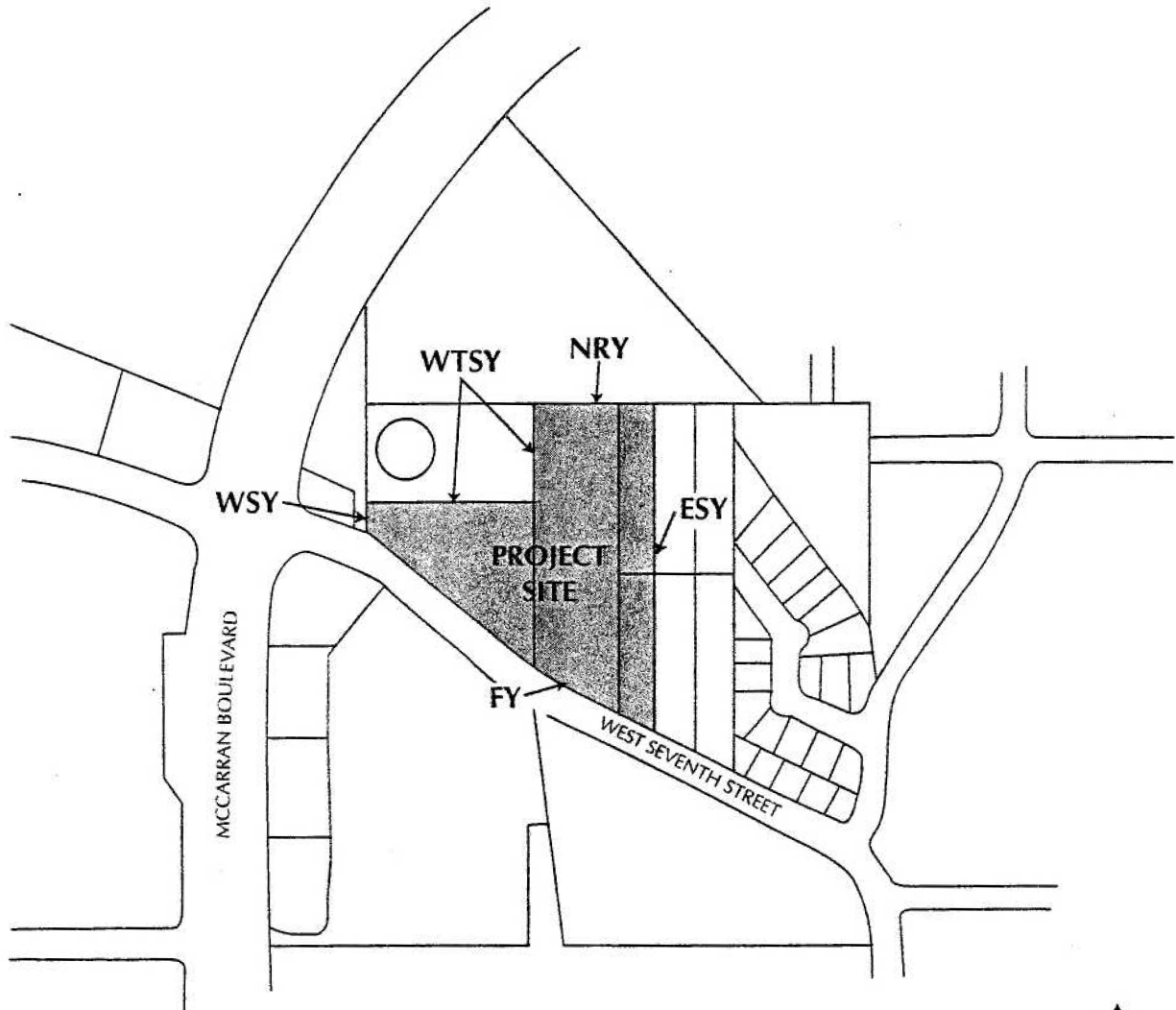
Of the required parking (see Development Statistics -Table 1), 75% will be covered. Spaces may be assigned and guest spaces will be clearly marked. Parking will not be separately rented.

### **Refuse Collection**

As mentioned in the Architectural Section, the solid waste from each unit is deposited in shoots that deliver it to a bottom floor collection area. The property managers or maintenance staff will collect waste and take it to one of two waste compactors. The waste compactors are to be located in the buildings. Maintenance personnel will take compacted waste to one of 3 dumpsters located adjacent to the parking lot. The dumpsters will be screened from view, at the ground level, behind stucco walls (matching the design and color of the architecture). Access to the dumpsters will be through locking metal doors.



VINTAGE HILLS SENIOR APARTMENTS



YARDS	
ESY	= EAST SIDE YARD
NRY	= NORTH REAR YARD
WSY	= WEST SIDE YARD
WTSY	= WATER TANK SIDE YARD
FY	= FRONT YARD

**Figure 3 - Yard Location Plan 9**



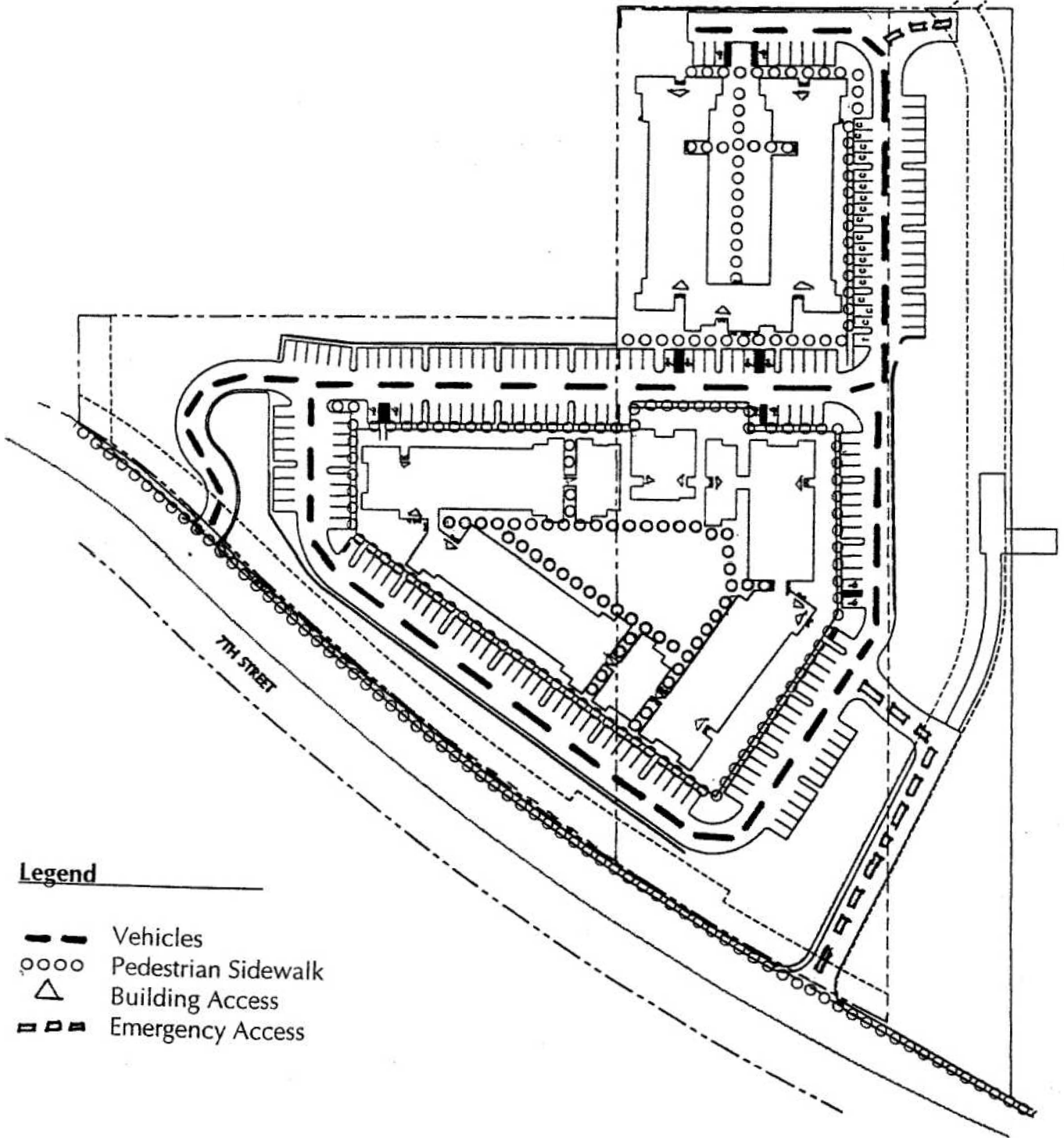


Figure 4 - Circulation Plan





## Architecture

The overall imagery of the architecture is that of modified residential craftsmen style. The project will offer a type 5 one hour wood frame construction. Two building footprints provide an internal corridor circulation system for residents' easy access to laundry facilities, the clubhouse and each other with minimal exposure to the elements. The internal focus of the project also provides common areas with a sense of intimacy and yet privacy.

## Unit Features

- The one bedroom units are 530 square feet (S.F.) and the two bedroom units are 719 S.F. See Figure 5 for a sample of individual unit floor plans.
  
- Each unit will have
  - pantry cabinets
  - dishwashers
  - wall to wall carpeting and drapes
  - heat pump or "aquatherm" air conditioning and heating
  - continuous-cleaning range/oven and hood fan
  - garbage disposal
  - refrigerator/freezer
  - security/emergency alert system with 24 hour monitoring capabilities
  - waste disposal shoot
  
- 5% of all units will be wheelchair adaptable. All units are ergonomically designed for special need (i.e. wider than standard doors and cabinetry that is removable). All units are handicapped accessible with elevators located toward the ends of the internal corridors.

## Exterior Materials/Colors

Figure 6 shows the south facing elevation of Building B which is typical of the project facades.

- The 2 to 3 story buildings will have stucco and all weather panel siding.
  
- The colors will be light tan and medium tan with hunter green trim, canopies and accent features.
  
- The roofing materials will be high definition architectural quality composition shingles.
  
- The roofing color will be a dark warm brown.

## Articulated Surfaces/Textures

- *Balconies on one bedroom units will be recessed 3' in from the face of the building and be 8' - 10' wide. The balconies on the 2 bedroom units will be 5' deep and 12'- 14' width. The balconies may be accessed only from the units. A portion of the railing in the center will be made of wood.*



## VINTAGE HILLS SENIOR APARTMENTS

- The second story windows will have awnings and the first story windows will have false shutters. All windows have wood surrounds painted light tan. Aluminum double pane window frames will be accented with light tan mullions.
- Roof lines vary in height, stepping in and out to provide variety in the facade and roof line.
- Flat soffits with exposed wood trim.
- Foundation planters will provide a soft transition where the building meets the earth.

### **Clubhouse**

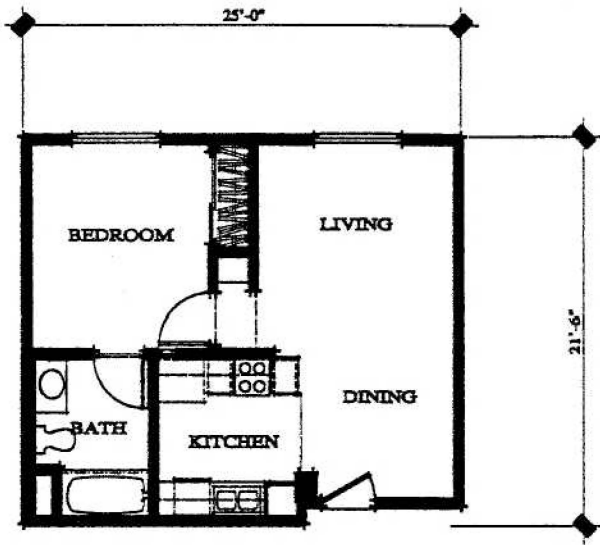
- The completely furnished Clubhouse will contain the Vintage Hills property manager's office, large community room and adjoining kitchen, a fully equipped laundry facility and recreation rooms, and public restrooms.
- Activities are initially programmed by the property manager. After rent-up, the leadership of these events will become the responsibility of the residents who tailor them to their more specific interests.

### **Treatment of Mechanical Equipment**

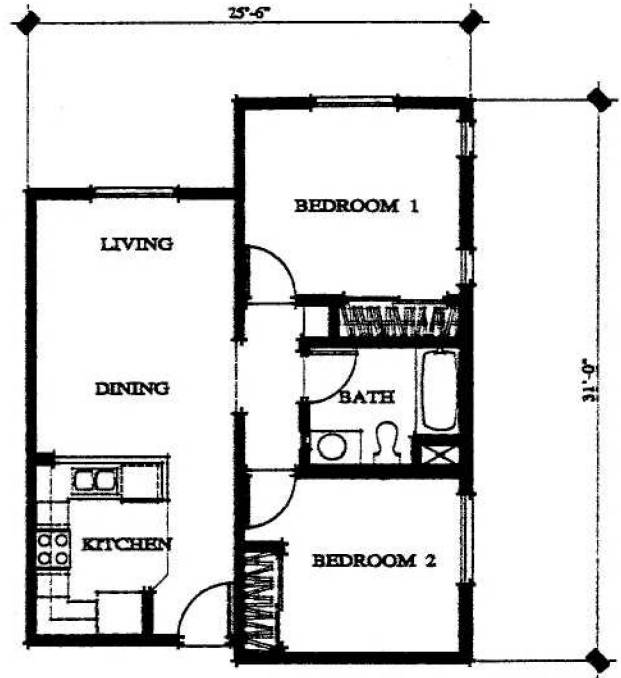
- All air conditioning units shall be integrated into the building and screened from public view with landscaping or walls that are an extension of the building.
- All mechanical and electrical equipment will be located within the interior of the building, screened from view.
- If permitted by Sierra Pacific Power Company, the meter boxes will be screened with a masonry wall to match the architecture that will be erected 3' from the meter.



VINTAGE HILLS SENIOR  
APARTMENTS



PLAN 1



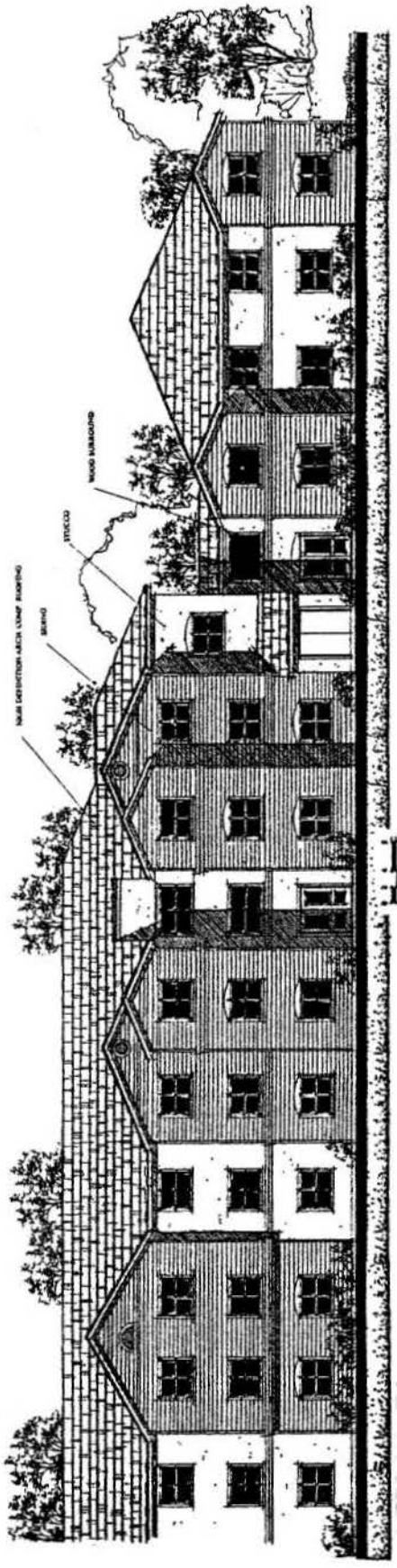
PLAN 2



UNIT FLOOR PLANS

Figure 5 - Unit Floor Plans 13





VINTAGE HILLS SENIOR APARTMENTS



PARTIAL SOUTH ELEVATION  
 BLDG. 'B'  
 RENO SENIOR APARTMENTS



Figure 6 - Typical Architectural Elevation 14





## **Landscape Architecture**

### **Landscaping**

The primary goals for landscape design include providing for an overall visually pleasant environment of Vintage Hills. The landscape plan creates interesting pedestrian and circulation corridors as well as entry features. It will support the architectural theme and a sense of community. The landscape design will also provide year round interest, screening and buffering where necessary. Two objectives in support of these goals are grouping plants of like requirements and uses into zones and minimizing the amount of turf or using turf where it is functionally necessary.

#### **Design and Conservation Principles**

- Plants should be selected which are especially drought resistant.
- Hardscape materials such as stone, brick, gravel, wood and concrete will be used to compliment plant material, enhance the landscape design/architecture and provide suitable walking surfaces. Materials selected which can allow rain to penetrate the soil are favored.
- Mulches, such as stone or bark will be applied in all landscaped areas to conserve water by holding down soil temperature and reducing evaporation. The use of mulches also deters weed growth.
- A soils test will be conducted after grading and fill placement to determine the nature of existing soils in planting areas and the results used to determine appropriate soil amendments.
- Plantings will be grouped according to similar growing requirements in zones.
- Selected plant species should be those that are tolerant of the environment in which they will be grown including salinity, alkalinity, soil/water characteristics, soil physical properties, drainage and proneness to flooding, water tables, and any other influential factor. Special emphasis will be given to the selection and trade off between species that are rapid growers, those that are drought tolerant, and species with pleasing aesthetic properties.
- Plantings will also be use for climate modifications such as for shade and winter windbreaks.
- Planting techniques will be used which trap natural and irrigation water for optimal plant utilization, particularly off of sloped turf areas.
- Groupings of evergreen and deciduous trees, shrubs, and ground covers shall be used to provide year round interest and where screening is necessary.
- Placement of plantings will respect the need for security. Plantings should not create hidden, darkened or masked corners.
- Selected plant materials will contain a combination of fast, medium and slow growth rates. Fast growth plants adapt quickly, provide quick cover, but have a short life span and are sometimes are subject to disease. Medium growth plants take over as the faster growth plants begin to die out, usually after 15-20 years. They are generally more attractive and less subject to disease. Slow growth plants remain small for



## VINTAGE HILLS SENIOR APARTMENTS

a long period of time, but eventually become a dominant plant type. They are highly resistant to disease, long-lived and are not subject to the problem of wind breakage.

- Plant forms should be kept similar to each other in order to provide unity.

### Irrigation Guidelines

- Efficient irrigation systems will be utilized in conjunction with planting zones. Drip irrigation bubblers and low-angled spray types of equipment will be used wherever feasible.
- Provide adequate water to establish and maintain landscape plantings and promote water conservation.
- All planting areas are to have automatically controlled irrigation systems.
- Irrigation systems will be designed to provide complete and adequate coverage (taking into consideration wind patterns and other disruptive factors) while using water conserving methods.

### Landscape Zones

Landscape zones are suggested which feature a distinct character suitable for the various land use and functional requirements at Vintage Hills. Plant materials suggested for each zone have similar water and light requirements. Specific species suggested for the individual zones are suggested in appendix 1.

#### Enhanced High Desert - Streetscape/Landscape Buffer Areas/and parking medians

Plantings in this zone will be those which can survive on minimal irrigation. Landscaped beds in the Enhanced Desert Zone consist primarily of an aggregate or wood mulch ground plane with dispersed ground covers, shrubs, perennials, and trees.

- The Enhanced High Desert zone will be used as background plantings which are hardy, practical and functional.
- This objective in this zone is to provide low maintenance green areas, slope stabilization and climate control.

#### **Desert Oasis Garden** - Entries/Courtyards/Foundation Plantings.

The Desert Oasis Garden landscape includes limited areas tolerant of a high level of activity, and use designed for a lush, colorful, and high density appearance. These areas will occur as focal points in the project such as turf around plazas and congregation areas. The turf zones will be designed to maximize the use of such areas through proper placement, sizing and design. Areas where this zone is used can be especially effective next to structures where breezes over landscape plantings can cool structures and where plantings will suffer the least from wind and hot sun.

- The Desert Oasis Garden includes limited areas tolerant of high activity levels and are designed for a lush, colorful, and high density appearance. These areas will occur as focal points in the community, and common park-like areas. These zones will be designed to encourage residents to maximize the use of such areas through proper placement, sizing and design.



## VINTAGE HILLS SENIOR APARTMENTS

- Areas where this zone is used can be especially effective next to structures where breezes over landscape plantings can cool structures and where plantings will suffer the least from wind and sun. Plant materials in this zone will have moderate and occasionally high irrigation requirements.

For the Plant Massing Plan, please refer to Figure 7.

### **Slope Stabilization and Revegetation**

The zone north of the project which is identified for grading will be revegetated. A temporary irrigation system will be installed to initiate growth.

- A reveg spec will be provided by a local reclamation specialist. This expert will recommend a seed mix, pre-application processes, installation and reinforcement.
- A temporary irrigation system will be provided which will initially run *for* two years. At the end of this period, the heads will be removed and the subsurface system will be abandoned, if the site is revegetated to the acceptance of staff. If not, remedial action, including extending the period of irrigation may be required.

### **Project Entry**

The project entry will welcome residents and guests with attractive signage, plantings and lighting. The landscape design will express the overall image of the project.

### **Landscape**

- The landscape at the entry will feature the Desert Oasis Zone type plants with a stacked rock wall gently elevating the grade so that the base of the project sign is one foot (1') above the top of curve.
- An island, located about 50' from the intersection of West 7th Street and the entry, will be landscaped with plant material that will provide year around color. Perimeter fencing will restrict entry. Fencing shall be approved by Reno Fire and Community Development staff and shall not barr or impair access by emergency service providers.
- The lighting for the project entry will be distinctive and be used to aid in identification of the Vintage Hills. The monument and landscape nearby will be uplighted in a color that enhances visibility to the approval of the City of Reno.

### **Common Areas**

Two internal focused community courtyards are centrally located to each building.

- The main courtyard features a grassy park with meandering walkways that connect building entrances to the Clubhouse, parking and other buildings. Picnic tables and benches located at pleasant shady spots will overlook an open turf area suitable for lawn games. The focal point of this courtyard is a fenced pool, spa and sunbathing area.
- The secondary courtyard in the northern complex will have comfortable seating areas for watching 17



## VINTAGE HILLS SENIOR APARTMENTS

passersby, relaxing and socializing. Walkways through this landscaped courtyard will connect the building entrances to parking and the Clubhouse.

- Around the perimeters of each buildings, landscaped strips of 3' to 16' will separate the buildings from the sidewalks.
- Around the perimeter of the project boundary and along the outside edge of the parking areas, various sized *areas will be landscaped with Enhanced High Desert plant materials to provide an attractive edge to the project*. For more specific screening requirements, see the section on Buffering and Figures 8 and 9.
- An area may be provided where residents could have garden plots. These areas will be well defined and perhaps raised beds for growing vegetables or flowers. The assignment and oversight of these plots would be the responsibility of property managers. If the plots are neglected and unused, they would be converted to landscape plantings which are compatible to other areas on the property and meet maintenance needs of the owners.

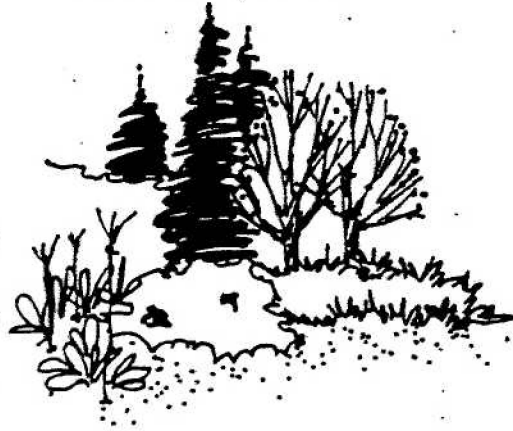




Natural and informal groupings in large masses.



Limit the use of multiple plant varieties or exotic plants.



Contrast evergreen and deciduous masses.

THIS:

NOT THIS:

Figure 7 - Plant Massing Concept 19



## Buffering

The buffering at Vintage Hills will be intensive due to the adjacent land uses and the proposed land form changes.

- The most sensitive side will be to the east, where the project is adjacent to single family residential. Landscaping will be provided as a buffer to the adjacent single family residences. Trees shall be planted at 1 tree per 200 square feet with evergreens sized at 10'-12' and deciduous trees sized at 2"-3" caliper at time of planting along the east property line between the buildings and the "future access road." See the Landscape Plan for details.
  - Evergreen trees, minimum height: 10' (feet) minimum.
  - Evergreen trees, maximum spacing: 20 foot maximum
  - Deciduous trees, minimum caliper: 2" minimum caliper
  - Deciduous trees, maximum spacing: 30 feet maximum
- The buffering along the north rear yard (NRY) is also adjacent to residentially zoned land. The Vintage Hills project is elevated above most of this parcel and building setbacks are a minimum of 50'. Given these conditions, it is proposed that a 5' open rail fence with a minimum 5 foot wide landscape strip with trees 30 feet on center and tall shrubs planted in front of it will provide secure separation and screening to this neighbor. See Figure 9, Buffering Concept, North Rear Yard.
- Buffering for the 7th Street edge will be a layering of shrubs, ground cover trees and metal rail fencing in a minimum 30' landscape strip adjacent to the sidewalk. This strip gently descends to the top of a retaining wall. At the base of this wall is a narrow planting strip and parking for Vintage Hills.
  - 2-1/2" cal. Deciduous Street Trees: maximum spacing 30' o.c. in row
  - Deciduous trees: maximum placement 10' from the from face of curb



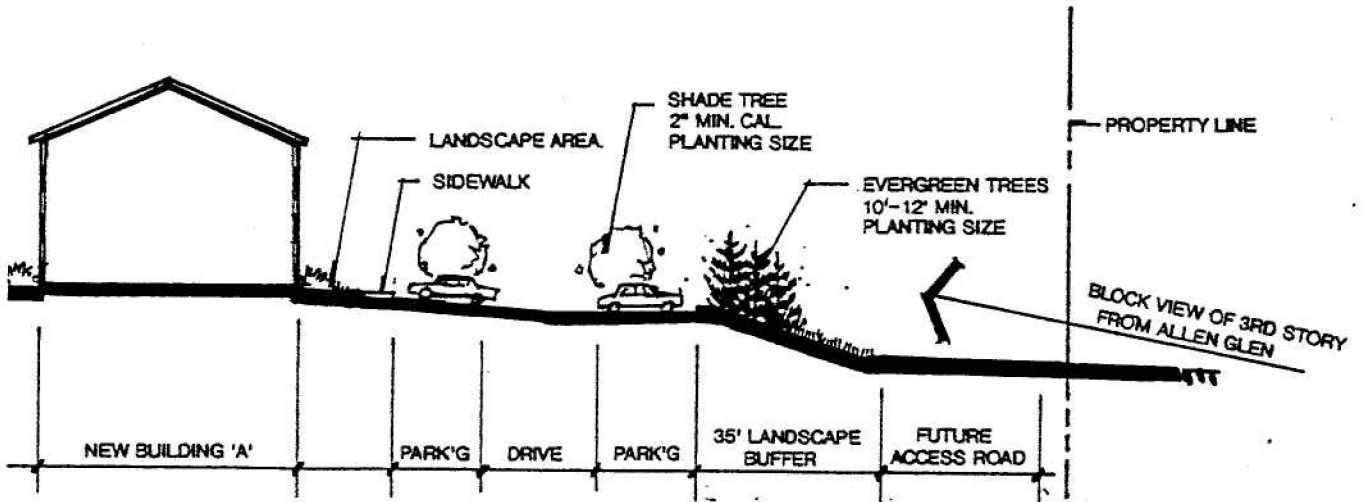


Figure 8 - Buffering Concept, East Side Yard

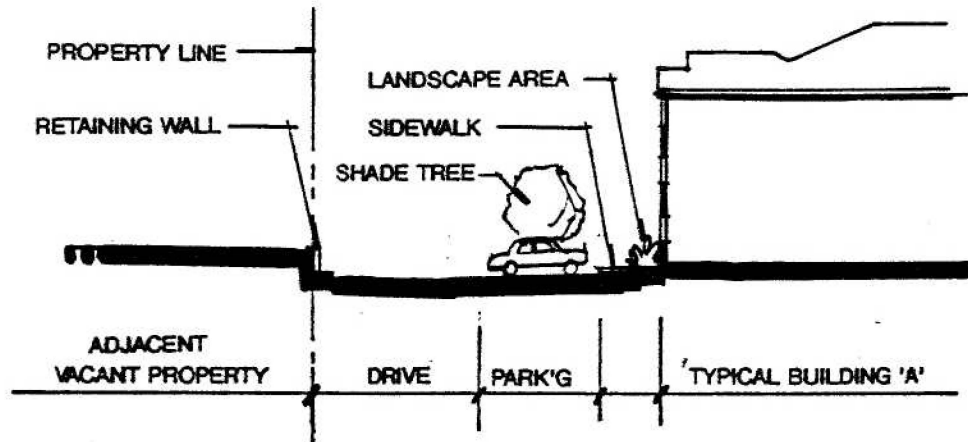


Figure 9 - Buffering Concept, North Rear Yard



## **Walls and Fences**

Walls and fences provide visual screening, privacy, security and retain slopes. The entire site will have walls and or fencing surrounding it, except at the driveways. Vines, shrubs, and trees will be used to soften the base and tops of walls, fences and retaining walls.

### Walls for screening

- These walls will be made of prefabricated concrete panels slipped between concrete columns or of concrete with foundation faced with stucco. They will have decorative columns to provide structural support and to *break up the monotonous corridor effect of long walls*. *This wall may be substituted with a 1' extension above grade of the retaining wall with metal rails on top of it*. See Figure 10, Wall & Fence Design Concept.
- The wall or wall/rail will be a minimum of 5' in height and will step, rather than slope, to accommodate grade changes.
- The color of the walls will match the tan stucco on the buildings.
- *This wall or wall/rail will be used along the east property boundary on top of the retaining wall.*

### Retaining Walls

- Retaining walls will be made of split faced masonry blocks (KeyStone or similar quality) which provides an irregular face to the wall, casts shadows and has a natural stone appearance. See Figure 11, Retaining Wall Concept.
- The color of the walls will be consistent through out the project and compliment the screening walls and other architecture.
- The aesthetic design for retaining walls will depend upon construction requirements. The soils and other environmental conditions may require changes that alter this design proposal. Every effort will be made to *provide an attractive and functional wall*. *No wall face will exceed 10' in height*. *Where taller walls are needed, a terraced wall system will be used*.

### Fencing

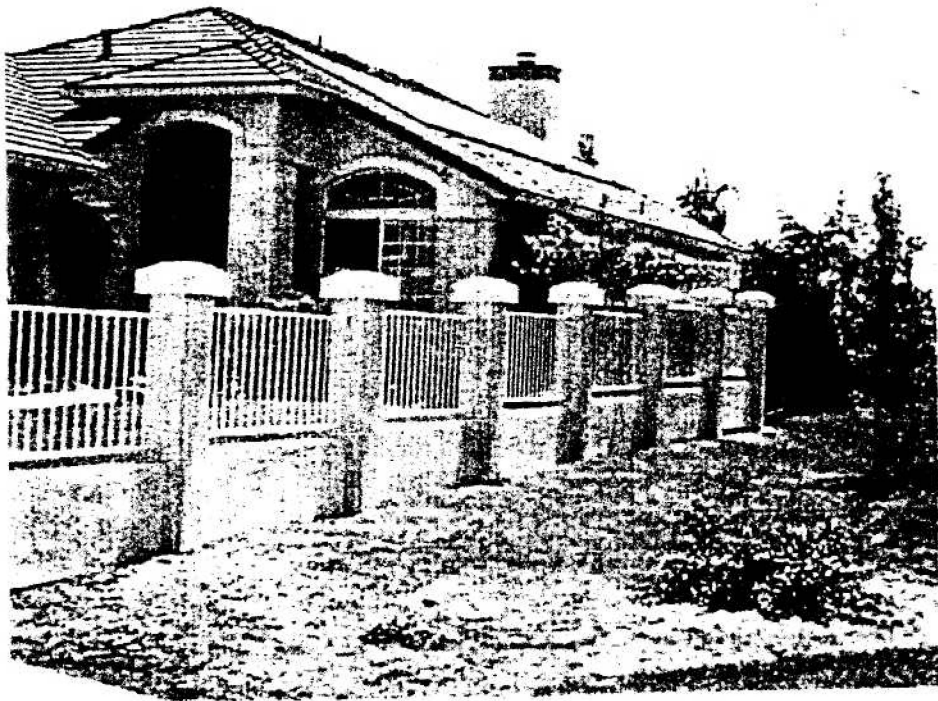
- Fencing will be a combination of rod iron or black metal railings and concrete or masonry with stucco finish. This fencing is designed primarily for security. See Figure 12, Fencing Concept.
- Due to the nature of grade changes on this site, views into and out of are geographically [restricted](#). [in](#) order to allow light into the project and avoid casting long shadows over neighbors, the transparent fencing will be used wherever possible.
- Fences will step not slope along grade changes.
- Fences will be minimum of 5' in height (4.5' maximum height in the front yard).

### Pool Area

- The pool area will be fenced either an iron/metal railings type or coated chain link. The sturdy 5' fence will confine a 6 to 8 person spa, concrete sun deck with landscape and furnishings, and a lap oriented pool.



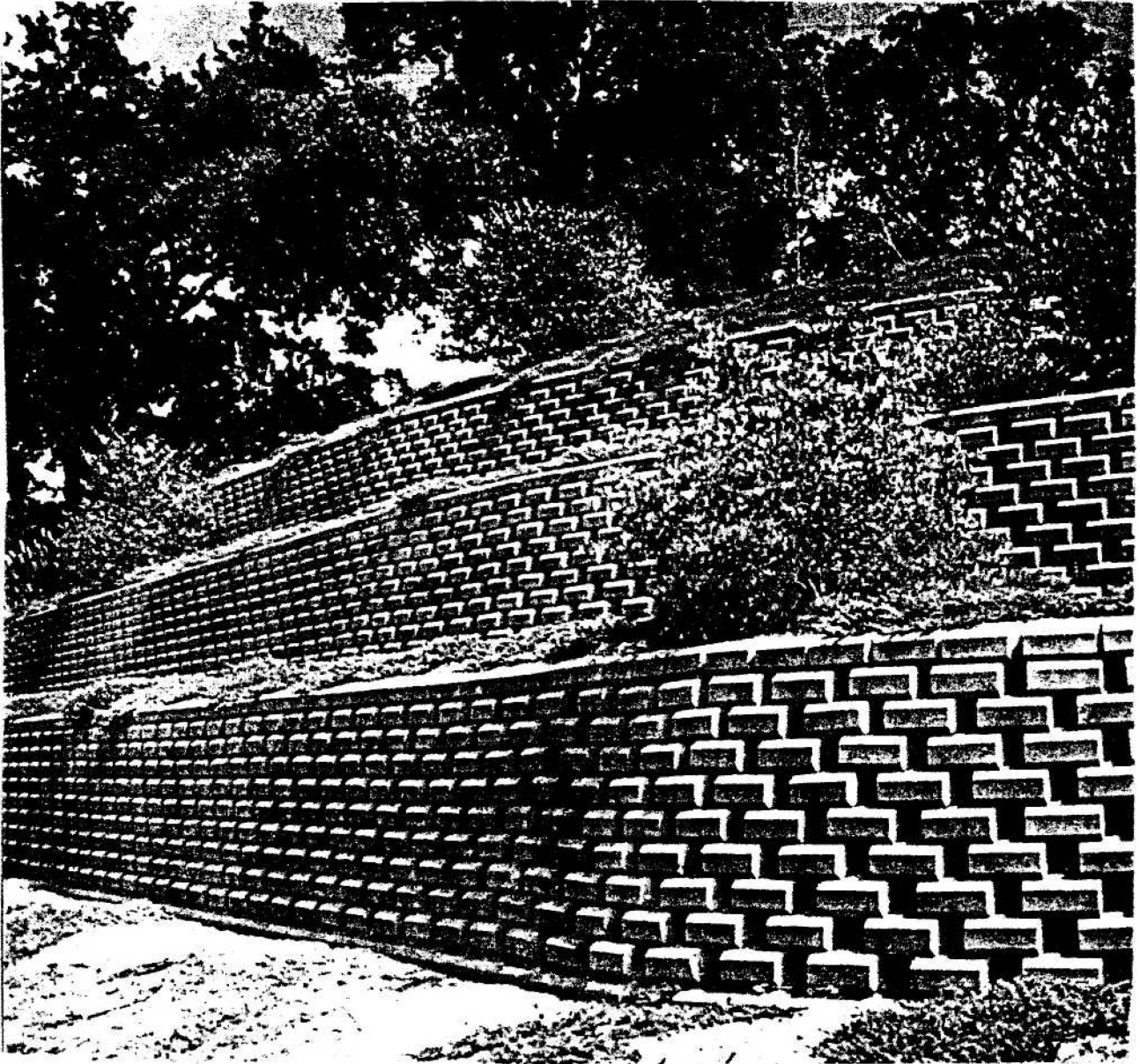




**Figure 10 - Wall & Fence Design Concepts 23**



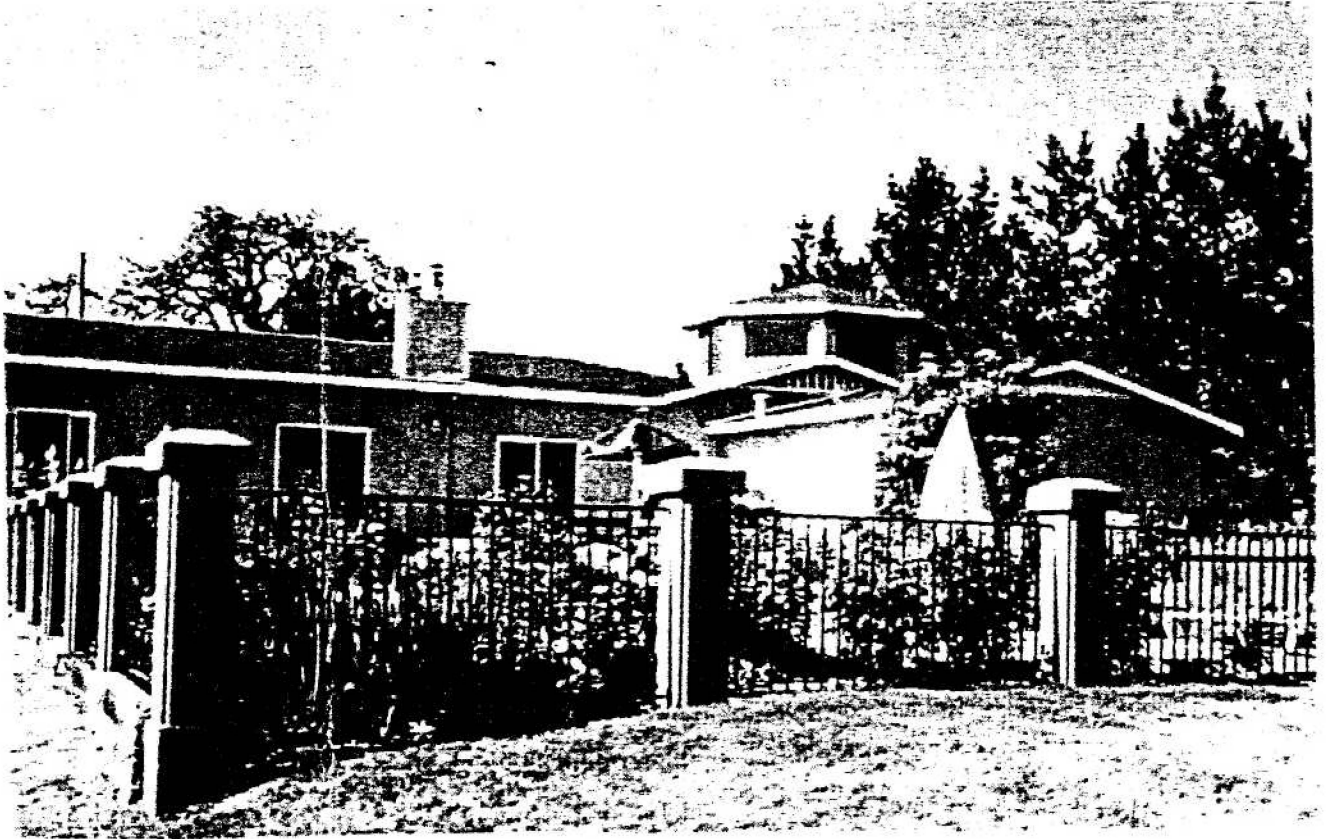
VINTAGE HILLS SENIOR APARTMENTS



**Figure 11 - Retaining Wall Concept 24**



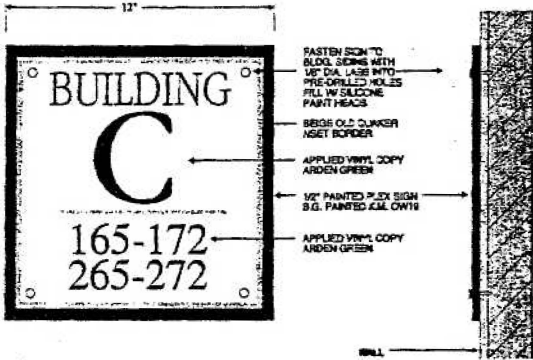
VINTAGE HILLS SENIOR APARTMENTS



**Figure 12 - Fencing Concept 25**



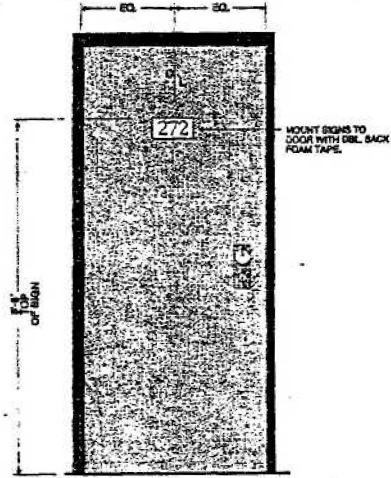
Building Unit Cluster Signs



Sign Elevation

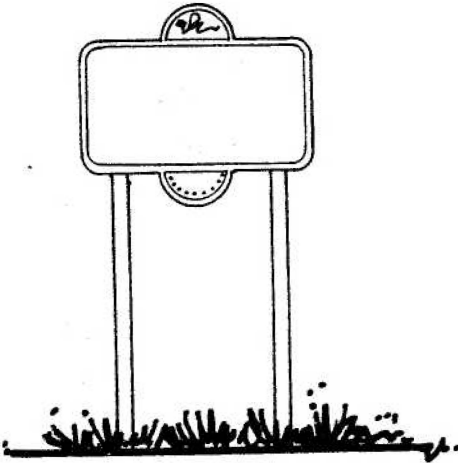
Scale: 3/4" = 1'-0"

Apartment Door Signs



Placement

Scale: 3/4" = 1'-0"



Information Sign



Monument Sign Concept

'C, ~- Sign-g-, C~n-----n--





## **Exterior Lighting**

Lighting design is extremely important in the design of senior housing. As seniors may have more trouble than the rest of the population with vision problems and could be more prone to accidents, lighting will be carefully developed. Lighting will be functional and aesthetically pleasing as well as enhance safety and convenience.

- A photometric plan will be submitted with building permits in order to check that on-site lighting levels meet and exceed requirement from the City of Reno and to ensure lighting spillage is contained on site. A Lighting & Signage Plan (Figure 15) has been included to indicate preliminary intent.

### **Parking Lot**

Lights will be designed and maintained to produce at least .1 foot-candle.

- Lights will be a shoe box variety with refractors to direct light away from adjacent property and residential windows. No exposed bulb fixtures will be allowed. See Figure 14, Lighting Elements.
- Lights will be at most 20' in height and organized to prevent dark unlit corners within parking areas.

### **Pedestrian Areas**

- Decorative fixtures on 12' posts and matching wall mounted units will be used for pedestrian lighting.
- Lighting will highlight special points of interest such as building entrances, points of interest and key areas of the project.

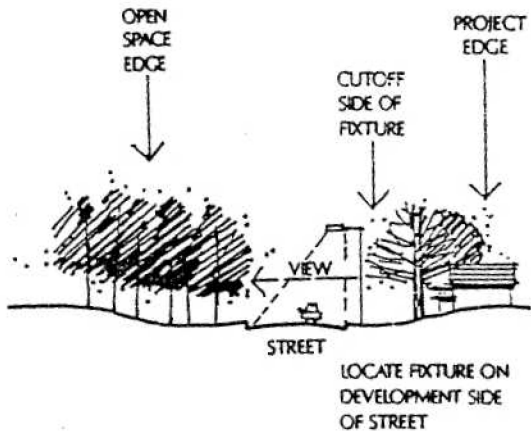
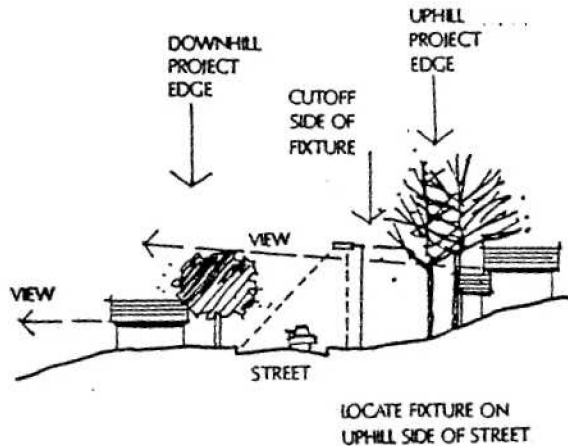
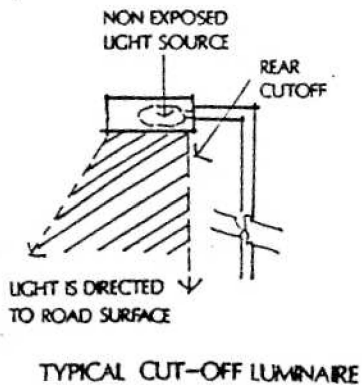
### **Entry**

- Directed up lighting to achieve visibility from 60' away for an auto driving on West 7th Street.

### **Signage**

- All signage will be illuminated indirectly only at adequate levels and designed not to spill over into private areas.



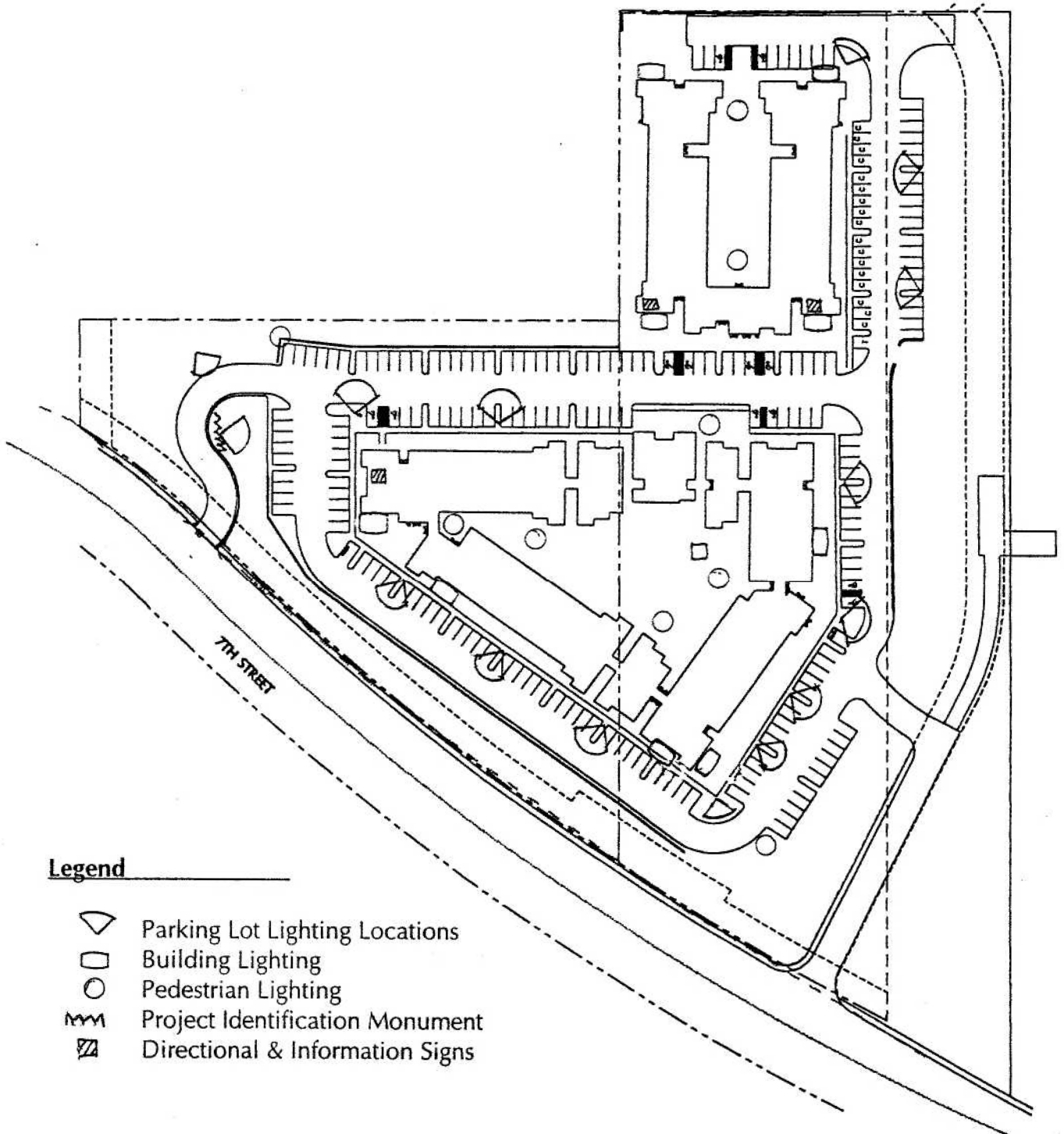


Wall Mount Light

Figure 14 - Lighting Elements 29



VINTAGE HILLS SENIOR APARTMENTS



**Figure 15 - Lighting & Signage Plan 30**



## **Safety Measures**

### **Standards Relating to Building Security, Walkways, and Public Spaces**

Per discussions held with Reno Police Department - the following measures will be taken to address various building, walkways, and public spaces security concerns.

Access into the project - improve the ability to find individual units, especially for emergency/medical calls

- landscaping will be designed and arranged for clear visibility of building numbers
- adequately lighted building numbers will be provided

Signs/Maps: Directory maps within the building will be provided.

Tenant to tenant problems: On-site management will be provided.

Laundry Units: Laundry rooms have access points from inside the buildings.

Gates: perimeter fencing will be provided.

Pets: If allowed, pets will be designated to one section of the complex,

Carports: Dead (hiding) zones will be prevented.

Dumpster Locations: Lighting at each dumpster location will be provided, as will a 'mangate'.

Guest parking

- provide even distribution of guest parking
- clearly mark spaces for guests
- clearly mark residents assigned parking

Shrubbery

- landscape shrubs will be designed to avoid hiding places around windows and entrances to prevent daytime burglaries as vegetation matures

Clubhouses

- limits will be set on use/size of gatherings through on-site management
- "you are here signs" will be provided

## **Maintenance**

The common areas within Vintage Hills will be maintained by the property management. Appropriate maintenance will be regularly scheduled to ensure that the upscale image of the project is protected and enhanced.







EAST ELEVATION  
BLDG. 'B'

RENO SENIOR APARTMENTS



1-79-04  
**RASHEEN LACONI**  
 ARCHITECTS  
 1000 S. ...  
 ...  
 ...



## VINTAGE HILLS SENIOR APARTMENTS

### Appendix 1

#### **LARGE SHADE TREES**

Catalpa bungei  
Catalpa speciosa  
Celtis occidentalis  
Gleditsia trincanthos 'inermis'  
Gymnocladus dioicus  
Maclura pomifera  
Quercus macrocapa  
Quercus muehlenbergii  
Quercus robur  
Robinia pseudoacacia 'Purple Robe'

Manchurian Catalpa  
Northern Catalpa  
Hackberry  
Thornless Honeylocust  
Kentucky Coffee Tree  
Osage Orange  
Bur Oak  
Chinkapin Oak  
English Oak  
Black Locust

#### **EVERGREEN TREES**

Cedrus atlantica glauca  
Cedrus deodra  
Cercocarpus betuloides  
Cercocarpus intricatus  
Cercocarpus ledifolius  
Juniperus monosperma  
Juniperus scopulorum  
Pinus edulis  
Pinus monophylla  
Pinus jeffreyi  
Pinus nigra  
Pinus ponderosa  
Pinus sylvestris  
Sequoiadendron giganteum

Blue Atlas Cedar  
Deodor Cedar  
Western Mt. Mahogany  
Little-leaf Mtn. Mahogany  
Curl-leaf Mtn. Mahogany  
One-Seed Juniper  
Rocky Mountain Juniper  
Two Needle Pinyon  
Single Leaf Pinyon  
Jeffrey Pine  
Austrian Pine  
Ponderosa Pine  
Scotch Pine  
Giant Sequoia

#### **MEDIUM - SMALL DECIDUOUS TREES**

Acer tartaricum  
Acer campestre  
Acer ginnala  
Amelanchier alnifolia  
Amelanchier utahensis  
Cotinus coggygria  
Crataegus phaenopyrum  
Crataegus crus-galli  
Crataegus crus-galli inermis  
Crataegus laeugata  
Crataegus succulenta x oxyacantha  
Elkagnus angustifolia  
Elkagnus umbellatum  
Koelreuteria paniculata  
Malus sp.  
Malus sp.  
Morus alba

Tartarian Maple  
Hedge Maple  
Amur Maple  
Serviceberry  
Serviceberry  
Smoketree  
Washington Hawthorne  
Cockspur Hawthorne  
Thornless Hawthorne  
Pauls Scarlet Hawthorne  
Toba Hawthorne  
Russian Olive  
Buffalo berry  
Golden Rain Tree  
Apple Tree Varieties  
Crabapple  
Mulberry



## VINTAGE HILLS SENIOR APARTMENTS

Quercus gambelii  
Robinia idahoensis

Gambel Oak  
Idaho Locust

### **EVERGREEN SHRUBS**

Arctostaphylos patula  
Cytisus sp.  
Juniperus chinensis  
Juniperus communis sazatalis  
Juniperus sp.  
Mahonia aquifolium  
Pinus mugo mugus  
Pinus mugo pumilio  
Pinus nigra dwarf  
Pyracantha coccinea  
Yuccasp.

Greenleaf Manzanita  
Broom  
Juniper  
Dwarf Mtn. Juniper  
Many  
Oregon Grape  
Dwarf Mugo Pine  
Shrubby Swiss Pine  
Dwarf Austrian Pine  
Lalandei Pyracantha  
Yucca

### **DECIDUOUS SHRUBS**

Artemisia fridgida  
Artemisia schmidtiana  
Berberis mentorensis  
Berberis thunbergi  
Buddiea davidii  
Caragana arborescens  
Caragana fruticosa  
Caragana pigmeii  
Cotinus coggygria  
Cottoneaster sp.  
Forestiera meomexicana  
Hibiscus syraicus  
Holodicus discolor  
Perouskia atriplicifolia  
Potentilla fruticosa  
Purnus besseyi  
Rhus glabra cismontana  
Ribes aureum  
Ribes cereum  
Rosa foetida bicolor  
Symphorocarpus  
Syringa vulgaris

Fringed Workwood  
Silver Mound  
Mentor Barberry  
Barberry  
Butterfly Bush  
Siberian Peashrub

Green Smoketree  
Cottoneaster  
New Mexico Privet  
Rose of Sharon  
Ocean Spray  
Russian Sage  
Bush Cinquefoil  
Sand Cherry  
Dwarf Smooth Sumac  
Golden Currant  
Squaw Currant  
Austrian Copper Rose  
Snowberry, Coralberry  
Lilac

### **GROUNDCOVER/VINES**

Arctostaphylos uva ursi  
Lavandula sp.  
Juniperus sp.  
Mahcna repens  
Parthenocissus quinquefolia  
Phiox subalata  
Potentilla verna  
Santolina chamaecyparissus

Kinnikinnick  
Lavender  
Juniper (many)  
Creeping Oregon Grape  
Virginia Creeper  
Creeping Phlox  
Potentilla  
Lavender Cotton



## VINTAGE HILLS SENIOR APARTMENTS

Thymus serpyllum  
Thymus vulgaris  
Zauschneria californica

Thyme  
Common Thyme  
Calif. Fuschia

### **PERENNIALS**

Achillea filipendulina  
Aegopodium podagraria  
Aster spp.  
Aubrietia deltoidea  
Aurinia (alyssum) saxatile  
Aurinia (alyssum) saxatile compactum  
Aurinia saxatile (alyssum)  
Centranthus sp.  
Cerastium tomentosum  
Coreopsis lanceolata  
Echinacea purpurea  
Gaillardia sp.  
Iris  
Iris germanica  
Linum lewisii  
,\lonardella odoratissima  
Oenothera speciosa  
Penstemon cyananthus  
Penstemon strictus  
Rudbeckia sp.  
Santolina chamaecyparis  
Zinnia grandiflora

Fernleaf Yarrow  
Bishops Weed  
Dwarf Michaelmas Daisy  
Aubrietia  
Basket of Gold  
Dwarf Basket of Gold  
Basket of Gold  
Jupiters Beard  
Snow in Summer  
Coreopsis  
Purple Cone Flower  
Blanket Flower  
Dwarf Iris  
Iris  
Flax  
Mountain Lavender  
Mexican Evening Primrose  
Wasatch Penstemon  
Royal penstemon  
Gloriosa Daisy  
Lavender Cotton  
Rocky Mountain Zinnia

### **MEADOW GRASSES**

Briza maxima  
Cortaderia selloana  
Elymus glaucus  
Festuca ovina  
Glyceria maxima  
Helictotrichon sempervirens  
Miscanthus sinensis  
Pennisetum setaceum  
Stipa gigantea  
Spartina michauxiana

Rattlesnake Grass  
Pampas Grass  
Blue Wild Rye  
Blue Fescue  
Variegated Manna Grass  
Blue Oat Grass  
Maiden Grass  
Fountain Grass  
Giant Feather Grass  
Cord Grass

### **TURF GRASSES**

Buchloe dactyloides  
Festuca ovina duriuscula

Buffalo grass  
Hard fescue





August 26, 1997

PLANNING COMMISSION REPORT

**TO:** MAYOR AND CITY COUNCIL

THRTi: Charles McNeely, City Manager

FROM: v aniel Shaw, Assistant City Manager for Development Services  
~' Laura Tuttle, Principal Planner

DATE: August 11, 1997

SUBJECT: Case No. 130-97 (Vintage Hills Senior Apartments)

SUMMARY: The applicant is requesting approval of the following:

- (1) Master Plan Amendment from Low Density Residential (3-7 du/ac) and Medium Density Residential (7-21 du/ac) to Special Planning Area.
- (2) Zoning Map Amendment from LLR-1 (Large Lot Residential - 1 acre) to SPD (Specific Plan District).
- (3) Special Use Permits to allow: (a) a 201-unit senior housing complex at  $\pm 24$  du/ac; (b) grading with fills over 10 feet in height; and (c) hillside development.

The subject site is  $\pm 8.395$  acres located on the north side of west Seventh Street,  $\pm 200$  feet east of its intersection with McCarran Boulevard.

**The Planning Commission recommends approval of the master plan amendment by resolution subject to a finding of conformity by the Regional Planning Commission; approval of the zoning map amendment by resolution of intent and subject to the approval of the Master Plan amendment; and approval of the special use permits subject to conditions.**

Councilman Aiazzi has appealed the *project on the basis of density*.

BACKGROUND/PROBLEM DISCUSSION: At the Planning Commission hearing of July 16, 1997, staff delivered the report, noting that the density of *the project had been* reduced from *31 du/ac to 24 du/ac in response to* Community Development's concerns. Two one acre parcels had been purchased to the east providing a 155-177' setback to the nearest parcels zoned single family, and  $\pm 410'$  setback from the parcels on Allen Glen Drive. Staff was originally concerned with the density and massing of the structures, but



believed *that the* benefits of *the project (affordable senior housing conveniently located to transit and services)* outweighed those concerns. One person spoke in favor. Seven persons spoke in opposition, including representatives from the Northwest District Council. Concerns expressed include density, preferring *21 du/ac; pedestrian safety across Seventh Street*; location of windows impacting privacy of residents on Allen Glen; flooding of Peavine Creek; loss of open space and wildlife habitat; blockage of views; litter; and potential to set a precedent for higher density. Representatives of the Northwest District Council supported senior housing in this location,

The Planning Commission discussed the project density. While two commissioners believed that the *density should be reduced to 21 du/ac, the majority* believed that the *project was well designed, compact, and ideally situated to shopping and services. The fact that .he* main building was three stories was not an issue given topography and buffers. They discussed the pedestrian crossing mechanism at Seventh, determining that pedestrian walk signals could easily be installed. They agreed that providing a shuttle for residents was beneficial. After questioning the applicant about drainage provisions, they were satisfied that residents backing onto Peavine Creek would not be impacted by higher flood flows onto private property.

-ADVISORY COMMISSION VOTE:

Master Plan Amendment, Zoning Map Amendment, and Special Use Permits for approval: Four (4) in favor; two (2) opposed; one (1) abstention.

PROPOSED MOTION: I move to uphold the recommendation of the Planning Commission to:

- (1) Approve the Master Plan Amendment by resolution subject to a finding of conformity by the Regional Planning Commission;
- (2) Approve the Zoning Map Amendment by Resolution of Intent *subject to approval of the master plan amendment and final staff approval of the Development Standards Handbook as described in the July 16, 1997, staff report; and*
- (3) Approve the special use permits subject to approval of the Development Standards Handbook and conditions as described in Case No, 130-97 ( Vintage Hills Senior Apartments).

I move to adopt Resolution No. ( Master Plan Amendment)

I move to adopt Resolution No.  
**(Zoning Map Amendment)**





RECEIVED  
SEP 05 1997  
JEFF COLEMAN  
DESIGNER

HMS

Office of the City Clerk  
Jeff Cook The phone: (702) 334-2030 City Clerk tax (702) 334-2432 - email [dcook@reno.gov](mailto:dcook@reno.gov) PO. Sox 7

Reno, NV 89504

August 27, 1997

USA Properties  
2200 B Douglas Blvd.. Suite 150  
Roseville CA 95601

RE: Case No. 130-97 (Vintage Hills Senior Apartments)

Dear Applicant:

At a regular meeting held August 26, 1997, and following a public hearing thereon, the City Council upheld the recommendation of the Planning Commission and approved your request for following:

- A. A Master Plan amendment from Low Density Residential (3-7 dwelling units per acre) and Medium Density Residential (7-21 duwac) to Special Planning Area by resolution, subject to a finding of conformity by the Regional Planning Commission;
- B. A zoning map amendment from LLR-1 (Large Lot Residential - 1 acre) to SPD (Specific Plan District) by resolution of intent and subject to the approval of the Master Plan Amendment and final staff approval of the Development Standards Handbook, statement of purpose, and plan of incorporation into the design guidelines which shall be completed within three (3) months of the date of City Council approval. Any revisions required by staff must be completed within two (2) months from the date of notification by staff. Failure to comply with either of these time limits shall render this approval for a zoning map amendment, and special use permits null and void. Until the ordinance is adopted, no permits shall be issued for this project:

FILED THIS DATE

9, 4, 97

BY:

*[Signature]*  
CITY CLERK



C. Special use permitted to allow: a) a 201 unit senior housing complex at 24 du/ac; b) grading with fills over 10 feet in height; and c) hillside development on a 3.395 acre site located on the north side of West Seventh Street 200 feet east of its intersection with McCarran Boulevard, subject to approval of the Development Standards Handbook and the following conditions:

1. The project shall comply with all applicable City codes, and plans, reports, materials, etc., as submitted. In the event of a conflict between said plans, reports and materials and City codes, City codes in effect at the time the building permit is applied for, shall prevail.

Traffic, Circulation:

2. Access, circulation, parking, traffic device location and design shall be subject to the approval of the Community Development Department. Site improvements shall include a pedestrian sidewalk path extending from Seventh Street to the interior of the site.
3. Prior to the issuance of any building permit, the applicant shall submit a plan for the installation of street lighting on West Seventh Street adjacent to this property and shall install that street lighting prior to issuance of any certificate of occupancy.
4. Site lighting shall include a lighting element at the site access location, to the approval of the Community Development Department.
5. Prior to the issuance of any certificate of occupancy, the applicant shall dedicate right-of-way, construct a concrete pad, and provide and install signage, shelters and benches, as needed, at a location on West Seventh Street required by the Regional Transportation Commission to the satisfaction of the Community Development Department. Improvements shall comply with the Americans With Disabilities Act, 1991.
6. Prior to the issuance of any certificate of occupancy, the applicant shall install parking control signs and/or paint the curb red at the entrance/exit to the site on West Seventh Street to the approval of the Community Development Department.
7. Prior to the issuance of any building permit, the applicant shall grant a reciprocal access easement to A.P.N. 001-154-11 located to the north of this property, to the approval of the Community Development Department.





Civil Engineering:

8. Prior to the issuance of any certificate of occupancy, the applicant shall construct a 5 foot sidewalk on West Seventh Street adjacent to this property to City standards.
9. Prior to the issuance of any building permit, the applicant shall have a grading and drainage plan approved by City staff.
10. All on-site private improvements shall be certified to the Community Development Department.
11. Prior to the issuance of any building permit, the applicant shall have approved plans for the collection of on-site storm waters for the 5-year frequency storm and piping to an adequate public storm drain system and for the disposition of the 100 year storm.
12. Prior to the issuance of any permit, the applicant shall rein a project engineer for inspection, testing and verification of public improvements and provide an inspection and testing letter in compliance with R.M.C. 18.08.080(c)( I ) c.
13. Prior to the issuance of any building permit. the applicant shall provide an improvement agreement and <sup>security</sup> for public improvements in compliance with R.M.C. 18.08.080(c).
14. Prior to the issuance of a building permit, the applicant shall provide the necessary utility easements for relocating utilities associated with this project.
15. Prior to the issuance of any permit. the applicant shall comply with the Quality Assurance Program as set forth in the Public Works Design Manual, Chapter V1. titles "Inspection, Testing and Verification" and "Quality Assurance Program".
16. Prior to the issuance of any permit, the applicant shall obtain a slope easement from Sierra Pacific Power Company.
17. Prior to the issuance of any permit, the applicant shall provide access to or jointly provide utilities with the adjacent owner to -PN 001-154--11 along with maintenance agreements and easements.



18. Prior to the issuance of any permit, the applicant shall obtain a drainage easement from APN 001-154-11 allowing the applicant to discharge water into Peavine Creek by crossing the adjacent parcel.
19. Prior to the issuance of any permit, the applicant shall show the sanitary sewer *hookup* of the existing *houses* located *beyond* the Allen Glen Drive cul-de-sac.

Other Agencies:

20. Prior to the issuance of a building permit, the applicant shall have approved by RTC and Community Development Department staff a plan for a boarding area for users of Citilift and other paratransit services and an interior waiting area.

Fr

21. The project shall not have gated access.

Planning:

22. Prior to final approval of the SPD, the applicant shall provide an analysis conducted by a biologist addressing whether the drainage way on the site meets any of the characteristics of a major drainage. If it does, then the applicant will comply with the Major Drainage Ways Plan and not be allowed to fill and pipe the drainageway. The applicant will have to apply for an amendment to the project to reflect the preservation of the drainage way.
23. Provide a shuttle service for residents which operates daily, on a schedule which will assist them with travel to appointments, shopping and religious services.
24. Trees shall be planted at 1:200 square feet, with evergreens at 10-12' and deciduous trees at 2-3" caliper at time of planting along the east property line between the buildings and the "future access road"
25. Relocate the "future access road" further east to allow a 35'-0' landscape buffer between the entirety of the road and parking lot.
26. The applicant shall apply for a building permit for the project within eighteen (18) months of the date of City Council approval, and continuously maintain the validity of that permit, or this approval shall be null and void.



USA Properties

Case No. 130-97 (Vintage Hills Senior Apartments)

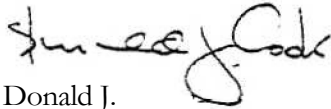
August 27, 1997

Page 5

27. Relocate portion of three (3) story buildings on the eastern side to the more northerly building.
23. Construct bus shelter at West Seventh Street in a location approved by Community Development staff.
29. Landscaping along the east property line shall block the line of sight from Allen Glen to the third story windows.

A copy of this letter must be attached to your building plans when making application for a building permit with the Community Development Department.

Sincerely,



Donald J.

Coats  
City Clerk

DJC:cdg

xc: Development Services  
Traffic Design Engineer  
Ed Schenk. Parks, Recreation & Community Resources  
Regional Transportation Commission Sierra Pacific  
Power Company Skip Canfield. Codega Planning &  
Design Councilman Aia77i





# CITY OF RENO

## Planning Commission July 16, 1997 Staff Report

Agenda #
<u>IX</u>
Ward #
<u>5</u>

CASE No.: 130-97 (Vintage Hills Senior Apartments)

APPLICANT: USA Properties

REQUEST: (1) Master Plan amendment from Medium Density Residential (7-21 duvac) to Special Planning Area.

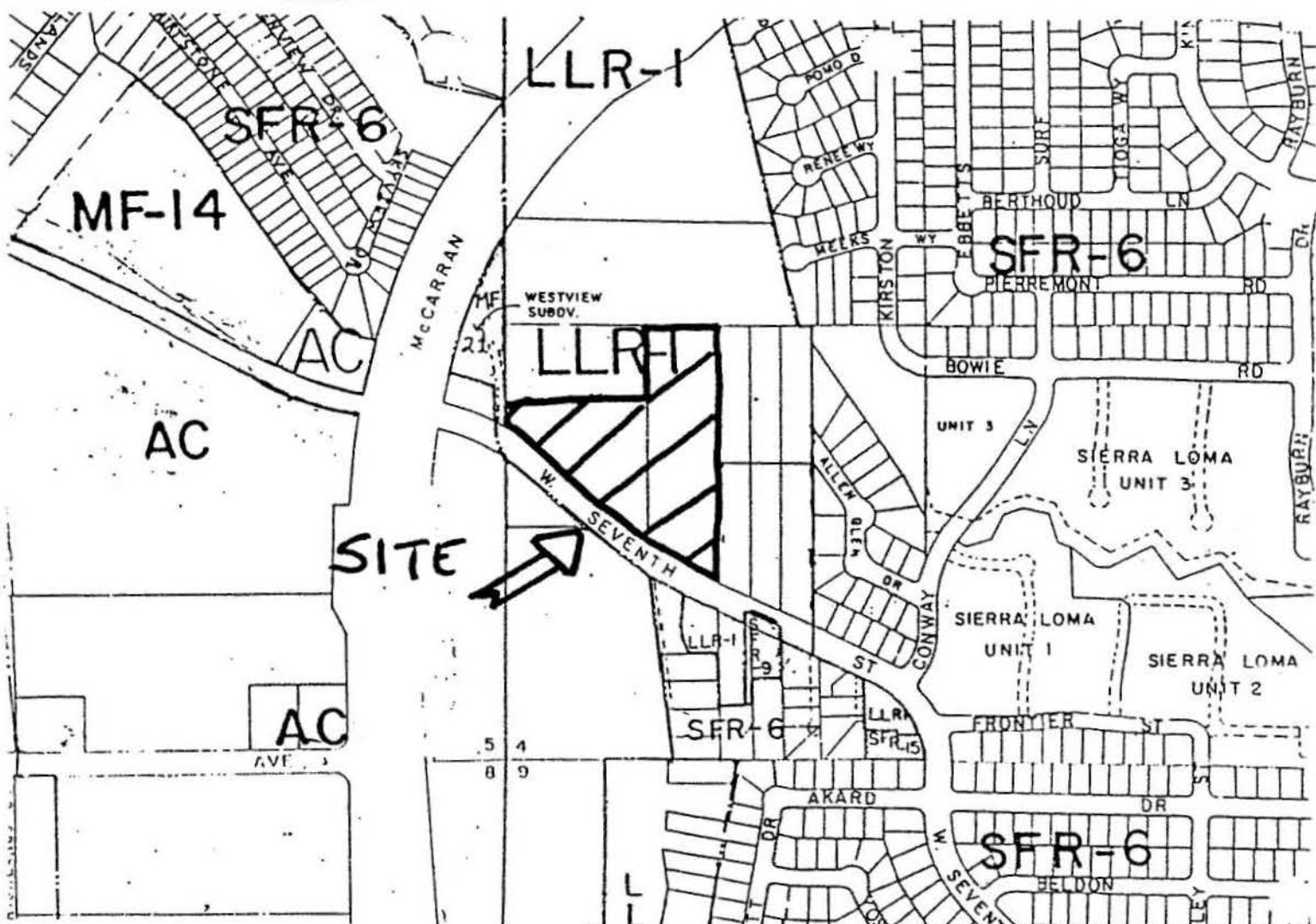
(2) Zoning map amendment from LLR-1 (Large Lot Residential - I acre) to SPD (Specific Plan District) to allow a 201-unit senior housing complex.

(3) Special use permits to allow: (a) a 201-unit senior housing complex; (b) grading with fills over 10 feet in height; and (c) hillside development.

LOCATION: A ±8.395 acre parcel located on the north side of West 7th Street, ± 200 feet east of its intersection with McCarran Boulevard.

PROPOSED MOTION: Based upon the analysis herein, I move to:

- A. Approve the Master Plan amendment by resolution subject to a finding of conlortnily by the Regional Planning Commission;
- B. Approve the zoning map amendment by resolution of intent, subject to approval of the Master Plan amendment and final staff approval of the Development Standards Handbook, statement of purpose, and plan of incorporation into the design guidelines which shall be completed within three (3) months of the date of City Council approval. Any revisions required by staff must be completed within two (2) months from the date of notification by staff. Failure to comply with either of these time limits shall render this approval for a zoning map amendment, and special use permits null and void. Until the ordinance is adopted, no permits shall be issued for this project.
- C. Approve the special use permits, subject to approval of the Development Standards Handbook and the following conditions:



**SITE** →

PROPOSED MASTER PLAN DESIGNATION:  
SPECIAL PLANNING AREA  
PROPOSED ZONING: SPD

SFR-6  
RES ≤ 14.52  
DU/AC

LLR-1  
MDR: 7-21  
DU/AC

SFR-6  
LDR: 3-7 DU/AC

MF-14

GC  
AC

GC  
AC

SFR-6  
LDR: 3-7 DU/AC

**CASE NO. 130-97**  
**VINTAGE HILLS**

NOTE:  
Zoning is UNDERLINED,  
Master Plan Designations are not.



RECOMMENDED CONDITIONS OF APPROVAL:

1. The project shall comply with all applicable City codes, and plans, reports, materials, etc., as submitted. In the event of a conflict between said plans, reports and materials and City codes, City codes in effect at the time the building permit is applied for, shall prevail.

Traffic/Circulation:

2. Access, circulation, parking, traffic device location and design shall be subject to the approval of the Community Development Department. Site improvements shall include a pedestrian sidewalk/path extending from Seventh Street to the interior of the site.
3. Prior to the issuance of any building permit, the applicant shall submit a plan for the installation of street lighting on West Seventh Street adjacent to this property and shall install that street lighting prior to issuance of any certificate of occupancy.
4. Site lighting shall include a lighting element at the site access location, to the approval of the Community Development Department.
5. Prior to the issuance of any certificate of occupancy, the applicant shall dedicate right-of-way, construct a concrete pad, and provide and install signage, shelters and benches, as needed, at a location on West Seventh Street required by the Regional Transportation Commission to the satisfaction of the Community Development Department. Improvements shall comply with the Americans With Disabilities Act, 1991.
6. Prior to the issuance of any certificate of occupancy, the applicant shall install parking control signs and/or paint the curb red at the entrance/exit to the site on West Seventh Street to the approval of the Community Development Department.
7. Prior to the issuance of any building permit, the applicant shall grant a reciprocal access easement to A.P.N. 001-154-11 located to the north of this property, to the approval of the Community Development Department.

Civil Engineering:

8. Prior to the issuance of any certificate of occupancy, the applicant shall construct a 5 foot sidewalk on West Seventh Street adjacent to this property to City standards.

9. Prior to the issuance of any building permit, the applicant shall have a grading and drainage plan approved by City staff.
10. All on-site private improvements shall be certified to the Community Development Department.
11. Prior to the issuance of any building permit, the applicant shall have approved plans for the collection of on-site storm waters for the 5-year frequency storm and piping to an adequate public storm drain system and for the disposition of the 100 year storm.
12. Prior to the issuance of any permit, the applicant shall retain a project engineer for inspection, testing and verification of public improvements and provide an inspection and testing letter in compliance with R.M.C. 18.08.080(c)(1)c.
13. Prior to the issuance of any building permit, the applicant shall provide an improvement agreement and security for public improvements in compliance with R.M.C. 18.08.080(c).
14. Prior to the issuance of a building permit, the applicant shall provide the necessary utility easements for relocating utilities associated with this project.
15. Prior to the issuance of any permit, the applicant shall comply with the Quality Assurance Program as set forth in the Public Works Design Manual, Chapter VI, titles "Inspection, Testing and Verification" and "Quality Assurance Program".
16. Prior to the issuance of any permit, the applicant shall obtain a slope easement from Sierra Pacific Power Company.
17. Prior to the issuance of any permit, the applicant shall provide access to or jointly provide utilities with the adjacent owner to APN 001-154-11 along with maintenance agreements and easements.
18. Prior to the issuance of any permit, the applicant shall obtain a drainage easement from APN 001-154-11 allowing the applicant to discharge water into Peavine Creek by crossing the adjacent parcel.
19. Prior to the issuance of any permit, the applicant shall show the sanitary sewer hookup of the existing houses located beyond the Allen Glen Drive cul-de-sac.

Other Agencies:

20. Prior to the issuance of a building permit, the applicant shall have approved by RTC and Community Development Department staff a plan for a boarding area for users of Citilift and other paratransit services and an interior waiting area.

Fire:

21. The project shall not have gated access.

Planning:

22. Prior to final approval of the SPD Handbook, the applicant shall provide an analysis conducted by a biologist addressing whether the drainage way on the site meets any of the characteristics of a major drainage. If it does, then the applicant will comply with the Major Drainage Ways Plan and not be allowed to fill and pipe the drainageway. The applicant will have to apply for an amendment to the project to reflect the preservation of the drainage way.
23. Provide a shuttle service for residents which operates daily, on a schedule which will assist them with travel to appointments, shopping and religious services.
24. Trees shall be planted at 1:200 square feet, with evergreens at 10-12' and deciduous trees at 2-3" caliper at time of planting along the east property line between the buildings and the "future access road".
25. Relocate the "future access road" further east to allow a 35'-40' landscape buffer between the entirety of the road and parking lot.
26. The applicant shall apply for a building permit for the project within eighteen (18) months of the date of City Council approval, and continuously maintain the validity of that permit, or this approval shall be null and void.

ANALYSIS:

Reason for Request: The Master Plan amendment to Special Planning Area is needed to allow the request for a Specific Plan District for a senior housing complex at a density of  $\pm 24$  du/ac. The existing land use designation limits the density to a maximum of 21 du/ac which would be further reduced by the hillside density reduction formula. Multi-family developments of 20 or more dwelling units require a special use permit. The special use permit for the fills, and hillside development are due to the topography of the site. Approval of the project would provide much needed affordable senior housing, which is currently lacking in the northwest in an area conveniently located near shopping and services. The units will all be rent and income restricted to senior households with income not exceeding 60% of the Washoe County median income adjusted for family size. The applicant estimates the maximum qualifying income to range from \$22,080 to \$25,200.

Key Issues: Density, compatibility, development standards, amenities.

Land Use: The site is designated as Medium Density Residential (7-21 du/ac) on the Master Plan which could provide zoning anywhere from SFR-6 (Single Family Residential) to MF-21 (Multi-Family). The applicant has submitted information showing that the proposed senior housing complex will generate 42% less trips than a regular apartment complex at MF-21 zoning (490 vs. 850 average daily trips respectively). The applicant also estimates less population for the project than a regular apartment complex at MF-21 (235 vs. 272 respectively). While senior housing may generate less traffic and population than an apartment at 21 du/ac, the density and bulk of the structures are still a concern.

When the Master Plan designation for a site reflects a density range (i.e. 7-21 du/ac), the assumption is that the lowest density is appropriate unless the applicant can demonstrate that the project meets or exceeds all policies, goals and objectives in the Master Plan to warrant a higher density. The land use map indicates that with the exception of the subject site and the abutting property to the north *which* are designated at 7-21 du/ac, the majority of residential designations in the area do not exceed 14 du/ac. In fact the most common residential zoning in the area is SFR-6 (Single Family Residential) which results in about 7 du/ac. Multi-family zoning near the commercial centers along McCarran Boulevard/Mae Anne/West 7th Street is mostly MF-14. The most intense residential designation in McQueen is 14.52 du/ac, except for one property zoned MF-43 which can exceed this density if developed as senior housing with adequate open space. It appears that approving the request at  $\pm 24$  du/ac would allow density not found in the area. Also, while the comparison of the impacts of the project versus a regular apartment at MF-21 density is informative, it may not be appropriate to assume that the site warrants at least MF-21 zoning. The site may be best suited for multi-family based on its proximity to a major intersection and commercial uses; however, the most common multi-family designation in the area is MF-14 which would also provide better land use compatibility to the nearby

single family residences zoned at LLR-1 and SFR-6. The fact that the project is for seniors would support an increased density, in keeping with past Commission action.

The apartment complex will consist of two buildings with mostly 3 stories (2 stories for the northern building) with heights of 29 and 41 feet (to the roof peak). Both SFR-6 and MF-14 are limited to 2 stories with a maximum height of 25 feet (to inside ceiling). Pad grade is below 7th Street, effectively reducing the building height to two stories from that vantage point. Substantial setbacks from the residential lots to the east are provided for buffering ( $\pm 160'$ ). Buffering along the east property line consists of 160' strip treated as follows:

- (1) a 15'-25' landscape setback between the buildings and a single row of parking ( $\pm 40'$ );
- (2) a second landscape strip of 35' between the parking and a future access road (24') planted with a double row of trees  $\pm 20'$  on center; and
- (3) trees planted at 1:200 square feet, with shrubs and ground cover to cover at least 75 % of the site within three years (Condition No. 24). '

Exterior materials consist of tan stucco and panel siding with green accent trim and brown concrete tile roof shingles. Unit mix consists of 131 one-bedroom units (500 square feet), 69 two-bedroom units (710 square feet) and a manager's unit. Amenities provided include a 2,585 square foot clubhouse containing the rental office, a community room/kitchen, laundry room, and recreation room. The main courtyard in building B will include a pool, spa, and picnic tables and benches. The smaller courtyard in building A will have seating areas. The applicant also intends to have social/recreational activities for residents.

The topography slopes from the south and north into the middle of the parcel as well as to the east side. Proposed grading basically involves leveling the site to allow for a buildable area and will include fills requiring a special use permit. This grading can be allowed if either of the following findings can be made: (1) the slopes can be treated in a manner which does not create negative visual impacts; (2) the grading is necessary to provide safe and adequate access to the development. Because of the drop off in elevation from 7th Street, it appears that the grading is necessary to provide safe and adequate access to the site. The remainder of the fill areas will be covered by landscaping, the buildings and access/parking areas. The 3:1 slopes along the front, side, and rear will be landscaped

' While the applicant has agreed to this landscape treatment proposed by staff, it was not part of the original application and staff does not have drawings. Therefore, it has been made a *condition*.

with the buildings providing additional screening from view of streets. It appears that the visual impacts have been mitigated.

The applicant has also indicated that the site is a hillside development per code with an average slope of 12.8 %. The hillside development code requires density reduction from base zoning. However, in the case of an SPD no base zoning is established. With density reduction per code, approximately 121 units would be allowed if the site were zoned MF-21 and 80 units if zoned MF-14.

Traffic/Access: Access to the site appears adequate and will be via a main driveway off 7th Street on the west side of the site with secondary access on the east side. Pedestrian circulation will consist of sidewalk along 7th Street and throughout the interior of the site. To assure safe and proper access, circulation, and transit service, several conditions are recommended (Condition Nos. 2-7, 23). A future access road is shown along the east side to serve future development to the north. This road is proposed to be moved east to provide a 35'-40' landscape area between the road and parking lot (Condition No. 25).

Engineering: Several conditions are recommended which deal with needed public/private improvements, grading/drainage, inspection, quality assurance, and provision of utilities (Condition Nos. 8-20).

Master Plan: The request appears to comply with the following policies and design objectives: provision of public improvements required by the development; payment of a proportional share of the cost of public improvements outside the development attributable to the development; encouraging the provision of affordable housing through the use of incentives, modified development standards, zoning regulations, allocation of land, waiving certain fees and flexibility in administrative procedures; (#9 Integrated Design, #14 Building Planes).

The project does not appear to comply with the following policies and design objectives: discouraging abrupt changes in residential densities; density, *building* mass, and architectural details must be sensitive to the surrounding development; infhl multi-family developments in predominantly single family residential neighborhoods must be designed so that they appear to be single family homes; (#11 Compatibility).

Major Drainage Ways Plan: The Major Drainage Ways Map shows a disturbed drainage way crossing the site. All drainage ways identified on this map have some or all of the following characteristics: (1) drain an area of 100 acres or more; (2) have biological and physical characteristics associated with the conveyance of water; (3) connects neighborhoods, schools or open spaces such as parks and public land; (4) provides a continuous system which may provide pedestrian/bicycle or wildlife corridor opportunities; (5) provide important open space between similar or different development types. If this

project is approved, the applicant should be required to provide an analysis conducted by a biologist addressing whether the drainage way meets the characteristics outlined in the plan (Condition No. 22). If it does, then the applicant will not be allowed to fill and pipe the drainage way. Instead it should be preserved as required in the plan. The drainage way is piped on the west side of the site at the water tank access, courses through the subject site and three single family lots to the east and is piped again as it runs under the homes on Allen Glen Drive. Based on this, it is anticipated that the applicant will be allowed to fill the ±650 foot drainage way segment on their site.

General Code Compliance: Development standards as proposed and modified by staff, meet or are comparable to City standards.

Fire Department: The Fire Department does not support gated access to the site due to potential accessibility problems for emergency services (Condition No. 21). With perimeter walls/fences, entry points have been minimized which should still provide some measure of security. Per code, the turn around at the northeast corner of the site must have a radius of at least 45 feet.

Other Reviewing Bodies:

District Council: A memo outlining the comments of the Northwest District Council on this project is attached to this report.

Regional Transportation Commission: RTC staff recommends requiring the applicant to provide a boarding area for users of Citilift and other paratransit services and an interior waiting area (Condition No. 21).

<b>AREA DESCRIPTION</b>			
	<i>LAND USE</i>	MASTER PLAN DESIGNATION	ZONING
NORTH	Water Tank, Vacant	Medium Density Residential (7-21 du/ac)	LLR-1
SOUTH	Commercial, Single Family Residential	General Commercial, Low Density Residential (3-7 du/ac)	AC, SFR-6, LLR-1
EAST	Single Family Residential, Vacant	Low Density Residential (3-7 du/ac)	LLR-1
WEST	Townhomes, Commercial	Medium Density Residential (7-21 du/ac), Neighborhood Commercial	MF-21, AC

LEGAL REQUIREMENTS:

RMC 18.06.405 Amendment to the Master Plan.  
RMC 18.06.410 Zoning Map and Text Amendments.  
RMC 18.06.400 Special Use Permit Procedures.  
RMC 18.09.040 (f) Erosion Control

FINDINGS:

Amendment to the Master Plan: In order to adopt an amendment to the master plan, the Planning Commission and City Council shall find the following:

- (1) There has been a change in the area or in the conditions on which the current designation was based which warrants the amendment; or the reasons for making the change are at least as compelling as the reasons for the current designation;
- (2) The amendment will provide for orderly physical growth of the City;
- (3) The amendment conforms to the adopted population and conservation plans; and
- (4) The proposed change in land use designation, if any, is in substantial conformance with the goals and policies of the master plan.

Zoning Map Amendment: In approving any zoning map amendment, the Planning Commission and City Council shall find the following:

- (1) There has been a change in the area or in the conditions on which the current classification was based which warrants the amendment; or the reasons for making the change are at least as compelling as the reasons for the current classification.
- (2) The change in zoning represents orderly development of the city or an extension of existing uses in the area.
- (3) The change in zoning provides for an appropriate use of the property.
- (4) The change in zoning is in substantial conformance with the Master Plan.



- (5) The proposed zoning is compatible with the actual use of adjacent properties.

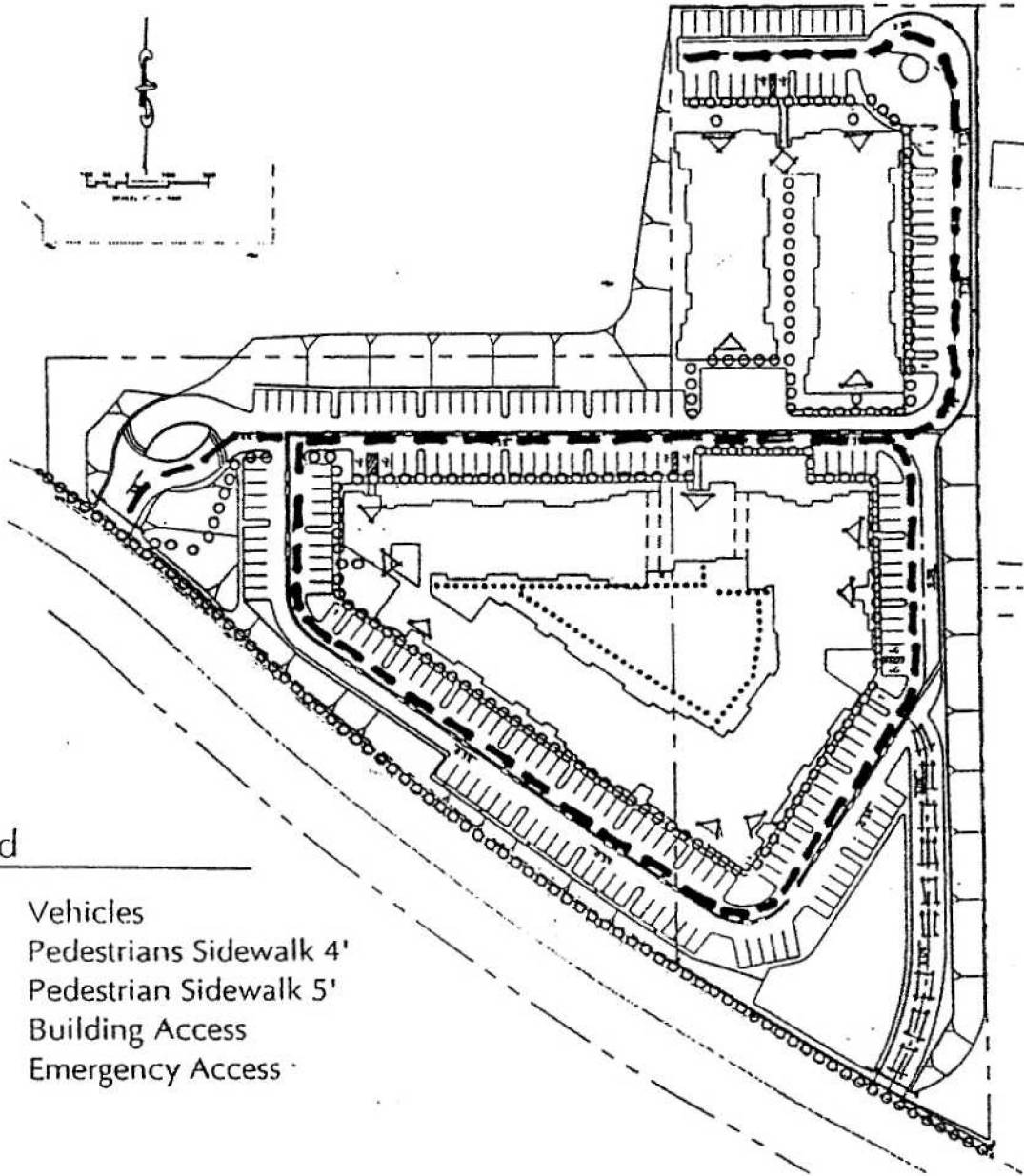
Special Use Permits: In order to approve a special use permit, the Planning Commission and the City Council shall make the following findings:

- (1) The project has safe and adequate **automobile and pedestrian access**.
- (2) The traffic generated by the project does not unduly burden area streets.
- (3) The intensity/density of the development and the uses proposed, including signage, are compatible with the character of the area in which it is located.
- (4) The project is in substantial conformance with the Master Plan.
- (5) The project does not create smoke, noise, glare, dust, vibrations, fumes, pollution, odor or adverse visual effects, which would be detrimental to, or constitute a nuisance to area properties.
- (6) The structure has been designed such that the impacts of the building height on pedestrians are reduced by the provision of walkways and landscaping at street level.
- (7) The project represents an integrated development with adequate and safe internal circulation.
- (8) The project has been designed in such a manner as to facilitate police and fire protection.
- (9) The structure has been designed such that the window placement and height do not adversely affect the privacy of existing residential uses.
- (10) The applicant has demonstrated that the *project's* scale, site location and architectural design of the building, including signage do not adversely impact other properties in the area.

Cut/Fill Findings: The Planning Commission and City Council may allow this grading if it makes either of the following findings:

- (1) The slopes can be treated in a manner which does not create negative visual impacts;
- (2) The grading is necessary to provide safe and adequate access to the development.

VINTAGE HILLS SENIOR APARTMENTS



Legend

-  Vehicles
-  Pedestrians Sidewalk 4'
-  Pedestrian Sidewalk 5'
-  Building Access
-  Emergency Access

CASE NO. 130-97

-Circulation Plan

VINTAGE HILLS SENIOR APARTMENTS



CASE NO. 130-97

, Architectural Elevation

TO: Kristin Shields, Junior Planner (334-2343)

## NORTHWEST DISTRICT COUNCIL PROJECT REVIEW

**REVIEW DATE:** 3/20/197

**PROJECT/CASE NAME:** VINTAGE HILLS SENIOR APARTMENTS

**PROJECT DESCRIPTION:** Master Plan Amendment fiver MF-21 to SPD and Zone Change from LLR- I to SPD for a 220 unit senior apartment complex on 7th Avenue just east of McCarran Blvd.

### **COUNCIL AND/OR NFIGFIRORIIHOOD COMMENTS:**

- Density is really the biggest issue for this project. There has been a steady stream of multi-family residential projects in the northwest and there is still MF zoned master-planned undeveloped land available. We thus view any increases in density as undesirable, as evidenced by the vote to deny the masterplan amendment to increase the density *in this* project from MP-21 to about 32 units/acre. It was argued that the net occupancy rates for senior apartments would be lower than is possible with the current master plan designation. However, we are concerned that allowing this density usage for any project sets a precedent in the area to bring in more dense multi-family instead of the less dense projects desired. Senior housing is an alternative that should add little burden to the already overburdened *schools in the area*. This created a more difficult decision, as evidenced by passage of the zone change *to allow the* senior housing by a narrow vote, although we would like the zone change to revert back (if possible) if this project disappears to ensure that more **dense multi-family that is not senior housing cannot** be located in this parcel.
- As the tenants will be ambulatory, it is important to have suitable pedestrian access for them to walk to the nearby shopping centers. The slopes will have to be treated carefully for this clientele; perhaps incorporating hand-rails in sloped areas.
- Since senior apartments require much *less parking than* regular apartments; there was considerable concern *that the parking* in this *project* would not be enough for the typical Reno senior housing project (for instance, Classic Residence was cited as having a serious parking problem).
- It was noted that a considerable percentage of the population of this *project will require ancillary* caregivers and was suggested that there be designated parking for the associated vehicles.
- The location of this *project* near the Seventh Avenue intersection and other driveways (for the 7-11 and nearby multi-family housing) was viewed as causing significant driving *challenges*.
- The traffic light at Seventh Avenue and McCarran **needs** to be upgraded soon, especially if Coit Plaza and this project go forward. It was recommended that Coit Plaza upgrade the Mae Anne/McCarran intersection with that project, although the Sevcnth/McCarran intersection was also mentioned at that time. To aid not only the neighborhood but also the future residents of this project, we would like to see the Seventh/McCarran intersection upgraded minimally with turn lanes before this project opens (if it does).
- One neighbor commented that it would be better to locate this project at the site that Austin Crest is proposed for.
- One audience member that works as a senior ancillary caregiver mentioned that bathtubs are not recommended for seniors, instead walk-in showers with bars are more appropriate. In addition, *all doorways need to be 36"* to allow wheelchair access and elevator locations within 200'.

**COUNCIL RECOMMENDATION:** *To approve the zone change from LLR-1 to SPD by resolution of intent to allow senior housing on the parcel; vote 3-2-2. To deny the master plan amendment to limit an increase of density (if it is determined that the density for senior housing is calculated differently, so that this project does not require a master plan amendment and the project goes forth, we added that 7th and Mc arran be upgraded with turn lanes by the time this development opens); vote 5-0-2.*

**SUBMITTED BY:** Rebecca R. Conry, Vice Chair 784-1968

June 25, 1997

City of Reno Planning Commissioners P.  
O. Box 1900  
Reno, Nevada 89505

Postmark	Date	# of pages
Fax Note	6/30/97	1
To	Laura Tuttle	
Fax #	334-2643	
From	Dave Snelgrove	
Phone #	827-8833	

Re: Vintage Hills Senior Apartments

Dear Planning Commissioners:

I was recently contacted by Carolyn Abend, a resident who is concerned with the potential construction of the Vintage Hills Senior Apartments. She and many of her neighbors did not attend the Northwest District Council meeting in March when this project was heard by the neighborhood group. The reason for not attending *the* meeting was due to lack of notice. At **thus** point in time, the City of Reno does not send notification cards for the District Council meetings.

Through conversation with Carolyn, it was determined that a couple important issues were not addressed at the District Council meeting. These issues are: (1) The impact of additional drainage flows holds the potential to exacerbate an existing down stream drainage problem and (2) the potential impact of view blockage *caused by the proposed height of* the Vintage Hills facility. These issues were not included in the District Council discussion of the project since, due to notification inadequacies, there were no directly impacted neighbors in attendance at the meeting.

It is my understanding that the developer's representative has met with the neighbors (Carolyn included) to determine their concerns. Additionally, I have contacted John Krmpotic of Jeff Codega's office to mention the concerns that Carolyn had addressed.

Please feel free to contact me if you should have any questions or comments regarding any portion of this letter.

Respectfully submitted,



R. David Snelgrove  
Northwest District Council, Chairman

xc: John Krnipotic, Jeff Codega Planning/Design  
Laura Tuttle, City of Reno Planning Department  
Dave Aiazzi, City of Reno Councilman, Ward 5  
Carolyn Abend





# CITY OF RENO

## Planning Commission

July 2, 1997

### Staff Report

Agenda #
✓
Ward #
5

**CASE No.:** 130-97 (Vintage Hills Senior Apartments)  
**APPLICANT:** USA Properties  
**REQUEST:** (1) Master Plan amendment from Medium Density Residential (7-21 du/ac) to Special Planning Area.  
(2) Zoning map amendment from LLR-1 (Large Lot Residential - I acre) to SPD (Specific Plan District) to allow a 201-unit senior housing complex.

(3) Special use permits to allow: (a) a 201-unit senior housing complex; (b) grading with fills over 10 feet in height; and (c) hillside development.

**LOCATION:** A ±8.395 acre parcel located on the north side of West 7th Street, ±200 feet east of its intersection with McCarran Boulevard.

**PROPOSED MOTION:** Based upon the analysis herein, I move to:

- A. Approve the Master Plan amendment by resolution subject to a finding of conformity by the Regional Planning Commission;
- B. Approve the zoning map amendment by resolution of intent, subject to approval of the Master Plan amendment and final staff approval of the Development Standards Handbook, statement of purpose, and plan of incorporation into the design guidelines which shall be completed within three (3) months of the date of City Council approval. Any revisions required by staff must be completed within two (2) months from the date of notification by staff. Failure to comply with either of these time limits shall render this approval for a zoning map amendment, and special use permits null and void. Until the ordinance is adopted, no permits shall be issued for this project.
- C. Approve the special use permits, subject to approval of the Development Standards Handbook and the following conditions:





RECOMMENDED CONDITIONS OF APPROVAL:

- I . The project shall comply with all applicable City codes, and plans, reports, materials, etc., as submitted. In the event of a conflict between said plans, reports and materials and City codes, City codes in effect at the time the building permit is applied for, shall prevail.

Traffic/Circulation:

2. Access, circulation, parking, traffic device location and design shall be subject to the approval of the Community Development Department. Site improvements shall include a pedestrian sidewalk/path extending from Seventh Street to the interior of the site.
3. Prior to the issuance of any building permit, the applicant shall submit a plan for the installation of street lighting on West Seventh Street adjacent to this property and shall install that street lighting prior to issuance of any certificate of occupancy.
4. Site lighting shall include a lighting element at the site access location, to the approval of the Community Development Department.
5. Prior to the issuance of any certificate of occupancy, the applicant shall dedicate right-of-way, construct a concrete pad, and provide and install signage, shelters and benches, as needed, at a location on West Seventh Street required by the Regional Transportation Commission to the satisfaction of the Community Development Department. Improvements shall comply with the Americans With Disabilities Act, 1991.
6. Prior to the issuance of any certificate of occupancy, the applicant shall install parking control signs and/or paint the curb red at the entrance/exit to the site on West Seventh Street to the approval of the Community Development Department.
7. Prior to the issuance of any building permit, the applicant shall grant a reciprocal access easement to A.P.N. 001-154-I I located to the north of this property, to the approval of the Community Development Department.

Civil Engineering:

8. Prior to the issuance of any certificate of occupancy, the applicant shall construct a 5 foot sidewalk on West Seventh Street adjacent to this property to City standards.

9. Prior to the issuance of any building permit, the applicant shall have a grading and drainage plan approved by City staff.
10. All on-site private improvements shall be certified to the Community Development Department.
11. Prior to the issuance of any building permit, the applicant shall have approved plans for the collection of on-site storm waters for the 5-year frequency storm and piping to an adequate public storm drain system and for the disposition of the 100 year storm.
12. Prior to the issuance of any permit, the applicant shall retain a project engineer for inspection, testing and verification of public improvements and provide an inspection and testing letter in compliance with R.M.C. 18.08.080(c)(1)c.
13. Prior to the issuance of any building permit, the applicant shall provide an improvement agreement and security for public improvements in compliance with R.M.C. 18.08.080(c).
14. Prior to the issuance of a building permit, the applicant shall provide the necessary utility easements for relocating utilities associated with this project.
15. Prior to the issuance of any permit, the applicant shall comply with the Quality Assurance Program as set forth in the Public Works Design Manual, Chapter VI, titles "Inspection, Testing and Verification" and "Quality Assurance Program".
16. Prior to the issuance of any permit, the applicant shall obtain a slope easement from Sierra Pacific Power Company.
17. Prior to the issuance of any permit, the applicant shall provide utilities to APN 001-154-11 along with maintenance agreements and easements.
18. Prior to the issuance of any permit, the applicant shall obtain a drainage easement from APN's 001-271-04, 001-271-08, and 001-154-11 allowing the applicant to discharge water onto adjacent parcels.
19. Prior to the issuance of any permit, the applicant shall show the sanitary sewer hookup of the existing houses located beyond the Allen Glen Drive cul-de-sac.

Other Agencies:

20. Prior to the issuance of a building permit, the applicant shall have approved by RTC and Community Development Department staff a plan for a boarding area for users of Citilift and other paratransit services and an interior waiting area.

Fire:

21. The project shall not have gated access.

Planning:

22. Prior to final approval of the SPD Handbook, the applicant shall provide an analysis conducted by a biologist addressing whether the drainage way on the site meets any of the characteristics of a major drainage. If it does, then the applicant will comply with the Major Drainage Ways Plan and not be allowed to fill and pipe the drainageway. The applicant will have to apply for an amendment to the project to reflect the preservation of the drainage way,
23. Provide a shuttle service for residents which operates daily, on a schedule which will assist them with travel to appointments, shopping and religious services.
24. Landscaping shall be increased to include all property along the east property line (except parking and access) with trees planted at 1:200 square feet, with evergreens at 10-12' and deciduous trees at 2-3" caliper at time of planting.
25. Relocate the "future access road" further east to allow a 35'-40' landscape buffer between the entirety of the road and parking lot.
26. The applicant shall apply for a building permit for the project within eighteen (18) months of the date of City Council approval, and continuously maintain the validity of that permit, or this approval shall be null and void.

ANALYSIS:

Reason for Request: The Master Plan amendment to Special Planning Area is needed to allow the request for a Specific Plan District for a senior housing complex at a density of  $\pm 24$  du/ac. The existing land use designation limits the density to a maximum of 21 du/ac which would be further reduced by the hillside density reduction formula. Multi-family developments of 20 or more dwelling units require a special use permit. The special use permit for the fills, and hillside development are due to the topography of the site. Approval of the project would provide much needed affordable senior housing, which is currently lacking in the northwest in an area conveniently located near shopping and services. The units will all be rent and income restricted to senior households with income not exceeding 60% of the Washoe County median income adjusted for family size. The applicant estimates the maximum qualifying income to range from \$22,080 to \$25,200.

Key Issues: Density, compatibility, development standards, amenities.

Land Use: The site is designated as Medium Density Residential (7-21 du/ac) on the Master Plan which could provide zoning anywhere from SFR-6 (Single Family Residential) to MF-21 (Multi-Family). The applicant has submitted information showing that the proposed senior housing complex will generate 42% less trips than a regular apartment complex at MF-21 zoning (490 vs. 850 average daily trips respectively). The applicant also estimates less population for the project than a regular apartment complex at MF-21 (235 vs. 272 respectively). While senior housing may generate less traffic and population than an apartment at 21 du/ac, the density and bulk of the structures are still a concern.

When the Master Plan designation for a site reflects a density range (i.e. 7-21 du/ac), the assumption is that the lowest density is appropriate unless the applicant can demonstrate that the project meets or exceeds all policies, goals and objectives in the Master Plan to warrant a higher density. The land use map indicates that with the exception of the subject site and the abutting property to the north which are designated at 7-21 du/ac, the majority of residential designations in the area do not exceed 14 du/ac. In fact the most common residential zoning in the area is SFR-6 (Single Family Residential) which results in about 7 du/ac. Multi-family zoning near the commercial centers along McCarran Boulevard/Mae Anne/West 7th Street is mostly MF-14. The most intense residential designation in McQueen is 14.52 du/ac, except for one property zoned MF-43 which can exceed this density if developed as senior housing with adequate open space. It appears that approving the request at  $\pm 24$  du/ac would allow density not found in the area. Also, while the comparison of the impacts of the project versus a regular apartment at MF-21 density is informative, it may not be appropriate to assume that the site warrants at least MF-21 zoning. The site may be best suited for multi-family based on its proximity to a major intersection and commercial uses; however, the most common multi-family designation in the area is MF-14 which would also provide better land use compatibility to the nearby

single family residences zoned at LLR-1 and SFR-6. The fact that the project is for seniors would support an increased density, in keeping with past Commission action.

The apartment complex will consist of two buildings with mostly 3 stories with a maximum height of 35 feet (to the roof peak) transitioning in some segments to 2 stories. Both SFR-6 and MF-14 are limited to 2 stories with a maximum height of 25 feet. Pad grade is below 7th Street, effectively reducing the building height to two stories from that vantage point. Substantial setbacks particularly from the residential lots to the east are provided for buffering ( $\pm 160'$ ). Buffering along the east property line consists of 160' strip treated as follows:

- (1) a 15'-25' landscape setback between the buildings and a single row of parking ( $\pm 40'$ );
- (2) a second landscape strip which averages 30' between the parking and a future access road (24') planted with a double row of trees  $\pm 20'$  on center; and
- (3) non-irrigated ground (45'-55') for 570 feet north of West Seventh, and a single row of trees for the remaining 240 feet north.

Staff believes this to be inadequate. Trees are shown at  $\pm 1:300$  square feet. Along the entirety of the east property line (on both sides of the 'future access road') trees should be planted at 1:200 square feet, with shrubs and ground cover to cover at least 75 % of the site within three years (Condition No. 24).

Exterior materials consist of tan stucco and panel siding with green accent trim and brown concrete tile roof shingles. Unit mix consists of 131 one-bedroom units (500 square feet), 69 two-bedroom units (710 square feet) and a manager's unit. Amenities provided include a 2,585 square foot clubhouse containing the rental office, a community room/kitchen, laundry room, and recreation room. The main courtyard in building B will include a pool, spa, and picnic tables and benches. The smaller courtyard in building A will have seating areas. The applicant also intends to have social/recreational activities for residents.

The topography slopes from the south and north into the middle of the parcel as well as to the east side. Proposed grading basically involves leveling the site to allow for a buildable area and will include fills requiring a special use permit. This grading can be allowed if either of the following findings can be made: (1) the slopes can be treated in a manner which does not create negative visual impacts; (2) the grading is necessary to provide safe and adequate access to the development. Because of the drop off in elevation from 7th Street, it appears that the grading is necessary to provide safe and adequate access to the site. The remainder of the fill areas will be covered by landscaping, the buildings

and access/parking areas. The 3:1 slopes along the front, side, and rear will be landscaped with the buildings providing additional screening from view of streets. It appears that the visual impacts have been mitigated.

The applicant has also indicated that the site is a hillside development per code with an average slope of 12.8. The hillside development code requires density reduction from base zoning. However, in the case of an SPD no base zoning is established. With density reduction per code, approximately 121 units would be allowed if the site were zoned MF-14, 21 and 80 units if zoned MF-14.

Traffic/Access: Access to the site appears adequate and will be via a main driveway off 7th Street on (lie west side of the site with secondary access on the east side. Pedestrian circulation will consist of sidewalk along 7th Street and throughout the interior of the site. To assure safe and proper access, circulation, and transit service, several conditions are recommended (Condition Nos. 2-7, 23). A future access road is shown along the east side to serve future development to the north. This road should be moved east to provide a 35'-40' landscape area between the road and parking lot (Condition No. 25).

Engineering: Several conditions are recommended which deal with needed public/private improvements, grading/drainage, inspection, quality assurance, and provision of utilities (Condition Nos. 8-20).

Master Plan: The request appears to comply with the following policies and design objectives: provision of public improvements required by the development; payment of a proportional share of the cost of public improvements outside the development attributable to the development; encouraging the provision of affordable housing through the use of incentives, modified development standards, zoning regulations, allocation of land, waiving certain fees and flexibility in administrative procedures; (#9 Integrated Design, #14 Building Planes).

The project does not appear to comply with the following policies and design objectives: discouraging abrupt changes in residential densities; density, building mass, and architectural details must be sensitive to the surrounding development; infill multi-family developments in predominantly single family residential neighborhoods must be designed so that they appear to be single family homes; (#11 Compatibility).

Major Drainage Ways Plan: The Major Drainage Ways Map shows a disturbed drainage way crossing the site. All drainage ways identified on this map have some or all of the following characteristics: (1) drain an area of 100 acres or more; (2) have biological and physical characteristics associated with the conveyance of water; (3) connects neighborhoods, schools or open spaces such as parks and public land; (4) provides a continuous system which may provide pedestrian/bicycle or wildlife corridor opportunities;

**i AREA DESCRIPTION**

	<i>LAND USE</i>	<i>MASTER PLAN DESIGNATION</i>	<i>ZONING</i>
<i>NORTH</i>	Water Tank, Vacant	Medium Density Residential (7-21 du/ac)	LLR-1
<i>SOUTH</i>	Commercial, Single Family Residential	General Commercial, Low Density Residential (3-7 du/ac)	AC, SFR-6, LLR-1
<i>EAST</i>	Single Family Residential, Vacant	Low Density Residential (3-7 du/ac)	LLR-1
<i>W! S. 1.</i>	Townhomes, Commercial	Medium Density Residential (7-21 du/ac), Neighborhood Commercial	MF-21, AC

**LEGAL REQUIREMENTS:**

RMC 18.06.405 Amendment to the Master Plan. RMC 18.06.410 Zoning Map and Text Amendments. RMC 18.06.400 Special Use Permit Procedures. RMC 18.09.040 (f) Erosion Control

**FINDINGS:**

Amendment to the Master Plan: In order to adopt an amendment to the master plan, the Planning Commission and City Council shall find the following:

- (1) There has been a change in the area or in the conditions on which the current designation was based which warrants the amendment; or the reasons for making the change are at least as compelling as the reasons for the current designation;
- (2) The amendment will provide for orderly physical growth of the City;
- (3) The amendment conforms to the adopted population and conservation plans; and
- (4) The proposed change in land use designation, if any, is in substantial conformance with the goals and policies of the master plan.

(5) provide important open space between similar or different development types. If this project is approved, the applicant should be required to provide an analysis conducted by a biologist addressing whether the drainage way meets the characteristics outlined in the plan (Condition No. 22). If it does, then the applicant will not be allowed to fill and pipe the drainage way. Instead it should be preserved as required in the plan. The drainage way is piped on the west side of the site at the water tank access, courses through the subject site and three single family lots to the east and is piped again as it runs under the homes on Allen Glen Drive. Based on this, it is anticipated that the applicant will be allowed to fill the ±650 foot drainage way segment on their site.

General Code Compliance: With the exception of some items discussed below, development standards as proposed and modified by staff, meet or are comparable to City standards. Some of the revisions include providing a fully landscaped 30 foot setback along 7th Street, a minor arterial; and providing at least a 5 foot wide landscape strip where parking/driveway areas abut residential zoning. The applicant proposes a minimum 3 foot setback on the northwest side yard. This creates an unusable nuisance strip and should be increased to at least 10 feet. In this case, code requires at least a 25 foot setback, but since this yard abuts the water tank parcel and not residences, a 10 foot setback appears adequate. Sufficient parking (75 % covered parking) will be provided as required by city code for senior housing.

Fire Department: The Fire Department does not support gated access to the site due to potential accessibility problems for emergency services (Condition No. 21). With perimeter walls/fences, entry points have been minimized which should still provide some measure of security. Per code, the turn around at the northeast corner of the site must have a radius of at least 45 feet.

Other Reviewing Bodies:

District Council: A memo outlining the comments of the Northwest District Council on this project is attached to this report.

Regional Transportation Commission: RTC staff recommends requiring the applicant to provide a hoarding area for users of Citilift and other paratransit services and an interior waiting area (Condition No. 21).



Zoning Map Amendment: In approving any zoning map amendment, the Planning Commission and City Council shall find the following:

- (1) There has been a change in the area or in the conditions on which the current classification was based which warrants the amendment; or the reasons for making the change are at least as compelling as the reasons for the current classification.
- (2) The change in zoning represents orderly development of the city or an extension of existing uses in the area.
- (3) The change in zoning provides for an appropriate use of the property.
- (4) The change in zoning is in substantial conformance with the Master Plan.
- (5) The proposed zoning is compatible with the actual use of adjacent properties.

Special Use Permits: In order to approve a special use permit, the Planning Commission and the City Council shall make the following findings:

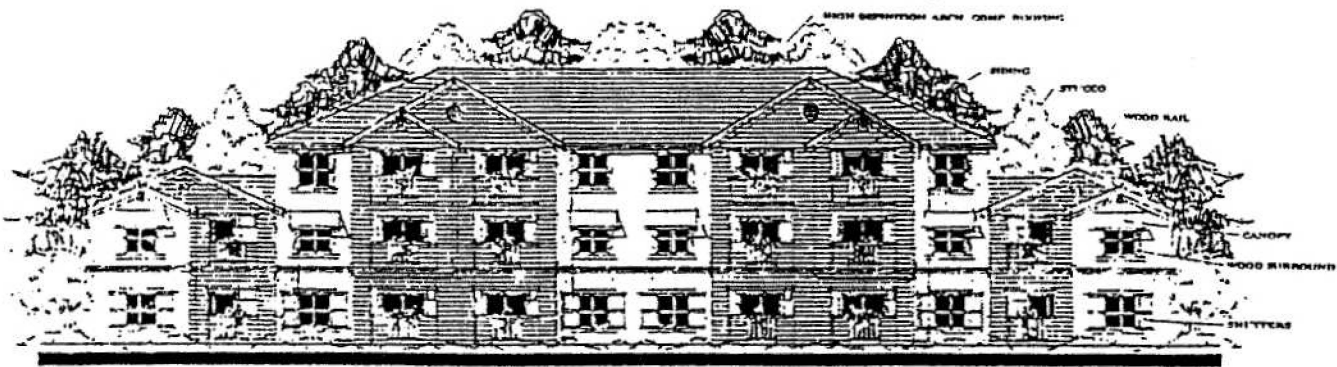
- (1) The project has safe and adequate automobile and pedestrian access.
- (2) The traffic generated by the project does not unduly burden area streets.
- (3) The intensity/density of the development and the uses proposed, including signage, are compatible with the character of the area in which it is located.
- (4) The project is in substantial *conformance* with the Master Plan.
- (5) The project does not create smoke, noise, glare, dust, vibrations, fumes, pollution, odor or adverse visual effects, which would be detrimental to, or constitute a nuisance to area properties.
- (6) The structure has been designed such that the impacts of the building height on pedestrians are reduced by the provision of walkways and landscaping at street level.
- (7) The project represents an integrated development with adequate and safe internal circulation.

- (8) The project has been designed in such a manner as to facilitate police and fire protection.
- (9) The structure has been designed such that the window placement and height do not adversely affect the privacy of existing residential uses.
- (10) The applicant has demonstrated that the project's scale, site location and architectural design of the building, including signage do not adversely impact other properties in the area.

Cut/Fill Findings: The Planning Commission and City Council may allow this grading if it makes either of the following findings:

- (1) The slopes can be treated in a manner which does not create negative visual impacts;
- (2) The grading is necessary to provide safe and adequate access to the development.

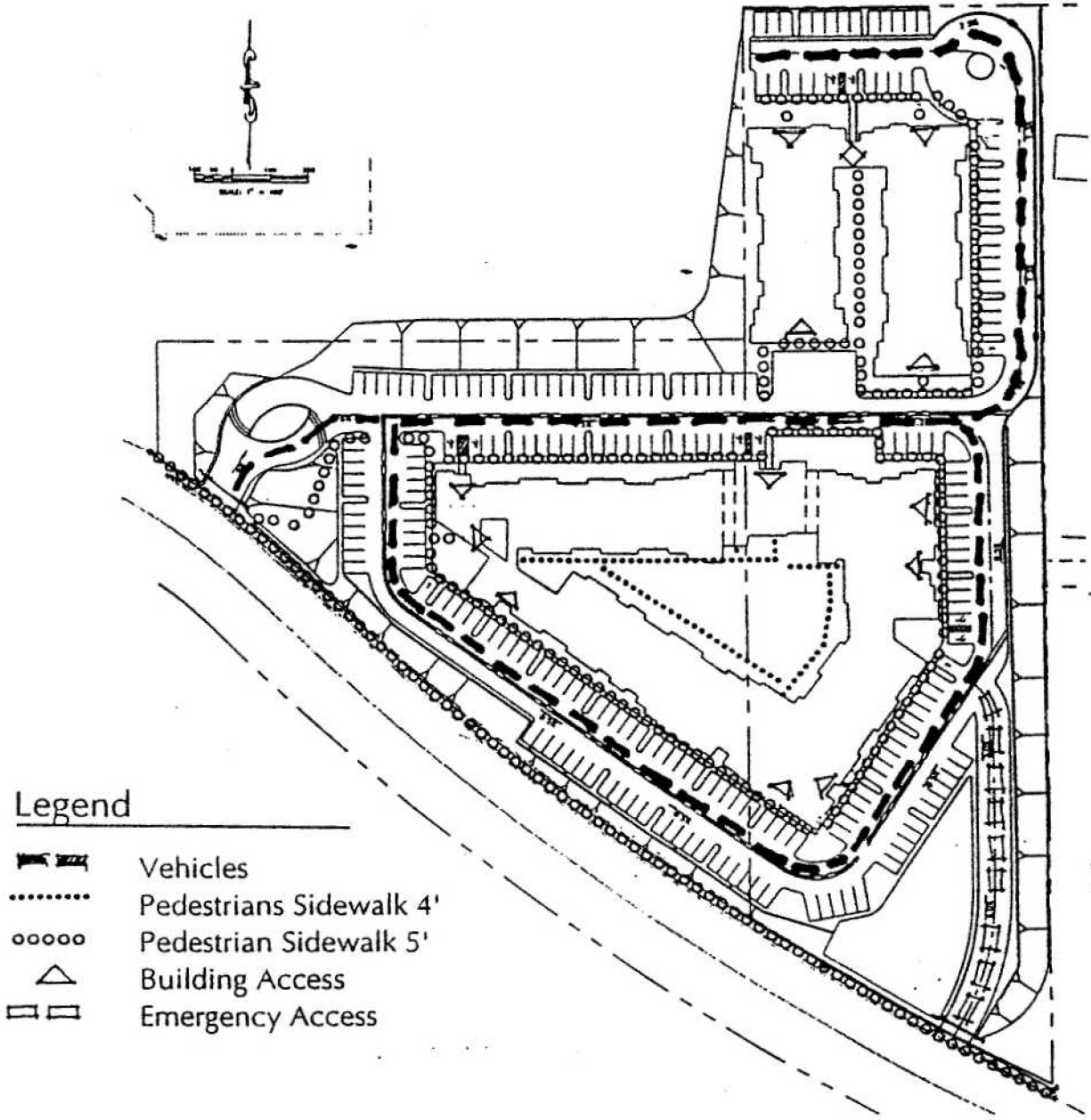
VINTAGE HILLS SENIOR APARTMENTS



**CASE NO. 130-97**

- Architectural Elevation

VINTAGE HILLS SENIOR APARTMENTS



Legend

-  Vehicles
-  Pedestrians Sidewalk 4'
-  Pedestrian Sidewalk 5'
-  Building Access
-  Emergency Access

CASE NO. 130-97

- Circulation Plan

TO: Kristin Shields, Junior Planner (334-2343)

## NORTHWEST DISTRICT COUNCIL PROJECT REVIEW

**REVIEW DATE:** 3120/97

**PROJECT/CASE NAME:** VINTAGE HILLS SENIOR APARTMENTS

**PROJECT DESCRIPTION:** Master Plan Amendment from MF-21 to *SPD and Zone* Change from LLR-1 to SPD for a *220 unit senior apartment complex on 7th Avenue just east of McCarran Blvd.*

### COUNCIL AND/OR NEIGHBORHOOD COMMENTS:

- Density is really the biggest issue for this project. There has been a steady stream of multi-family residential projects in the northwest and *there is* still MF zoned/master-planned undeveloped land available. We thus view any increases in density as undesirable, as evidenced by the vote to deny the master plan amendment to increase the density *in this* project from MF-21 to about 32 units/acre. It was argued that the net occupancy rates for senior apartments would be lower than is possible with the current master plan designation. However, we are concerned that allowing this density usage for any project sets a precedent in the area to bring in more dense multi-family instead of *the less dense projects desired*. Senior housing is an alternative that should add little burden to the already overburdened *schools in* the area. This created a more difficult decision, as evidenced by passage of the zone change to allow the senior housing by a narrow vote, although *we would like the zone* change to revert back (if possible) if this project disappears to ensure that more *dense multi-family* that is not senior housing cannot be located *in this parcel*.
- As the tenants *will be ambulatory*, it is important to have suitable pedestrian access *for them to walk to* the nearby shopping centers. The slopes will have to be treated carefully for this clientele; perhaps incorporating hand-rails in sloped *areas*.
- Since senior apartments require much less parking than regular apartments; there was considerable *concern* that the parking in this project would not be enough for the typical Reno senior housing project (for instance, Classic Residence was cited as having a serious parking problem).
- *It was noted* that a considerable percentage of the population of this project will require ancillary caregivers and was suggested that there be designated parking for the associated vehicles.
- The location of this project near the Seventh Avenue intersection and other driveways (for the 7-11 and nearby multi-family housing) was viewed as *causing* significant driving *challenges*.
- The *traffic light* at Seventh Avenue and McCarran needs to be upgraded soon, especially if Coit Plaza and this project go forward. It was recommended that Coit Plaza *upgrade the Mae Anne/McCarran* intersection with that project, although the Seventh/McCarran intersection was also mentioned at that time. To aid not only the neighborhood but also the future residents of this project, we would like to see the Seventh/McCarran intersection upgraded minimally with turn lanes before this project opens (if it does).
- One neighbor commented that it would be better to locate this project at the site that Austin Crest is proposed for.
- *One* audience member *that works as a senior* ancillary caregiver mentioned that bathtubs are not recommended for seniors, instead walk-in showers with bars are more appropriate. In addition, all doorways need to be 36" to allow wheelchair access and elevator locations within 200'.

**COUNCIL RECOMMENDATION:** To approve the zone change from LLR-1 to SPD by *resolution* of intent to allow senior housing on the parcel; vote 3-2-2. To deny the master plan amendment *to limit an* increase of density (if it is determined that the density for senior housing is calculated differently, so that this project does not require a master plan amendment and the project *goes forth, we added* that 7th and McCarran be upgraded with turn lanes by the time this development opens); vote 5-0-2.

**SUBMITTED BY:** Rebecca R. Conry, Vice Chair 784-1968





