

CITY OF RENO

Staff Report Summary Sheet

TYPE OF APPLICATION/CASE NO.(S): Zone Change and Special Use
Permit for a Major Project/Case
No. 23-89 (Club Lakeridge)

APPLICANT(S): Nate Topol

LOCATION: Southeast corner of McCarran Boulevard and Plumas
Street

SITE SIZE: 27.10+ acres

CURRENT ZONING: R-3 and R-5

PROPOSED ZONING: Specific Plan District

MASTER PLAN: Multi-Residential

PROPOSED DEVELOPMENT: Conversion of 320 existing apartments to
an interval ownership project and con-
struction of a 6,500 square foot office
building to serve as the management, sales
and maintenance headquarters.

PARKING: REQUIRED 437 PROVIDED 730

LANDSCAPING: REQUIRED 25% PROVIDED 30%

RECREATIONAL FACILITIES: REQUIRED 15% PROVIDED 15%

ESTIMATED WATER USAGE: 3.69 additional acre feet per year

ESTIMATED SEWAGE GENERATION: 750 additional gallons per day

AVERAGE DAILY TRIPS: 1,953

LEGAL REQUIREMENTS:

RMC 18.06.400 Special Use Permit Procedures.
RMC 18.06.410 Zone Change Procedures.
RMC 18.06.050(h) Major Project Review Criteria and
 Procedure.

STAFF RECOMMENDATION: Approval with conditions

The City's Approved But Not Built List of March 31, 1988, provides the following information:

	Approved	Under Construction
Single Family	5390	1989
Multi-Family (includes townhouses, condominiums, apartments and senior housing)	6275	1148

Police Service: Police service to the site is provided by the City of Reno. In addition, private on-site security is provided for the Lakeridge Apartments. The Police Department has indicated that lighting, low-profile landscaping and visibility of walkways from the units are important design concerns from a crime prevention standpoint. The project site and interior walkways are currently lit at night. As the Club Lakeridge project evolves, additional on-site security personnel will be hired. A decorative perimeter security fence will also be constructed and all vehicular access will be limited by security gates.

Fire Service: The nearest fire station to the project site is Station 7 on Skyline at Cashill Boulevard. The estimated response time is 6-7 minutes. Plans are presently under way for the construction of a new Station 3 on Moana Lane at Grant. This station is scheduled for completion in late 1989 or early 1990. The estimated response time to the subject site from this station will be less than 4 minutes. The Fire Department has indicated that they have no comments with regard to the subject project.

Noise: The 320 apartment units and the tennis club have been in operation for several years. On-going noise is generated from automobile traffic on McCarran Boulevard, Plumas Street and Lakeside Drive. Temporary construction noise associated with the construction of the associated 6,500 square foot office building and improvements to the tennis club will occur during the hours of 8:00 a.m. to 5:00 p.m.

Parks and Recreation: Manzanita park, the closest City park, is located approximately 1/2 mile from the subject site.

Schools: Since the project will result in the conversion of apartments to interval ownership units, the number of school children will be reduced to zero over the 9 year conversion period.

Planning Commission Considerations: RMC Section 18.06.050(g)(3) states that the Planning Commission shall consider the following factors, among others, in making the findings required by Section 18.06.400:

- a. Availability of, and the impact of the proposed development on housing and public services including, without limitation, schools, police and fire protection, transportation (including traffic and parking), employment, sewage collection and treatment facilities, recreation and parks, noise, air quality and the quality and quantity of water;
- b. Conformance with the adopted master plan;
- c. Special consideration will be given to proposed developments which will provide low income affordable housing.

Special Use Permit Findings: The Planning Commission and City Council are required to make the following findings per RMC 18.06.400(4) in order to approve a special use permit:

- a. The project has safe and adequate automobile and pedestrian access.
- b. The traffic generated by the project does not unduly burden adjacent streets.
- c. The project is compatible with the use of adjacent properties.
- d. The intensity/density of the development is consistent with the character of the area in which it is located.
- e. The project does not conflict with the Master Plan.
- f. The project does not create smoke, noise, glare, dust, vibrations, fumes, pollution or odor effects which would be detrimental to adjoining properties.
- g. The height to width relationship of the structure is compatible with the architectural character of the area.
- h. 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.

RECOMMENDATION:

Based on the analysis herein, staff recommends the following:

- A. Approval of the zone change by ordinance.
- B. Approval of the special use permit subject to 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 shall prevail.
 2. Prior to the approval of any building permit for the office building, the applicant must dedicate water rights to the City of Reno adequate to serve the project.
 3. Prior to the issuance of any building permit for the office building, the applicant shall repair to City standards those areas of Plumas Street adjacent to this project that have experienced structural distress, i.e., sinking, cracking, alligating, etc. to the satisfaction of the Engineering Division.
 4. Prior to the issuance of any building permit for the office building, the storm drain system shall be extended, within a public storm drain easement, from the relocated catch basin on Plumas Street to an existing public storm drain system to the satisfaction of the Engineering Division.
 5. Prior to the issuance of any building permit for the office building, the applicant shall provide a final landscape and irrigation plan for the additional landscaped area to the satisfaction of the Department of Planning and Community Development.
 6. Prior to the issuance of any certificate of occupancy for the office building, additional landscaping and parking shall be completed or properly bonded to the satisfaction of the Department of Building and Safety.
 7. Prior to the issuance of any certificate of occupancy for the office building, parking lot construction shall be certified by a Nevada Licensed Engineer as to compliance with Section 18.06.340(f) of the Reno Municipal Code to the satisfaction of the Department of Building and Safety. The parking area shall be lighted for security. Any lighting facility shall be so installed as to reflect away from adjoining properties as required by Reno Municipal Code 18.06.050(d).

CITY OF RENO

Staff Report

TO: City Planning Commission
FROM: Stuart M. Peters, Senior Planner
MEETING DATE: November 16, 1988
SUBJECT: Case No. 23-89 (Club Lakeridge)

PROPOSED PROJECT:

The applicant is requesting a zone change from R-3 and R-5 to Specific Plan District and a special use permit for a major project to allow for the conversion of the existing 320 unit Lakeridge Apartments East complex, located at the southeast corner of McCarran Boulevard and Plumas Street, to an interval ownership project in conjunction with the construction of a 6,500 square foot office building to serve as the management, sales and maintenance headquarters.

BACKGROUND:

Approval of this request is predicated upon the adoption by the City of the proposed Specific Plan District and the amendment of the existing Vacation Time Share ordinance. This application has been designed to conform the requirements of the proposed Specific Plan District and to the amended Vacation Time Share ordinance as proposed. Both of these ordinances have enjoyed favorable recommendation from the Development Code Review Committee and the Planning Commission.

The Lakeridge Apartments East development consists of 320 two-bedroom multi-family residential units which were constructed approximately ten years ago. In January of 1981, the City Council approved a tentative map to allow for the conversion of the units to condominiums. A final map was subsequently approved and recorded in April of 1981. The units, however, have never been sold as condominiums and as a result, the development has continued to function as an apartment complex.

The Lakeridge Tennis Club, located within the "common area" of the subdivision, has been in existence for approximately nine years. Facilities currently include indoor and outdoor tennis courts, racquetball courts, indoor and outdoor swimming pools, two restaurants, banquet and meeting rooms, a pro shop, and health and exercise facilities. On November 9, 1987, the City Council approved expansion of the facilities. Residency in the Lakeridge Apartments East includes membership in the Lakeridge Tennis Club.

This request involves the gradual conversion of the existing apartment units into an interval ownership facility over a period of approximately 9 years. The conversion of units will occur with turnover of the apartments. No existing tenants will be required to vacate the complex, however, some may be relocated to other units at the expense of the management.

Purchasers of interval ownership units will have a fee interest in the residential units, but will have no ownership interest in the Lakeridge Tennis Club. However, since the entire project, including the Tennis Club, is a part of the final subdivision map which was approved in 1981, the applicant must amend the final map in order to exclude the Club from the fee interest ownership.

In terms of amenities, the purchasers of the interval ownership units will become members of the Tennis Club and will be subject to the Club's rules and regulations and monthly dues structure. An agreement for the use of the Lakeridge Golf Course will also be provided. Other changes in the project will include increased private security, increased maintenance and substantial upgrading of the existing units.

ANALYSIS:

Master Plan:

(1) The Land Use/Transportation Guide designates this site as "Multi-Residential" which is defined as areas of residential use where the predominant type of housing is low rise multi-family. Ancillary uses may be parks, necessary public facilities, office, and low intensity commercial.

(2) Reno Policy Plan: The project is consistent with adopted policies relative to:

II.B.8 Assure new development is compatible with surrounding land use.

Adjacent Land Uses and Zoning:

<u>Area</u>	<u>Land Use</u>	<u>Zoning</u>
North	McCarran Boulevard, Condominiums	R-3, R-1b
South	Offices and Vacant Land	R-5
East	Approved But Not Yet Built Single Family Residential Subdivision	R-1
West	Condominiums and Approved But Not Yet Built Office Building	R-3, G-O

The surrounding area is primarily developed with multi-residential uses. The 141,250+ square foot Lakeridge Centre office complex has been approved on a 9.48+ acre site located to the west of the subject site. The Lewis Homes-Lakeside Subdivision has been approved for single family residential development to the east of the site.

Specific Plan District Regulations: In order to facilitate review of this, the first application for re-zoning to the proposed Specific Plan District, the ordinance now under review is reproduced below:

Sec. 18.06.286. SPD - Specific Plan District.

(a) Purpose. It is the intent of this district to accommodate projects or plans wherein the design and configuration of the use or uses of land are so arranged as to constitute a single functionally integrated entity. In such projects the use of land within a component, and among the various components should there be more than one component, must be so designed as to be not only compatible but also complementary; i.e., the location, use, and physical characteristics of structures, improvements, and open space must all work together in furthering the stated purpose of the design of the project or plan.

In order to achieve optimal functional integration in such projects or plans, the City recognizes that it may be desirable to regulate and restrict on a project or plan specific basis the erection, construction, reconstruction, alteration, repair or use of buildings, structures, or land. Further, the City recognizes that the purpose of this district may be furthered by permitting a diversity of land uses not found in other zoning districts. In light of the multitude of land uses which might be permitted in this district, and the need to insure that such uses are internally compatible and complementary and compatible with surrounding and nearby existing and/or planned uses of land, it is the express intent of the City to subject requests for changes in zoning to the Specific Plan District to a heightened level of scrutiny during the review process and, should a request be approved, to strictly limit the possibilities of change in the use of land, structures, open space, or their arrangement by recourse to the administrative process.

(b) Statement of purpose and plan. The applicant must present a statement of purpose which fully explains the concept the integrated project or plan is designed to implement, and which explicitly explains and justifies the design features of the particular project submitted. Classes of land use must be enumerated in sufficient detail so that the Planning Commission and City Council can adequately assess their operational characteristics and impacts upon each other and surrounding and nearby uses of land. The following classifications shall be used:

- (1) *Single family residential*
- (2) *Multi-family residential*
- (3) *Neighborhood commercial, which, for the purpose of this section, is defined as retail sales establishments, retail bakeries, convenience service establishments such as tailoring or shoe repair, financial institutions, laundry pick-up establishments, laundromats, small scale dry-cleaning establishments, barber and beauty salons, offices, fitness centers, restaurants (with or without bars or cocktail lounges), video rental establishments, residential uses on the second floor, child care facilities, art galleries and libraries and quick-copy establishments.*
- (4) *Community commercial which, for the purpose of this section, is defined as those uses listed under (3) above and wholesale establishments, bars, theatres, cultural facilities (including art galleries, libraries and/or museums), schools and colleges, and video arcades (no gaming devices).*
- (5) *General office which, for the purpose of this section, is defined as those uses listed as permitted in the G-0 zone.*
- (6) *Industrial which, for the purpose of this section, is defined as indoor manufacturing, processing, assembly or fabrication, or printing or publishing establishments.*
- (7) *Public facility*
- (8) *Recreational*
- (9) *Open space*
- (10) *Other which, for the purpose of this section, is defined as any use which is not included in (a) through (i) above. The applicant must include specific uses which are proposed in the application.*

The applicant must also submit a plan which delineates the location of the class or classes of land use as well as the location of structures, improvements, and open spaces.

(c) *Architectural features.* The applicant must provide graphic and textual elements outlining the physical attributes of all structures, including methods and materials to be used in construction. The arrangement and design of all structures must be related to the uses of land within and among the components of the project as a whole, and adjoining properties.

(d) *Standards which must be specified in the graphic and textural elements and justified in the textual element of the required statement of purpose and plan:*

- (1) *The location and area of yards*
- (2) *Building setbacks*
- (3) *Location and type of all exterior lighting*
- (4) *Treatment of mechanical equipment*
- (5) *Number, type, size, materials, and location of all signs*
- (6) *Vehicular and pedestrian circulation and access*
- (7) *Number and location and use of parking spaces*
- (8) *The kind and extent of buffering to be provided between land uses*
- (9) *The kind (specific species are not required), extent and location of landscaping*
- (10) *Street width and slope (if they differ from City standards)*
- (11) *Provisions for refuse collection*
- (12) *Building heights*

Chapter 18.09 shall apply to all development standards not listed in this subsection.

(e) *Prohibited Uses: Gaming.*

(f) *Building Height: Notwithstanding any justification provided, building height shall be limited to 55' except in cases where the district lies within a designated focal center, in which cases all height regulations for the particular focal center shall apply.*

(g) Any change in the class or classes of the use of land; the height or bulk of structures; or changes in the size or location of the components of the project which exceed 10% of the original approval, shall require review and approval of the Planning Commission and City Council. The Administrator shall have the authority to vary by not more than 10% changes in the size and location of components, as well as standards (d)(1), (d)(2), (d)(7), and the extent of (d)(8) and (d)(9).

(h) The graphic and textual elements as well as the statement of purpose and plan shall be adopted by ordinance as development standards for the property zoned.

Staff believes that the application at issue is consistent with the expressed purpose of the Specific Plan District and conforms to its substantive requirements.

The subject property consists of 27.10+ acres and is now developed with 320 multi-family residential units and a tennis club. Improvements to the tennis club and construction of a 6,500 square foot office building are also planned. The overall residential density of the project is 8.48 units per acre. Open space on the site includes approximately 8.55+ acres of landscaped area. In addition, recreational amenities include tennis and racquetball courts, swimming pools, and health and exercise facilities.

The applicant has submitted a proposed ordinance for the Club Lakeridge Specific Plan zone. The ordinance restricts permitted uses on the site to the existing 320 units and the Tennis Club facilities. Gaming is specifically identified as a prohibitive use. The applicant will be tied to the submitted development plans and materials including the restrictions outlined in the proposed ordinance as amended by staff.

The textual element of the statement of purpose and plan as well as development standards for the property, both of which will be a part of the zoning ordinance for this property, if this application is approved, are as follows:

Statement of Purpose and Plan

The owner/applicant (Eastside Investment Co.) is requesting a change in zoning classification for a property 27.104 acres in size from R-3 to Specific Plan Zone and a special use permit for a major project to facilitate the sale of an existing 320 unit condominium complex (being operated as Lakeridge Apartments East) as a time share estate. In addition, a

6,500 square foot office building would be constructed on an adjoining parcel and would serve as the management, sales and maintenance headquarters.

The Lakeridge Apartments East complex consists of 320 two bedroom condominium dwelling units which were built and have been operated by the Eastside Investment Co. as an apartment complex for approximately ten (10) years.

The Lakeridge Tennis Club has been operated in conjunction with Lakeridge Apartments East for the past nine (9) years. Residency in the Lakeridge Apartments East includes membership in the Lakeridge Tennis Club, also owned and operated by Eastside Investment Co.

The Eastside Investment Co. proposes to gradually evolve the 320 dwelling unit Lakeside Apartments East into a time share estate residential facility over a period of approximately nine (9) years. This would be accomplished by relying on attrition to vacate one building at a time, remodel and upgrade its interior extensively and to offer it for sale. Because of the evolutionary nature of the proposal, no existing tenants would be asked to vacate the premises, although some may be relocated from one unit to another at the expense of the management. For a period of nine (9) years, the Eastside Investment Co. would thus operate both an apartment complex as well as an interval ownership club.

The existing condominiums share a complementary setting along the eastern boundary of the Lakeridge Golf Course and the Lakeridge Subdivision, a 900 unit planned community. The condominiums are well integrated within a circuitous pedestrian walkway and abundant courtyard-type open space. Each unit has access to nearby parking areas and are buffered from vehicular travelways by ample landscaping and reasonable distances.

Other amenities have also been integrated into the project. A large outdoor pool shares a prominent location near the center of the project. In addition, the City approved an expansion of the Lakeridge Tennis Club in 1987. The expansion includes a gymnasium and running track, and enlargement of existing kitchen facilities, additional locker rooms, nautilus and aerobic workout areas, a banquet/meeting area and additional outdoor tennis courts. Construction of this phase is about to be commenced and will require approximately five (5) years to complete.

The expansion of the Lakeridge Tennis Club is being undertaken in response to an ever growing national demand for facilities that can provide a full complement of activities related to health and physical fitness. Recent agreements between the Lakeridge Tennis Club and several major hotels such as Harrah's, Bally's and the Nugget to provide their guests tennis related activities such as lessons and tournaments underscore this phenomenon.

Because more and more people are combining vacations with physical fitness related activities, it would appear that the Reno area could support a non-gaming related destination health club. Such a facility would provide every member of a family with the full complement of physical exercise, fitness and recreational facilities as well as appropriate support classes in proper nutrition and lifestyle management in a first-class motivational environment. Club Lakeridge will take on such a dimension.

Although the Lakeridge Tennis Club and other recreational facilities exist on the same site, the residential units are physically buffered, for the most part, from the recreational activities by placement of parking areas, vehicle travelways, landscaping, pedestrian pathways and the isolation of the more intense uses to the northern portion of the site. The location of the major recreational facilities also provide a buffer from McCarran Boulevard for nearly every unit. The project is bound by roadways on three sides and is adjacent to professional office zoned property on the south side, and therefore, should not have an impact on adjacent properties.

The change in ownership of the condominium units to time share estates will permit buyers to own a feehold interest in the property used for residential purposes and will give the owners rights to use the recreational facilities, as defined in the time share instrument. The Lakeridge Tennis Club will be retained in ownership by the Eastside Investment Co. Accordingly, the major recreational and accessory facilities will be owned and managed by the Eastside Investment Co. The time share estate will be responsible for maintenance of all common area and open space.

The property was previously subdivided by a condominium subdivision map. This map will be amended as required by state law and the City Council to accommodate the new ownership.

The following changes to the present facilities and operations are proposed:

1. The 1.124 acre parcel adjoining the Lakeridge Apartment at the southwest will be acquired. A Management Building, 6,500 square feet in floor area, as well as related parking will be constructed on the site as depicted in the plans submitted with this application. This site adjoins Plumas Street and will serve as the main entrance to Club Lakeridge.
2. The eight (8) unit condominium building nearest the Management Building would be vacated through attrition and on-site relocation. An extensive interior upgrading of each of the dwelling units (estimated at \$20,000 to \$30,000) would be undertaken. Several of the units would serve as models while the balance would be offered for sale under the interval ownership approach.
3. When the sales of the first eight (8) unit building reach a point which warrants it, an adjoining building will be vacated through attrition and on-site relocation. As in the case of the first residential building, the second building would be extensively upgraded and remodeled and offered for sale as well. This then would set the pattern for sale of the entire residential portion of the project.
4. The Lakeridge Tennis Club would continue its facility expansion program as approved by MPR-7-83 as amended November 9, 1987. Although the purchasers of the interval ownership residential units would not receive a fee interest in the Lakeridge Tennis Club (which would be retained and operated by Nate and Steve Topol), they would be members in perpetuity provided their association maintained its financial standing with the Lakeridge Tennis Club in good order. To facilitate this, a portion of the annual membership fees and service charges levied against every owner would be earmarked to meet his obligation.
5. An existing agreement between the applicant/owner of the Lakeridge apartment and the Lakeridge Golf Course provides for use of the Golf Course by the apartment dwellers. Provisions will be made to extend the same use privilege to the Club Lakeridge owners.
6. Club Lakeridge will be operated from the management building. Prospective interval residential unit purchasers will be transported, by appointment, from several area hotels to the site in mini buses. They will be provided with an escorted opportunity to see the models and

site amenities and to meet with an individual from the sales staff. Upon completion of their visit, whether they choose to purchase or not, they will be transported back to their hotel in mini buses and limousines.

7. Although the Lakeridge Apartments are presently maintained by a sizeable maintenance staff, the conversion of the site from an apartment to an interval ownership club will bring with it a significant raise in the level of site and boundary maintenance which will necessitate adding a significant number of additional maintenance personnel. Each and every dwelling unit will receive complete interior cleaning and painting annually. Carpets, drapes and other accouterments in need of repair or replacement will be attended to during the annual refurbishing.
8. While Lakeridge Apartments does provide on-site security personnel, the evolution into Club Lakeridge will necessitate the expansion of this function. As the project evolves, security staff will be added, a decorative perimeter security fence will be constructed and all vehicular access limited to gates manned by security personnel.
9. Lakeridge Apartments East were designed and constructed with 1.5 off-street parking spaces per dwelling unit. As an interval ownership development, the requirement for off-street parking is .8 of a parking space per dwelling unit plus 26 off-street spaces for the Management Building. As a consequence, the project will have a significant over-abundance of street parking spaces. As a consequence, the Eastside Investment Co. would like to have the option of reducing the actual number of off-street parking spaces on the site and replacing them with additional landscaping and/or recreational facilities. This would be accomplished through periodic evaluations of actual parking needs and would be subject to appropriate approval action by the City.
10. Because Club Lakeridge is anticipated to cater to a significant number of future owners who will fly to Reno, an airport shuttle bus will be provided. In addition, shuttle service is anticipated between Club Lakeridge and various hotel casinos, shopping facilities and other points of interest in the community. Winter connections with major ski resorts and summer connections to Lake Tahoe beaches will also be included.

Club Lakeridge is intended to provide regular visitors to Reno with an ownership opportunity in an excellent existing complex which will only get better as it matures and is continuously maintained and upgraded. The expansion of facilities and programs at the Lakeridge Tennis Club will make the vacation opportunity ever more meaningful. Club Lakeridge will be affiliated with one other major nation interval ownership exchange organizations and will be managed by an experienced team with a proven record in a high quality project.

Architectural Features

The Lakeridge Apartments East complex consists of 320 two bedroom condominium dwelling units. The architectural style and materials for these units were approved more than ten (10) years ago. The only changes planned for the existing condominium units is an extensive upgrading/remodeling of the interior of each unit (estimated at \$20,000 to \$30,000) when their use is converted from the present apartment use to time share estates.

The additions to the property will be the construction of a 6,500 square foot office building, which will serve as the management, sales and maintenance headquarters, and the construction of additional recreational facilities as previously approved by the City with Case No. MPR-7-83. The architectural style and materials of the office building will be complementary to the existing condominium units; an architectural rendering of the office building and layout is attached. The architectural style and materials for additional recreational facilities were previously approved by the City with MPR-7-83, and will be constructed as approved.

Standards

- a. The area of yards has previously been approved and constructed. The site plan illustrates the existing yard areas.
- b. Building setbacks have been previously approved and constructed. The front, side and rear yard setbacks were required to meet the standards of an R-3 zoned property. The new office building exceeds these setback requirements. The building setbacks are illustrated on the site plan.
- c. The exterior lighting has been previously approved and constructed. All new lighting will be complementary to the existing lighting program and will be constructed as provided by City Code.

- d. All mechanical equipment is planned to be screened to the approval of Planning staff.
- e. The existing signs have been previously approved and will remain at their present locations. One (1) new sign is proposed for the office building to identify "Club Lakeridge". Directional signs are also proposed on the office building site. The materials are to be metal letters mounted on a wooden back; however, they will be designed to be complementary to the existing signs.
- f. The present access to the condominium units is provided by two (2) driveways; one with access off of Plumas Street and the other with access off of Lakeside Drive. When the conversion is finally completed, the entrance off of Lakeside Drive will be blocked, except for emergency access, and the Plumas Street entrance will be controlled by security. The northernmost driveway on Plumas Street will be retained to provide direct access to the Lakeridge Tennis Club and accessory facilities. The two (2) southernmost accesses from Plumas Street will provide access to the office building for prospective buyers, owners and employees.

The internal travelways and the pedestrian circulation pathways have previously been approved and constructed. Each condominium unit presently has pedestrian access, as does the recreational facilities, as illustrated on the site plan.

- g. Lakeridge Apartments East were designed and constructed with 1.5 off-street parking spaces per dwelling unit. As an interval ownership, development of the requirement for off-street parking is .8 of a parking space per dwelling unit plus 26 off-street parking spaces for the Management Building. As a consequence, the project will have a significant over-abundance of off-street parking spaces. As a consequence, the Eastside Investment Co. would like to have the option of reducing the actual number of off-street parking spaces on the site and replacing them with additional landscaping and/or recreational facilities. This would be accomplished through periodic evaluations of actual parking needs and would be subject to appropriate approval action by the City.

PROPOSED ORDINANCE

Club Lakeridge Specific Plan Zone

A. Applicability

This ordinance shall be applicable to property described on Exhibit "A" attached hereto.

B. Permitted Uses

- 1.a. a 320 dwelling unit time share estate with ownerships ranging from one week to one year, or
- b. a 320 dwelling unit condominium operated as an apartment complex, or
- c. a combination of uses permitted in B. above provided that the total number of dwelling units does not exceed 320.
2. A 130,000 square foot private recreation club consisting of the following facilities:
 - a) indoor and outdoor tennis courts
 - b) racquetball courts
 - c) exercise rooms
 - d) two restaurants, one with a bar
 - e) kitchen facilities
 - f) banquet and meeting room facilities
 - g) indoor and outdoor swimming pools
 - h) a gymnasium and running track
 - i) locker rooms
 - j) offices for management
 - k) pro shop with sales of sundries
 - l) storage facilities for site maintenance
3. A 6,500 square foot office and maintenance facility.
4. Related landscape and off-street parking facilities.
- C. 1. Prohibited uses - Any uses not specifically permitted in Section B, above, are prohibited.
2. No gaming devices of any kind shall be permitted on the site.

D. Conditions under which the above uses may be permitted:

1. Compliance with all appropriate municipal ordinances, codes and policies including conformance with the approved site plan and related documents.
2. Compliance with all appropriate state laws.
3. Compliance with an approved major project review special use permit for the site.

E. Off-street Parking

The following off-street parking requirements will be met:

1. for the private recreational club - 155 spaces
2. for each apartment/condominium unit - 1.5 spaces
3. for each interval ownership unit - 0.8 spaces
4. for the office building - 1 space per 250 square feet

F. Development Standards

1. Building Heights

No structure shall exceed the height permitted under the special use permit, the plan included herein, or provisions of the Reno Municipal Code.

2. Yards

- a. Front yard setbacks shall be a minimum of twenty (20) feet.
- b. Side and rear yard setbacks shall be a minimum of ten (10) feet.

3. Outdoor Recreation and Landscaped Areas

- a. The outdoor recreation and landscaped areas shall be installed and maintained as depicted on the approved site plan.
- b. Landscaped and recreation areas shall constitute a minimum of forty percent (40%) of the site area.

4. Lighting

- a. All exterior lighting shall be positioned so as not to adversely impact adjoining properties.

5. Signs

- a. The exact location and final design of "identification signs" shall be subject to review and approval by the Department of Planning and Community Development.
- b. Small directional signs may be located throughout the project for the convenience of residents and guests.

Time Share Use: As previously indicated, this request has been designed to conform to proposed amendments to the Vacation Time Share ordinance now under consideration by the City. Once more, to facilitate review of the request, the proposed amendments to that ordinance will be included.

Sec. 18.06.310. Time share projects.

(a) Intent. This section establishes zoning, parking and building safety requirements for time share projects. The intent of this section is to place time share projects in zoning districts where they are most compatible and provide for the health and safety of persons purchasing time share intervals. This section also establishes standards for such projects to assure that the impacts of time share projects do not adversely affect properties in their vicinity.

(b) Zoning. Time share use is permissible in HCD, HC, C-3, C-2 and C-1 zones. Time share estates are permissible in HCD, HC, C-3, C-2, C-1 and Specific Plan districts. Time share use and time share estates shall comply with all standards established for the zoning district in which they are located. Time share estates in the Specific Plan District must also comply with the following standards:

- (1) Structures shall not exceed two (2) stories in height.
- (2) Each time share unit must contain at least one bedroom separate from the living area and must contain full kitchen facilities.

(3) *In each time share project, 25% of the gross site area must be landscaped.*

(4) *In each time share project, 15% of the gross site area must be utilized for recreational facilities.*

Time share projects are prohibited in any historical overlay (H-O) and all other zoning districts.

(d) *Parking. Time share projects shall be considered as "hotels" for purposes of off-street parking, and shall comply with the "hotel" provisions of section 18.06.340.*

(e) *Building and fire requirements. Time share projects shall comply with the building safety and fire codes in effect on the date the time share project applies for a building permit for remodeling of an existing building or new construction; or if no remodeling or new construction is to be done, then the date the time share project applies for a business license.*

(f) *Amenities. The applicant for a time share project shall include appropriate amenities to serve the occupants of the project as a part of the application for special use permit.*

(g) *Special use permit. Time share projects of eighty (80) units or more shall constitute a major project in accordance with section 18.06.050. All time share projects of seventy-nine (79) units or less shall require the approval of a special use permit reviewed by the planning commission.*

(h) *Subdivision requirements. All feehold time share estate units shall be required to comply with all subdivision regulations and obtain required subdivision approvals.*

(i) *Pre-existing nonconforming use:*

(1) *The provisions of this section shall not apply to a vacation time share project which existed prior to October 31, 1980.*

(2) *The conveyance of individual time share estates to purchasers shall not constitute a change of ownership for the purposes of this section, section 14.04.010 or section 18.06.340.*

- (3) The conveyance of twelve (12) or more time share estates to one (1) person or the conveyance of a vacation time share project, after October 31, 1980, shall be in compliance with the provisions of this section.

The request appears to conform to the intent of, and the development regulations contained within, the amended ordinance.

Parking: Vacation time share projects are considered as "hotels" for the purposes of off-street parking requirements. The hotel parking requirement is .8 spaces per room plus parking required for other uses in the hotel.

The existing Lakeridge Apartment complex and tennis club presently require a total of 635 parking spaces. A total of

675 spaces are presently provided on the site. The conversion of the apartment units to interval ownership will substantially reduce the total number of spaces required on the site from 635 to 437 spaces. Approximately 730 parking spaces will be available on-site at completion of the nine year sales period. Additional parking will be provided adjacent to the proposed office building.

Building and Fire Requirements: Time share projects are required to be licensed for business and comply with the building and safety codes in effect on the date of application for a building permit for remodeling or new construction. In the event there is no remodeling or new construction, the project must comply with the codes in effect on the date of application for a business license. The proposed conversion of the apartment units will only involve cosmetic remodeling. No structural changes are planned. Any appropriate permits and business licenses will, however, be required.

Existing on-site amenities include indoor and outdoor tennis courts, racquetball courts, indoor and outdoor swimming pools, and health and exercise facilities. Presently 30% of the net site area (8.13+ acres) is landscaped. An additional .42+ acre of landscaping will be provided with construction of the office building. Prior to the issuance of a building permit for the office building, a final landscape and irrigation plan shall be submitted to the satisfaction of the Department of Planning and Community Development. Prior to the issuance of any certificate of occupancy, landscaping shall be completed or properly bonded to the satisfaction of the Department of Building and Safety.

Subdivision Requirements: All feehold time share estate units are required to comply with all subdivision regulations and obtain the required subdivision approvals. A final map allowing for the subdivision of the units was approved by the City Council on April 13, 1981. That approval, however, contemplated the subdivision and sale of conventional, rather than time share units, and was accomplished under the provisions of RMC 18.18.040 (Conversions from other forms of housing). The present request is then subject to conformance with that chapter of the ordinance. In fact, the request appears consistent with all sections of Chapter 18.18 save for one, Section 18.18.050, which requires that "all owners in a condominium project shall have an individual ownership interest in the common areas and amenities". The facilities of the existing Lakeridge Tennis Club were constructed within the common area of the project; thus, at present, any sale of units would be required to convey an individual interest in the Club Lakeridge facilities.

As indicated in previous sections of this report, the applicants propose to separate the recreational facilities of the Tennis Club from the time share condominium and to retain their ownership. Should the City choose to approve this application, it would first have to approve an amendment to the existing final map excluding the Lakeridge Tennis Club facilities from the area subdivided. Should that approval place, the only recreational facility left within the subdivision would be the pool complex.

This proposal will not be brought before the City Council for final action, unless and until such an amendment to the existing final map has been approved by the City Council.

Major Project Review: A major project review is required for time share projects of 80 units or more. The current project involves the conversion of 320 units and, therefore, requires approval of a special use permit for a major project. The project is currently subject to conformance with MPR-7-83, as amended. The existing project does conform with the provisions of that major project review. The effect of the amendment is to permit expansion of the project's recreational facilities. Staff has re-examined the approved plans for the expansion and found them to be in conformance with the proposed Specific Plan District regulations and amendments to the time share ordinance. Further, this approved expansion has been included in the application under consideration. Thus, it is the recommendation of staff that the terms and conditions of the amendment to MPR-7-83 remain in force should this application be approved.

Access and Traffic: Access to the site is presently from Plumas Street and Lakeside Drive. With the conversion of the project to

an interval ownership facility, primary access will be limited to Plumas Street with emergency access only to Lakeside Drive. As three section of Plumas Street, adjacent to the site have experienced structural distress, the applicant will be required to make the necessary street repairs, to the satisfaction of the Engineering Division, prior to the issuance of any building permit for the office building.

In terms of traffic, the existing apartment complex generates 1,953 average daily trips with 215 P.M. peak hour trips. Presently, the adjacent intersections of McCarran Boulevard/Plumas Street and McCarran Boulevard/Lakeside Drive operate at Level of Service "B". According to the applicant's traffic engineer, the change to interval ownership will result in 79 fewer average daily trips and 35 fewer P.M. peak hour trips. The Engineering Division, however, has indicated that the number of trips will most likely remain unchanged.

Grading and Drainage: The applicant has submitted a preliminary grading plan for the office building site. Prior to the issuance of any permit, the applicant will be required to provide a final grading and drainage plan to the satisfaction of the Engineering Division. The applicant will also be required to extend the storm drain system, within a public storm drain easement, from the relocated catch basin on Plumas Street to an existing public storm drain system.

Air Quality: The applicant has submitted a CALINE 4 (California Line Source Dispersion Model) air quality analysis for this project using the input parameters recommended by the Washoe County Health Department. CALINE 4 is used as an analytical tool to estimate mobile sources of emissions by calculating the carbon monoxide (CO) concentrations at each intersection. CALINE 4 is the fourth generation of such models and incorporates such variables as source strength, meteorology, site geometry and site characteristics into the program. In addition, the model utilizes an intersection option which calculates the additional emissions generated by deceleration, idling and acceleration through the intersections. As a result, the predicted emissions are higher than emissions predicted by such models as CALINE 3.

The applicant's air quality analysis studied CO concentrations at the intersections of McCarran Boulevard/Plumas Street and McCarran Boulevard/Lakeside Drive. The results of the analysis indicate that there are no violations of either the one-hour Federal Carbon Standard of 35 ppm or the eight-hour standard of 9 ppm with the project.

Water and Sewer: Additional water service to the site will be provided by Westpac Utilities. The proposed project will require approximately 3.69 additional acre feet of water per year. The applicant will be required to dedicate sufficient water rights to the City to adequately serve the project.

Additional sewage treatment will be provided by the Reno/Sparks Joint Wastewater Treatment Facility. The proposed project will generate approximately 750 additional gallons of sewage per day.

Employment: The Lakeridge Tennis Club currently employs 37 persons. The approved, not built expansion, will result in the need for approximately 17 employees for a total of 54.

The Lakeridge Apartments East currently employs 37 persons. During the 9 year sales and marketing program for the proposed Club Lakeridge, approximately 106 persons will be employed. At completion of the sales program, approximately 97 persons will be employed at the project site.

Annual salary ranges for employees are estimated as follows:

Management Employees: \$25 to \$40,000
Office Employees: \$16 to \$20,000
Maintenance Employees: \$12 to \$18,000
Seasonal Lifeguards: \$5 to \$6 per hour

Housing: The October, 1988 Rental Housing Vacancy Survey reveals the following:

11,713 Units Surveyed
413 Vacant Units
3.68% Vacancy Rate
286 Vacant Units Accepting Children

	No. Vacant	No. Surveyed	% Vacant
Sleeping Rooms	0	27	0.00%
Studios	21	1032	2.03%
1 Bedroom	149	4376	3.44%
2 Bedroom	238	5641	4.22%
3 Bedroom	26	687	3.78%
4 Bedroom	--	--	--

The project is approved as a 320 unit condominium development, however, has always been operated as an apartment complex. The proposed conversion to interval ownership will remove the 320 units from the rental market.

The City's Approved But Not Built List of March 31, 1988, provides the following information:

	Approved	Under Construction
Single Family	5390	1989
Multi-Family (includes townhouses, condominiums, apartments and senior housing)	6275	1148

Police Service: Police service to the site is provided by the City of Reno. In addition, private on-site security is provided for the Lakeridge Apartments. The Police Department has indicated that lighting, low-profile landscaping and visibility of walkways from the units are important design concerns from a crime prevention standpoint. The project site and interior walkways are currently lit at night. As the Club Lakeridge project evolves, additional on-site security personnel will be hired. A decorative perimeter security fence will also be constructed and all vehicular access will be limited by security gates.

Fire Service: The nearest fire station to the project site is Station 7 on Skyline at Cashill Boulevard. The estimated response time is 6-7 minutes. Plans are presently under way for the construction of a new Station 3 on Moana Lane at Grant. This station is scheduled for completion in late 1989 or early 1990. The estimated response time to the subject site from this station will be less than 4 minutes. The Fire Department has indicated that they have no comments with regard to the subject project.

Noise: The 320 apartment units and the tennis club have been in operation for several years. On-going noise is generated from automobile traffic on McCarran Boulevard, Plumas Street and Lakeside Drive. Temporary construction noise associated with the construction of the associated 6,500 square foot office building and improvements to the tennis club will occur during the hours of 8:00 a.m. to 5:00 p.m.

Parks and Recreation: Manzanita park, the closest City park, is located approximately 1/2 mile from the subject site.

Schools: Since the project will result in the conversion of apartments to interval ownership units, the number of school children will be reduced to zero over the 9 year conversion period.

Planning Commission Considerations: RMC Section 18.06.050(g)(3) states that the Planning Commission shall consider the following factors, among others, in making the findings required by Section 18.06.400:

- a. Availability of, and the impact of the proposed development on housing and public services including, without limitation, schools, police and fire protection, transportation (including traffic and parking), employment, sewage collection and treatment facilities, recreation and parks, noise, air quality and the quality and quantity of water;
- b. Conformance with the adopted master plan;
- c. Special consideration will be given to proposed developments which will provide low income affordable housing.

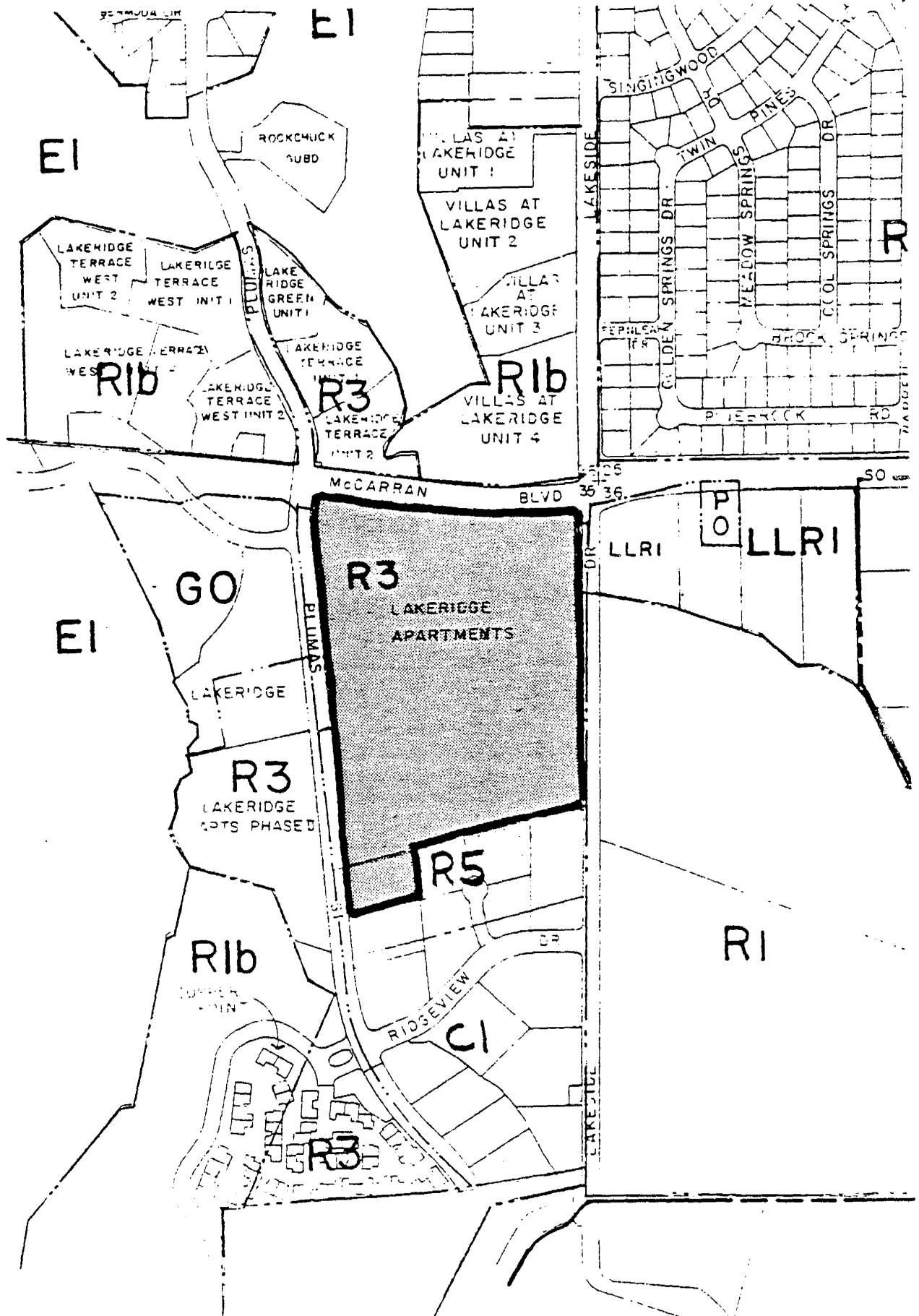
Special Use Permit Findings: The Planning Commission and City Council are required to make the following findings per RMC 18.06.400(4) in order to approve a special use permit:

- a. The project has safe and adequate automobile and pedestrian access.
- b. The traffic generated by the project does not unduly burden adjacent streets.
- c. The project is compatible with the use of adjacent properties.
- d. The intensity/density of the development is consistent with the character of the area in which it is located.
- e. The project does not conflict with the Master Plan.
- f. The project does not create smoke, noise, glare, dust, vibrations, fumes, pollution or odor effects which would be detrimental to adjoining properties.
- g. The height to width relationship of the structure is compatible with the architectural character of the area.
- h. 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.

RECOMMENDATION:

Based on the analysis herein, staff recommends the following:

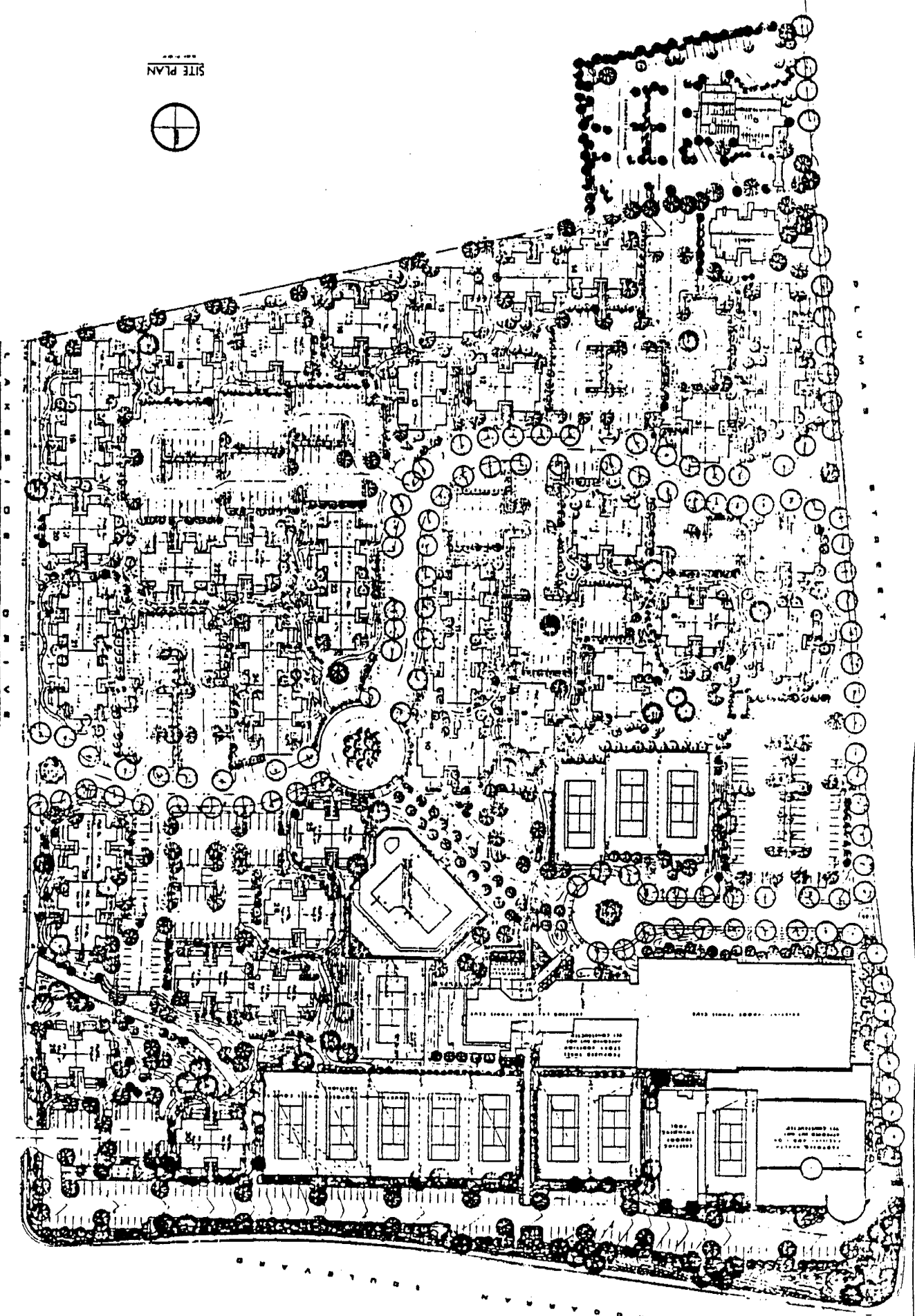
- A. Approval of the zone change by ordinance.
- B. Approval of the special use permit subject to the following conditions:
 1. The project shall comply with all applicable City codes, and plans, reports, materials, etc., as submitted. In the event of a conflict between said plans, reports and materials and City codes, City codes shall prevail.
 2. Prior to the approval of any building permit for the office building, the applicant must dedicate water rights to the City of Reno adequate to serve the project.
 3. Prior to the issuance of any building permit for the office building, the applicant shall repair to City standards those areas of Plumas Street adjacent to this project that have experienced structural distress, i.e., sinking, cracking, alligating, etc. to the satisfaction of the Engineering Division.
 4. Prior to the issuance of any building permit for the office building, the storm drain system shall be extended, within a public storm drain easement, from the relocated catch basin on Plumas Street to an existing public storm drain system to the satisfaction of the Engineering Division.
 5. Prior to the issuance of any building permit for the office building, the applicant shall provide a final landscape and irrigation plan for the additional landscaped area to the satisfaction of the Department of Planning and Community Development.
 6. Prior to the issuance of any certificate of occupancy for the office building, additional landscaping and parking shall be completed or properly bonded to the satisfaction of the Department of Building and Safety.
 7. Prior to the issuance of any certificate of occupancy for the office building, parking lot construction shall be certified by a Nevada Licensed Engineer as to compliance with Section 18.06.340(f) of the Reno Municipal Code to the satisfaction of the Department of Building and Safety. The parking area shall be lighted for security. Any lighting facility shall be so installed as to reflect away from adjoining properties as required by Reno Municipal Code 18.06.050(d).

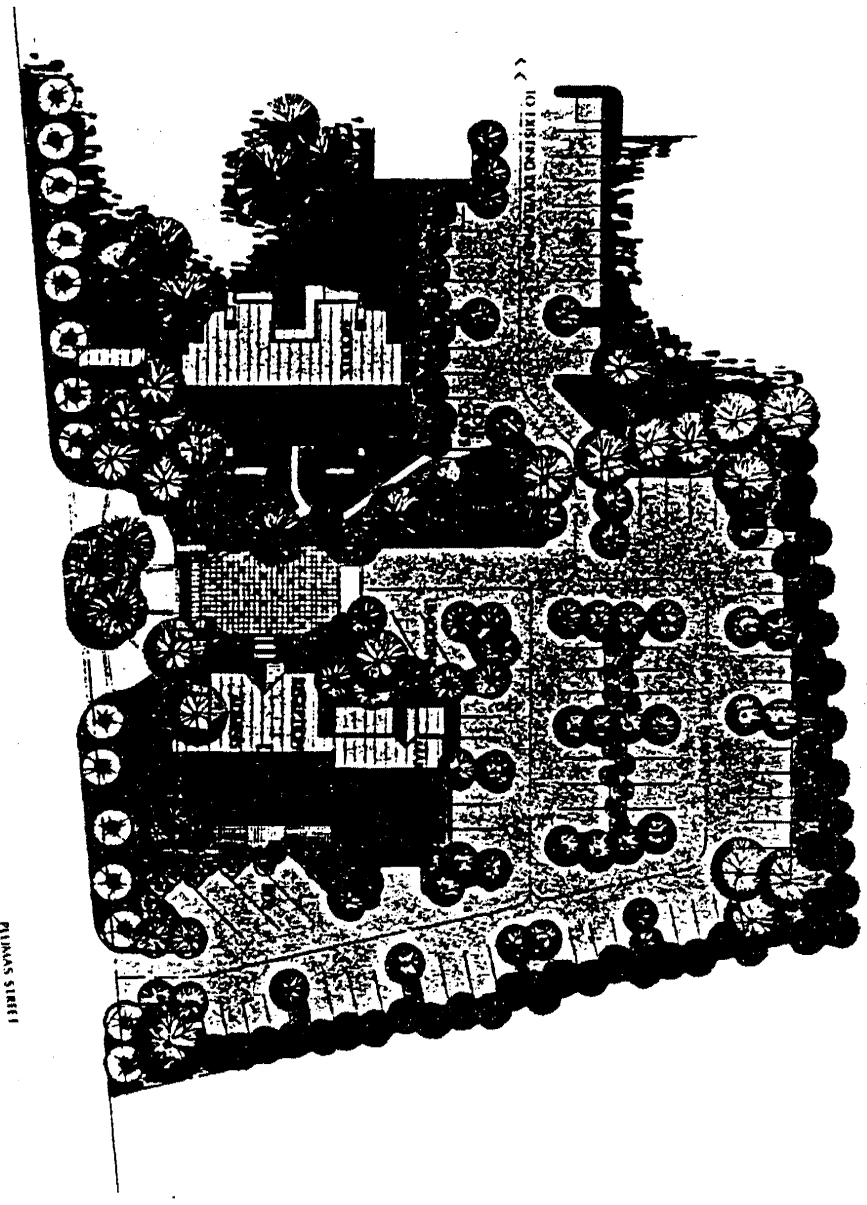


SITE PLAN



CLUB LAKERIDGE
RENO NEVADA





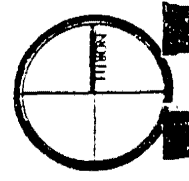
PUMAS STREET

DATA

RECEPTION/ADMINISTRATION
 APARTMENT BUILDING
 POSSIBLE AMUSEMENT
 PARKING

5000 N
 1000 N
 400 N

J. EDGAR BRUNS
 11500 GLEN
 400 NORTON



CITY OF RENO

Staff Report Summary Sheet

TYPE OF APPLICATION/CASE NO.(S): Amendment to a Special Use Permit for a Major Project/Case No. MPR-7-83 (Lakeridge Tennis Club)

APPLICANT(S): Topol

LOCATION: 6000 Plumas Street, on the southeast corner of the intersection of Plumas Street with South McCarran Boulevard

SITE SIZE: 8.5 acres

CURRENT ZONING: R-3

PROPOSED ZONING: No change

MASTER PLAN: Multi Residential

PROPOSED DEVELOPMENT: An expansion of tennis and recreational facilities

PARKING:

REQUIRED: 155 spaces PROVIDED: 190 spaces

LANDSCAPING:

REQUIRED: 20% PROVIDED: 25%

ESTIMATED WATER USAGE: 9.8 acre-feet per year

ESTIMATED SEWAGE GENERATION: 3,600 gallons per day

TRIP GENERATION: 367 average daily trips

LEGAL REQUIREMENTS:

RMC 18.06.400	Special Use Permit Procedures.
RMC 18.06.340	Off-Street Parking.
RMC 18.06.050(h)	Major Project Review Criteria and Procedures.
RMC 18.06.341	Landscape Provisions.

STAFF RECOMMENDATION: Approval with conditions

CITY OF RENO

Staff Report

TO: City Planning Commission
FROM: Sally S. Kenner, Associate Planner
MEETING DATE: October 21, 1987
SUBJECT: Amendment to Case No. MPR-7-83 (Lakeridge Tennis Club)

REQUEST:

The applicant is requesting an amendment to a special use permit for a major project to allow for a 67,707 square foot expansion of the existing Lakeridge Tennis Club facilities located in the R-3 (Multiple Residential) zone on the southeast corner of Plumas Street and South McCarran Boulevard. The proposed expansion is to include a gymnasium and running track, an enlargement of existing kitchen facilities, additional locker rooms, nautilus and aerobic workout areas, a banquet/meeting area and additional outdoor tennis courts. The maximum height of the new construction will not exceed that of existing structures with the exception of a domed architectural feature upon which a flagpole will be mounted (see attached McCarran Boulevard elevation). The construction is planned to be accomplished in six phases over a five year period.

BACKGROUND:

In 1982, a special use permit for a major project was granted to permit a 35,200 square foot expansion to the then existing 26,650 square foot tennis club facilities. The special use permit was required at that time due to the cumulative total of gross floor area exceeding 40,000 square feet. The Lakeridge Tennis Club is a private club with membership open to the public. However, more than one-half of the memberships are comprised of persons residing in the adjacent apartment complex. Project representatives indicate the principal reason for the expansion is to provide more amenities to the current membership and increase the desirability of the apartment rental package offered by Lakeridge. Current membership is 375 persons; theoretical capacity of the facility is 1,000 members, projected to be reached in twelve years at current growth rates.

ANALYSIS:

Master Plan:

- (1) The Land Use/Transportation Guide designates this site as "Multi-Residential" which is defined as areas of residen-

tial use where the predominant type of housing is low rise multi-family. Ancillary uses may be parks, necessary public facilities, office, and low intensity commercial.

- (2) Reno Policy Plan: The project is consistent with adopted policies relative to:

II.C.3 Encourage new developments both residential and non-residential to provide on-site recreational facilities.

Adjacent Land Uses and Zoning:

<u>Area</u>	<u>Land Use</u>	<u>Zoning</u>
North	Multiple Residential	R-3, R-1b
South	Multiple Residential, Office, Commercial	R-3, R-5, C-1
East	Multiple Residential, Single Family Residential	R-3, R-1/PD, A-1 (Washoe Co.)
West	Vacant, Multiple Residential	E-1, R-3

Phasing:

The following schedule for construction of new improvements has been submitted as part of the application. Proposed timing is from date of approval.

✓ Phase I	- Construction of new tennis courts	18 months
✓ Phase II	- Construction of additional kitchen facilities	30 months
Phase III	- Construction of the nautilus/aerobics facility	42 months
Phase IV	- Installation of the locker rooms	48 months
Phase V	- Construction of the gymnasium	54 months
Phase VI	- Construction of the meeting and banquet room	60 months

The construction of all six phases is proposed to take place over a five year period.

Access: Access to the recreational facility is currently via an entrance/exit onto Plumas Street approximately 465 feet south of its intersection with South McCarran Boulevard and an entrance/

exit onto Lakeside Drive approximately 120 feet south of South McCarran Boulevard. The applicant is proposing one additional point of ingress/egress the location of which is on Plumas Street, approximately 150 feet south of South McCarran Boulevard. It is proposed that this access be for right in/right out turns only. The location and design of this new access will be subject to the review and approval of the City Engineer.

Traffic and Air Quality: Regional Transportation Commission (RTC) staff has estimated traffic increases of 367 average daily trips and 47 peak hour trips due to the expansion. These estimates are based on based ITE trip generation rates for racquet clubs.

Records kept by the Lakeridge Tennis Club show that during peak use (summer months) only one-third of members using the facilities arrive by automobile. In consideration of these records and estimated membership growth, the applicant's engineering consultants estimate that the net future traffic increase generated by the proposed expansion will be 258 vehicle current rates of approximately 156 traffic trips per day does not reach the traffic volume of 750 trips per day which triggers the requirement of the Washoe County District Health Department for an air quality analysis. The addition of project traffic to the area roadway system will require the applicant to contribute \$1,600.00 for their proportionate share of the signalization and channelization of the intersection of Lakeside Drive and South McCarran Boulevard.

Grading and Drainage: The applicant will be required to have an approved grading and drainage plan prior to the issuance of any permit. Plans for the collection of on-site storm drain waters and piping to an adequate storm drain system are required.

Additional Concerns: The Lake Ditch crosses the subject property at the location of the proposed outdoor tennis courts. Prior to the issuance of any permit, the applicant will be required to have the approval of the Lake Ditch Company for any construction within the ditch company's right-of-way.

FINDINGS:

PRO:

1. The proposed project is consistent with approved zoning.

2. Traffic generated by the expansion will not unduly burden adjacent streets.
3. The project is consistent with City policy encouraging on-site recreational facilities in a residential development.

RECOMMENDATION:

Based on the findings above, staff recommends approval of the amendment to Case No. MPR-7-83, subject to the following conditions:

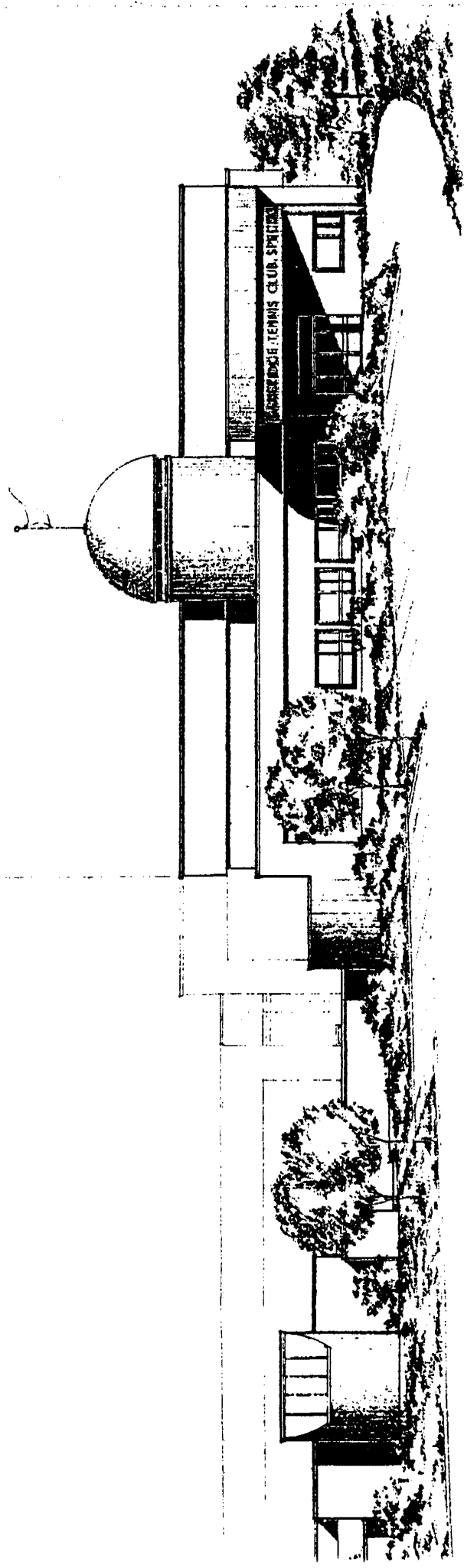
1. The project shall comply with all applicable City codes, and plans, reports, materials, etc., as submitted. In the event of a conflict between said plans, reports and materials and City codes, City codes shall prevail.
2. Prior to the issuance of any permit, the applicant shall have an approved grading and drainage plan of this property.
3. Prior to the issuance of any permit, the applicant shall have approved plans for the collection of on-site storm drain waters and piping to an adequate public storm drain system.
4. Prior to the issuance of any permit, the applicant shall have the approval of the Lake Ditch Company for any construction within the ditch company's right-of-way.
5. Prior to the issuance of any building permit, the applicant shall pay in cash to the City of Reno in accordance with Resolution No. 3688, \$1,600.00 for the installation of signalization and channelization at the intersection of McCarran Boulevard with Lakeside Drive.
6. Access location and design are subject to the review and approval of the City Engineer.
7. Prior to the issuance of a building permit, the applicant shall dedicate to the City of Reno water rights sufficient for the project.
8. Any grading permit issued prior to the issuance of a building permit for this site shall be for grading only.
9. All on-site (private) improvements shall be verified to the Department of Building and Safety.

10. The applicant shall within eighteen (18) months of the date of City Council approval, apply for a building permit for Phase I construction (outdoor tennis courts), continuously maintain the validity of that permit and proceed with the construction of the project in accordance with the phasing plan listed below, or this approval shall be null and void.

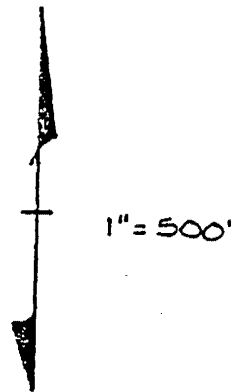
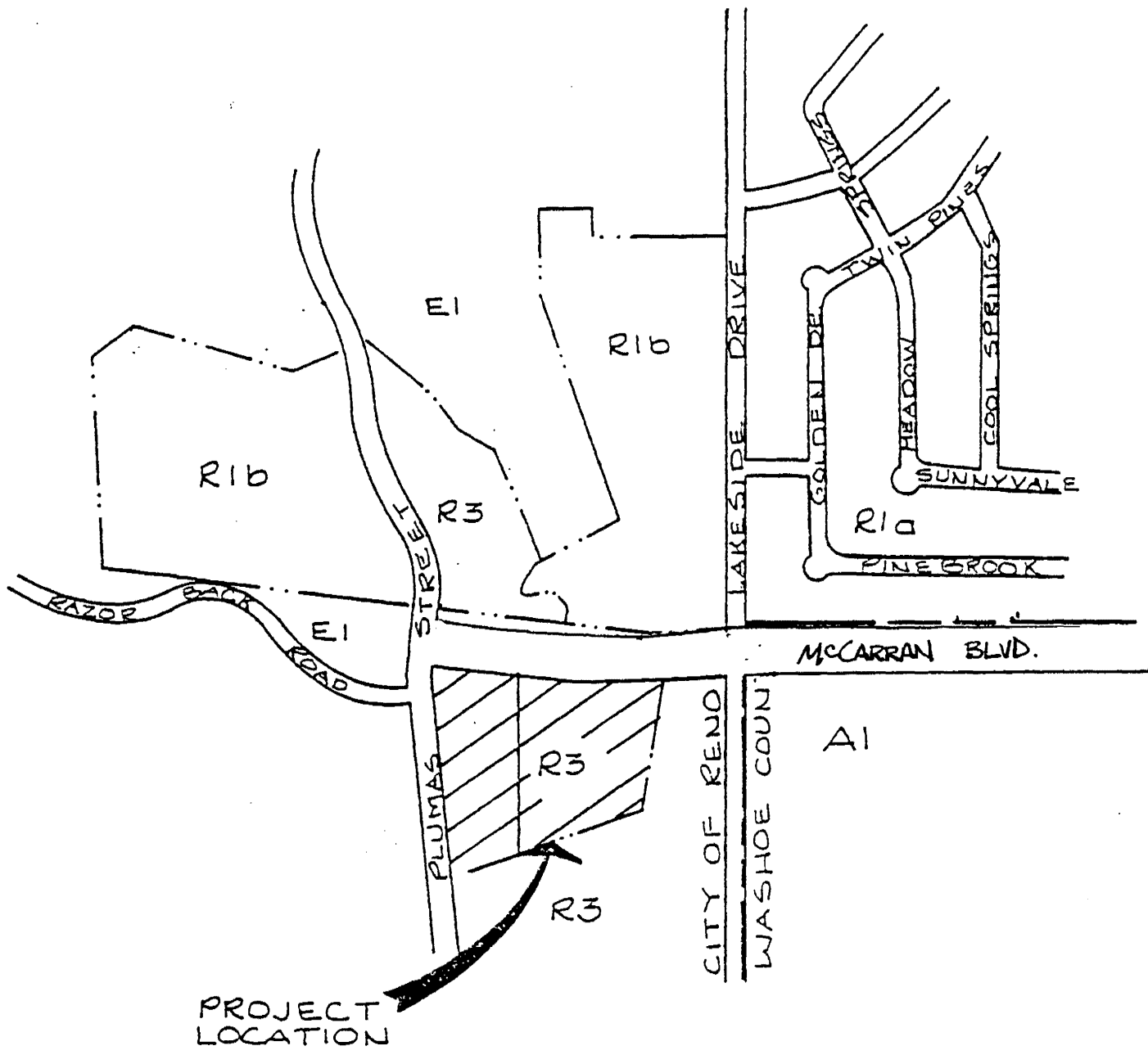
<u>PHASE</u>	<u>DESCRIPTION</u>	<u>TIME FROM COUNCIL APPROVAL</u>
I	Construction of new tennis courts	18 month
II	Construction of additional kitchen facilities	30 months
III	Construction of the nautilus/aerobics facility	42 months
IV	Installation of the locker rooms	48 months
V	Construction of the gymnasium	54 months
VI	Construction of the meeting and banquet room	60 months

EXISTING

PROPOSED ADDITION

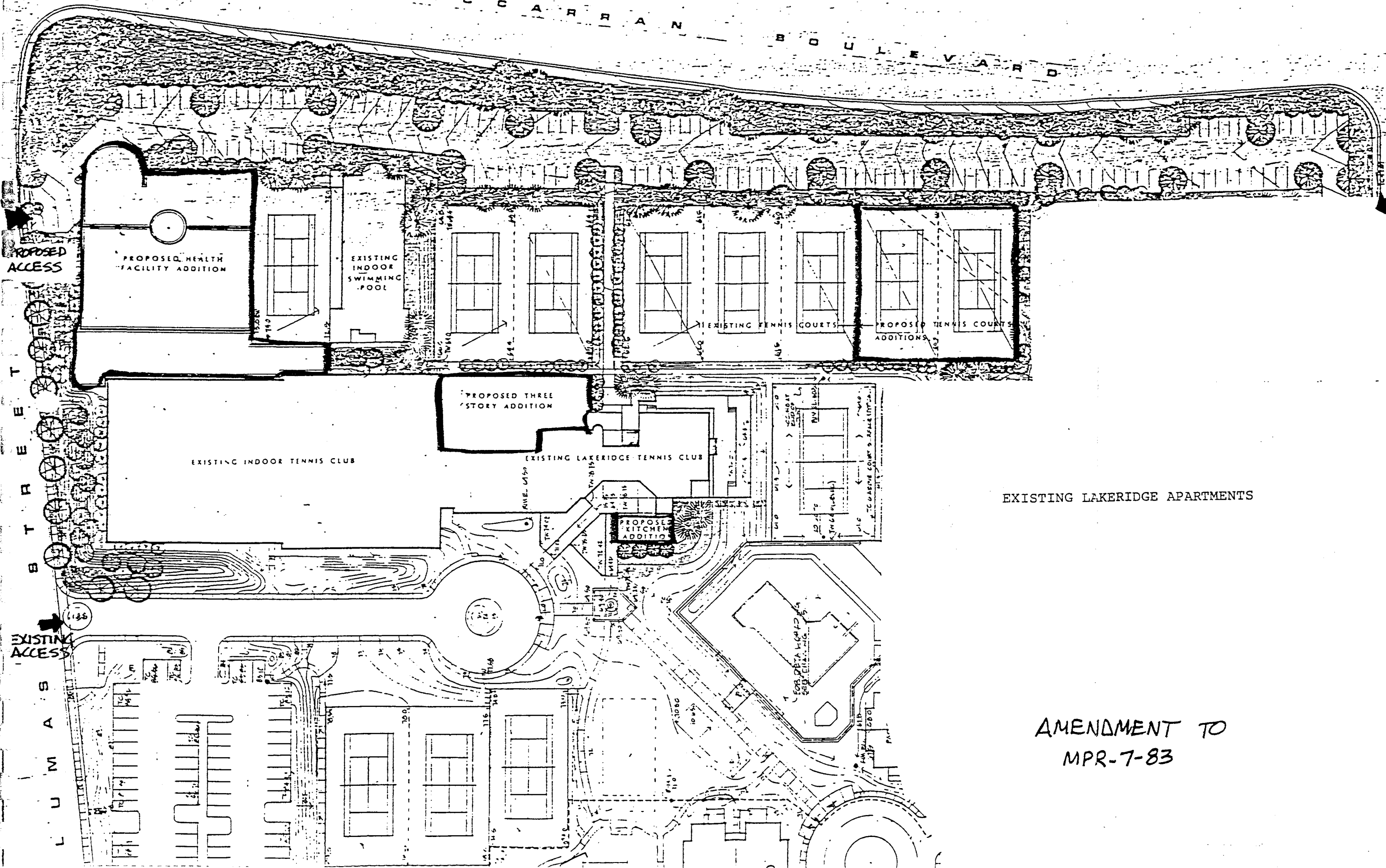


MCCARRAN BLVD. ELEVATION



AMENDMENT TO MPR-7-83

M O O A R R A N B O L C L E V A R D



PROPOSED ACCESS

PROPOSED HEALTH FACILITY ADDITION

EXISTING INDOOR SWIMMING POOL

EXISTING TENNIS COURTS

PROPOSED TENNIS COURTS ADDITIONS

EXISTING INDOOR TENNIS CLUB

PROPOSED THREE STORY ADDITION

EXISTING LAKERIDGE TENNIS CLUB

PROPOSED KITCHEN ADDITION

EXISTING LAKERIDGE APARTMENTS

EXISTING ACCESS

L U M A S

AMENDMENT TO MPR-7-83

LAKESIDE DRIVE ACCESS (EXISTING)

B T R E E B T R E E L A K E S I D E



City of Reno

Donald J. Cook
City Clerk

OFFICE OF THE CITY CLERK

Deborine J. Peebles
Chief Deputy City Clerk

November 9, 1987

Eastside Investment Company, a
Nevada Limited Partnership
6555 Plumas Street
Reno, NV 89509

RE: Amendment to MPR-7-83 (Lakeridge Tennis Club)

Dear Applicant:

At a regular meeting held November 9, 1987, the City Council upheld the recommendation of the Planning Commission and granted the requested amendment to MPR-7-83, subject to 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 shall prevail.
2. Prior to the issuance of any permit, the applicant shall have an approved grading and drainage plan of this property.
3. Prior to the issuance of any permit, the applicant shall have approved plans for the collection of on-site storm drain waters and piping to an adequate public storm drain system.
4. Prior to the issuance of any permit, the applicant shall have the approval of the Lake Ditch Company for any construction within the ditch company's right-of-way.
5. Prior to the issuance of any building permit, the applicant shall pay in cash to the City of Reno in accordance with Resolution No. 3688, \$1,600.00 for the installation of signalization and channelization at the intersection of McCarran Boulevard with Lakeside Drive.

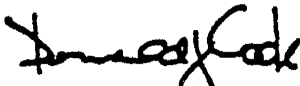
6. The proposed driveway on Plumas Street located approximately 150 feet south of the McCarran Boulevard/Plumas Street intersection shall be right-in, right-out only. The City reserves the right to require the applicant to close this driveway when average daily trips reach 15,000 on Plumas Street at the intersection of the driveway and Plumas Street. The City shall notify the applicant ninety (90) days in advance of the closure of the driveway, and, during this period, discuss with the applicant reasonable alternatives to the closure of the driveway.
7. Prior to the issuance of a building permit, the applicant shall dedicate to the City of Reno water rights sufficient for the project.
8. Any grading permit issued prior to the issuance of a building permit for this site shall be for grading only.
9. All on-site (private) improvements shall be verified to the Department of Building and Safety.
10. The applicant shall within eighteen (18) months of the date of City Council approval, apply for a building permit for Phase I construction (outdoor tennis courts), continuously maintain the validity of that permit and proceed with the construction of the project in accordance with the phasing plan listed below, or this approval shall be null and void. The exterior facade of all structural improvements shall be completed for each individual phase prior to the issuance of a certificate of occupancy for each construction phase.

<u>PHASE</u>	<u>DESCRIPTION</u>	<u>TIME FROM COUNCIL APPROVAL</u>
I	Construction of new tennis courts	18 months
II	Construction of additional kitchen facilities	24 months
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Eastside Investment Company, a
Nevada Limited Partnership
Amendment to MPR-7-83 (Lakeridge Tennis Club)
November 9, 1987
Page 2

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

Sincerely,



Donald J. Cook
City Clerk

DJC:cdg

xc: Planning Commission
Engineering Division
Department of Building & Safety
Nathan L. Topol
Lakeridge Tennis Club



City of Reno

OFFICE OF THE CITY CLERK

Donald J. Cook
City Clerk

Deborine J. Peebles
Chief Deputy City Clerk

November 9, 1987

Eastside Investment Company, a
Nevada Limited Partnership
6555 Plumas Street
Reno, NV 89509

RE: Amendment to MPR-7-83 (Lakeridge Tennis Club)

Dear Applicant:

At a regular meeting held November 9, 1987, the City Council upheld the recommendation of the Planning Commission and granted the requested amendment to MPR-7-83, subject to the following conditions:

- 1. *Plan* ✕ 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 shall prevail.
- 2. Prior to the issuance of any permit, the applicant shall have an approved grading and drainage plan of this property.
- 3. Prior to the issuance of any permit, the applicant shall have approved plans for the collection of on-site storm drain waters and piping to an adequate public storm drain system.
- 4. *Plan* ✕ Prior to the issuance of any permit, the applicant shall have the approval of the Lake Ditch Company for any construction within the ditch company's right-of-way.
- 5. *Eng* Prior to the issuance of any building permit, the applicant shall pay in cash to the City of Reno in accordance with Resolution No. 3688, \$1,600.00 for the installation of signalization and channelization at the intersection of McCarran Boulevard with Lakeside Drive.

Eng

6. The proposed driveway on Plumas Street located approximately 150 feet south of the McCarran Boulevard/Plumas Street intersection shall be right-in, right-out only. The City reserves the right to require the applicant to close this driveway when average daily trips reach 15,000 on Plumas Street at the intersection of the driveway and Plumas Street. The City shall notify the applicant ninety (90) days in advance of the closure of the driveway, and, during this period, discuss with the applicant reasonable alternatives to the closure of the driveway.

Build

7. Prior to the issuance of a building permit, the applicant shall dedicate to the City of Reno water rights sufficient for the project.

Plan/Eng

8. Any grading permit issued prior to the issuance of a building permit for this site shall be for grading only.

Build

9. All on-site (private) improvements shall be verified to the Department of Building and Safety.

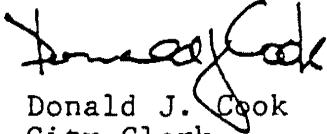
10. The applicant shall within eighteen (18) months of the date of City Council approval, apply for a building permit for Phase I construction (outdoor tennis courts), continuously maintain the validity of that permit and proceed with the construction of the project in accordance with the phasing plan listed below, or this approval shall be null and void. The exterior facade of all structural improvements shall be completed for each individual phase prior to the issuance of a certificate of occupancy for each construction phase.

<u>PHASE</u>	<u>DESCRIPTION</u>	<u>TIME FROM COUNCIL APPROVAL</u>
I	Construction of new tennis courts	18 months
II	Construction of additional kitchen facilities	24 months
III	Construction of the nautilus/aerobics facility	42 months
IV	Installation of the locker rooms	48 months
V	Construction of the gymnasium	54 months
VI	Construction of the meeting and banquet room	60 months

Eastside Investment Company, a
Nevada Limited Partnership
Amendment to MPR-7-83 (Lakeridge Tennis Club)
November 9, 1987
Page 2

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

Sincerely,



Donald J. Cook
City Clerk

DJC:cdg

xc: Planning Commission
Engineering Division
Department of Building & Safety
Nathan L. Topol
Lakeridge Tennis Club

RECEIVED

MAR 21 1989

PLANNING AND
GENERAL INVESTIGATION

March 21, 1989

City of Reno
Reno, Nevada

Re: Amendment to MPR-7-83 (Lakeridge Tennis Club)

Dear Sirs:

Lake Ditch Company does approve the tennis court expansion plans dated March 1989 as prepared by C.F.A. as far as the plans and the construction that would take place pursuant to the plans affects the Lake Ditch or the right of way for the ditch.

LAKE DITCH COMPANY

BY John W. Jungquist

Cond #4



Office of the City Clerk

Donald J. Cook
City Clerk
City of Reno
P.O. Box 7
Reno, NV 89504

Telephone (702) 334-2030
Fax (702) 334-2432

January 10, 1996

FILED THIS DATE

1-11-96
BY: [Signature]
CITY CLERK

Nathan Topol, President
6155 Plumas St.
Reno, NV 89509

RE: Case No. 23-89/File 4 (Club Lakeridge)

Dear Applicant:

At a regular meeting held January 9, 1996, and following a public hearing thereon, the City Council upheld the recommendation of the Planning Commission and approved your request, by ordinance, to modify the standards within the Club Lakeridge SPD (Specific Plan District) zone to allow the existing 11,040 square foot office and maintenance facility to be used for general office purposes. The ± 1.12 acre office building site is part of the ± 27.1 acre Club Lakeridge project located along the south side of McCarran Blvd. and bounded by Plumas Street to the west and Lakeside Drive to the east (6100 Plumas Street).

The approved text amendment will become effective upon passage and adoption of the appropriate ordinance.

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,

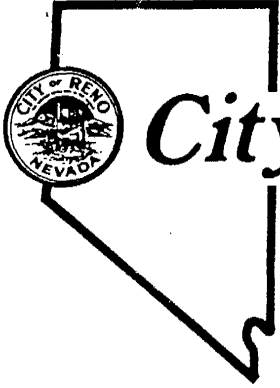
[Signature]

Donald J. Cook
City Clerk

Nathan Topol, President
Case No. 23-89/File 4 (Club Lakeridge)
January 10, 1996
Page 2

DJC:cdg

xc: Development Services
Traffic Design Engineer
Alex Fittinghoff



City of Reno

POST OFFICE BOX 1900 • RENO, NEVADA 89505

February 4, 1993

Nate Topol
Club Lakeridge
6155 Plumas Street
Reno, NV 89509

Re: Case No. 23-89/File 3 (Club Lakeridge)
Administrative Variance
Zoning: SPD
Request: Construct stairways with 2 foot encroachment into
the front yard setback on 2 buildings (6030 and 6052) at
Club Lakeridge

Dear Mr. Topol:

Your application has been reviewed and the following findings are noted:

1. Your request does fall within the authority of the administrator to grant an administrative variance under Reno Municipal Code Section 18.06.390.
2. The Club Lakeridge development has a required front yard setback of 15 feet. The requested reduction from 15 feet to 13 feet is less than 20 percent of the required front setback.
3. The proposed stairways, which will encroach into the front yard setback by approximately two (2) feet, does not appear to adversely impact the surrounding properties nor the streetscape along Lakeside Drive.

Your request for an administrative variance is approved. Please attach a copy of this letter to your building permit application.

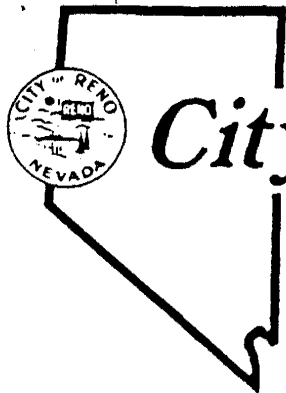
Sincerely,

Chris Windecker, Associate Planner
Community Development Department

13A/H9

xc: Mike Mitchell, Development Review Supervisor
Alex Fittinghoff, CFA

Club Lakeridge



City of Reno

Donald J. Cook
City Clerk

OFFICE OF THE CITY CLERK

Deborine J. Peebles
Chief Deputy City Clerk

Other cases

SP-10-81R - 134-039

MPR-7-83 - 151-001
CITY OF RENO

C-26-81R 1988 134-030

DEPT. OF PLANNING & COMMUNITY DEVELOPMENT

December 15, 1988

Nate Topol, General Partner
Eastside Investment Co.
6555 Plumas St.
Reno, NV 89509

RE: Case No. 23-89 (Club Lakeridge)

Dear Applicant:

At a regular meeting held December 12, 1988, the City Council upheld the recommendation of the City Planning Commission and approved the following:

- A. A zone change from R-3 and R-5 to Specific Plan District, by ordinance, as outlined in the graphic and textual elements and the Purpose and Plan, as amended; and
- B. A special use permit for a major project in conjunction with the conversion of an existing 320 unit condominium project to time-share estates as well as the construction of a +6500 square foot office building and associated amenities, subject to 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 shall prevail.
 2. Prior to the approval of any building permit for the office building, the applicant must dedicate water rights to the City of Reno adequate to serve the project.
 3. Prior to the issuance of any building permit for the office building, the applicant shall repair to City standards those areas of Plumas Street adjacent to this project that have experienced structural distress, i.e., sinking, cracking, alligating, etc. to the satisfaction of the Engineering Division.

Build

ENG

Eng

4. Prior to the issuance of any building permit for the office building, the storm drain system shall be extended, within a public storm drain easement, from the relocated catch basin on Plumas Street to an existing public storm drain system to the satisfaction of the Engineering Division.

Plan

5. Prior to the issuance of any building permit for the office building, the applicant shall provide a final landscape and irrigation plan for the additional landscaped area to the satisfaction of the Department of Planning and Community Development.

Build

6. Prior to the issuance of any certificate of occupancy for the office building, additional landscaping and parking shall be completed or properly bonded to the satisfaction of the Department of Building and Safety.

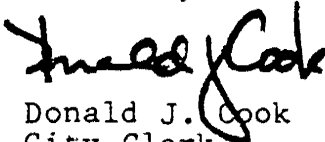
Build

7. Prior to the issuance of any certificate of occupancy for the office building, parking lot construction shall be certified by a Nevada Licensed Engineer as to compliance with Section 18.06.340(f) of the Reno Municipal Code to the satisfaction of the Department of Building and Safety. The parking area shall be lighted for security. Any lighting facility shall be so installed as to reflect away from adjoining properties as required by Reno Municipal Code 18.06.050(d).

Upon passage and adoption of the appropriate ordinance, the approved zone change will become effective.

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

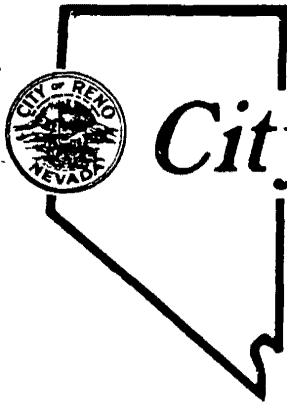
Sincerely,


Donald J. Cook
City Clerk

DJC:cdg

xc: Planning Commission
Engineering Division
Department of Building and Safety
Alex Fittinghoff

JB-89



City of Reno

POST OFFICE BOX 1900 • RENO, NEVADA 89505

August 15, 1991

TO WHOM IT MAY CONCERN:

Club Lakeridge has been approved by the City of Reno as a time share estate project in the City of Reno. The Developer, Club Lakeridge Limited Partnership, has proposed to sell time share interests in the project in what the Developer calls Lock-Out units, being those condominium units within the project in which tenancies in common will be sold with the right in one class of the tenants in common to occupy one portion of the unit and the right in other class of tenants in common to occupy the remainder of the unit. The condominium unit will, for these purposes, have two portions, one consisting of a kitchen-living room with a separate bedroom and the other portion having one bedroom with limited kitchen facilities as a part of the bedroom. Each unit would have a separate bath and a separate entrance and would be separated by a wall with a door which could be locked from each side.

As each time share interest owner will have a tenant in common fee interest in the entire condominium with occupancy being limited by agreement as above described, the City of Reno, as the governmental body regulating subdivisions within the City of Reno, finds the proposed Lock-Out unit concept to be allowable within the time share project under the subdivision map and CC&R's already of record and that applicable law does not require the filing of any additional or different subdivision maps or CC&R's.

The time share project known as Club Lakeridge will be in compliance with applicable law and presently recorded documentation in selling under the Lock-Out proposal.

Sincerely,

Leann J. McElroy, Planning Director
Department of Planning and
Community Development

November 9, 1987

PLANNING COMMISSION REPORT # _____

TO: MAYOR AND CITY COUNCIL
THRU: Harold L. Schilling, City Manager
FROM: S. S. Kenner, Associate Planner *SK*
DATE: October 22, 1987
RE: Amendment to MPR-7-83 (Lakeridge Tennis Club)

SUMMARY: The applicant requests an amendment to a special use permit for a major project to allow for a 67,707 square foot expansion of the Lakeridge Tennis Club located in the R-3 (Multiple Residential) zone on the southeast corner of Plumas Street and South McCarran Boulevard. The construction is planned to be accomplished in six phases over a five year period. The Planning Commission recommends approval of the amendment to the special use permit, subject to the conditions in the staff report with the substitution of a new Condition #6 and an amendment to Condition #10 as follows:

6. The proposed driveway on Plumas Street located approximately 150 feet south of the McCarran Boulevard/Plumas Street intersection shall be right-in, right-out only. The City reserves the right to require the applicant to close this driveway when average daily trips reach 15,000 on Plumas Street at the intersection of the driveway and Plumas Street. The City shall notify the applicant ninety (90) days in advance of the closure of the driveway, and, during this period, discuss with the applicant reasonable alternatives to the closure of the driveway.

10. The applicant shall within eighteen (18) months of the date of City Council approval, apply for a building permit for Phase I construction (outdoor tennis courts), continuously maintain the validity of that permit and proceed with the construction of the project in accordance with the phasing plan listed below, or this approval shall be null and void. The exterior facade of all structural improvements shall be completed for each individual phase prior to the issuance of a certificate of occupancy for each construction phase.

PLANNING COMMISSION REPORT - November 9, 1987
Amendment to MPR-7-83 (Lakeridge Tennis Club)
Page 2

<u>PHASE</u>	<u>DESCRIPTION</u>	<u>TIME FROM COUNCIL APPROVAL</u>
I	Construction of new tennis courts	18 months
II	Construction of additional kitchen facilities	24 months
III	Construction of the nautilus/aerobics facility	42 months
IV	Installation of the locker rooms	48 months
V	Construction of the gymnasium	54 months
VI	Construction of the meeting and banquet room	60 months

BACKGROUND/PROBLEM DISCUSSION: At the October 21, 1987, Planning Commission public hearing, the applicant presented an overview of the proposed additions and responded to questions from Commissioners regarding phasing. No one else spoke in favor or opposition to the project.

ADVISORY COMMITTEE VOTE: Four (4) in favor; one (1) opposed; two (2) absent.

RECOMMENDATION: The Planning Commission recommends approval of the amendment to the special use permit, subject to the conditions in the staff report and with conditions as modified herein.

NOTION: I move to uphold the recommendation of the Planning Commission and approve the amendment to Case No. MPR-7-83, subject to conditions.

CITY OF RENO

Staff Report Summary Sheet

TYPE OF APPLICATION/CASE NO.(S): Amendment to a Special Use Permit for a Major Project/Case No. MPR-7-83 (Lakeridge Tennis Club)

APPLICANT(S): Topol

LOCATION: 6000 Plumas Street, on the southeast corner of the intersection of Plumas Street with South McCarran Boulevard

SITE SIZE: 8.5 acres

CURRENT ZONING: R-3

PROPOSED ZONING: No change

MASTER PLAN: Multi Residential

PROPOSED DEVELOPMENT: An expansion of tennis and recreational facilities

PARKING:

REQUIRED: 155 spaces **PROVIDED:** 190 spaces

LANDSCAPING:

REQUIRED: 20% **PROVIDED:** 25%

ESTIMATED WATER USAGE: 9.8 acre-feet per year

ESTIMATED SEWAGE GENERATION: 3,600 gallons per day

TRIP GENERATION: 367 average daily trips

LEGAL REQUIREMENTS:

RMC 18.06.400	Special Use Permit Procedures.
RMC 18.06.340	Off-Street Parking.
RMC 18.06.050(h)	Major Project Review Criteria and Procedures.
RMC 18.06.341	Landscape Provisions.

STAFF RECOMMENDATION: Approval with conditions

CITY OF RENO

Staff Report

TO: City Planning Commission
FROM: Sally S. Kenner, Associate Planner
MEETING DATE: October 21, 1987
SUBJECT: Amendment to Case No. MPR-7-83 (Lakeridge Tennis Club)

REQUEST:

The applicant is requesting an amendment to a special use permit for a major project to allow for a 67,707 square foot expansion of the existing Lakeridge Tennis Club facilities located in the R-3 (Multiple Residential) zone on the southeast corner of Plumas Street and South McCarran Boulevard. The proposed expansion is to include a gymnasium and running track, an enlargement of existing kitchen facilities, additional locker rooms, nautilus and aerobic workout areas, a banquet/meeting area and additional outdoor tennis courts. The maximum height of the new construction will not exceed that of existing structures with the exception of a domed architectural feature upon which a flagpole will be mounted (see attached McCarran Boulevard elevation). The construction is planned to be accomplished in six phases over a five year period.

BACKGROUND:

In 1982, a special use permit for a major project was granted to permit a 35,200 square foot expansion to the then existing 26,650 square foot tennis club facilities. The special use permit was required at that time due to the cumulative total of gross floor area exceeding 40,000 square feet. The Lakeridge Tennis Club is a private club with membership open to the public. However, more than one-half of the memberships are comprised of persons residing in the adjacent apartment complex. Project representatives indicate the principal reason for the expansion is to provide more amenities to the current membership and increase the desirability of the apartment rental package offered by Lakeridge. Current membership is 375 persons; theoretical capacity of the facility is 1,000 members, projected to be reached in twelve years at current growth rates.

ANALYSIS:

Master Plan:

- (1) The Land Use/Transportation Guide designates this site as "Multi-Residential" which is defined as areas of residen-

tial use where the predominant type of housing is low rise multi-family. Ancillary uses may be parks, necessary public facilities, office, and low intensity commercial.

- (2) Reno Policy Plan: The project is consistent with adopted policies relative to:

II.C.3 Encourage new developments both residential and non-residential to provide on-site recreational facilities.

Adjacent Land Uses and Zoning:

<u>Area</u>	<u>Land Use</u>	<u>Zoning</u>
North	Multiple Residential	R-3, R-1b
South	Multiple Residential, Office, Commercial	R-3, R-5, C-1
East	Multiple Residential, Single Family Residential	R-3, R-1/PD, A-1 (Washoe Co.)
West	Vacant, Multiple Residential	E-1, R-3

Phasing:

The following schedule for construction of new improvements has been submitted as part of the application. Proposed timing is from date of approval.

Phase I	- Construction of new tennis courts	18 months
Phase II	- Construction of additional kitchen facilities	30 months
Phase III	- Construction of the nautilus/aerobics facility	42 months
Phase IV	- Installation of the locker rooms	48 months
Phase V	- Construction of the gymnasium	54 months
Phase VI	- Construction of the meeting and banquet room	60 months

The construction of all six phases is proposed to take place over a five year period.

Access: Access to the recreational facility is currently via an entrance/exit onto Plumas Street approximately 465 feet south of its intersection with South McCarran Boulevard and an entrance/

exit onto Lakeside Drive approximately 120 feet south of South McCarran Boulevard. The applicant is proposing one additional point of ingress/egress the location of which is on Plumas Street, approximately 150 feet south of South McCarran Boulevard. It is proposed that this access be for right in/right out turns only. The location and design of this new access will be subject to the review and approval of the City Engineer.

Traffic and Air Quality: Regional Transportation Commission (RTC) staff has estimated traffic increases of 367 average daily trips and 47 peak hour trips due to the expansion. These estimates are based on based ITE trip generation rates for racquet clubs.

Records kept by the Lakeridge Tennis Club show that during peak use (summer months) only one-third of members using the facilities arrive by automobile. In consideration of these records and estimated membership growth, the applicant's engineering consultants estimate that the net future traffic increase generated by the proposed expansion will be 258 vehicle current rates of approximately 156 traffic trips per day does not reach the traffic volume of 750 trips per day which triggers the requirement of the Washoe County District Health Department for an air quality analysis. The addition of project traffic to the area roadway system will require the applicant to contribute \$1,600.00 for their proportionate share of the signalization and channelization of the intersection of Lakeside Drive and South McCarran Boulevard.

Grading and Drainage: The applicant will be required to have an approved grading and drainage plan prior to the issuance of any permit. Plans for the collection of on-site storm drain waters and piping to an adequate storm drain system are required.

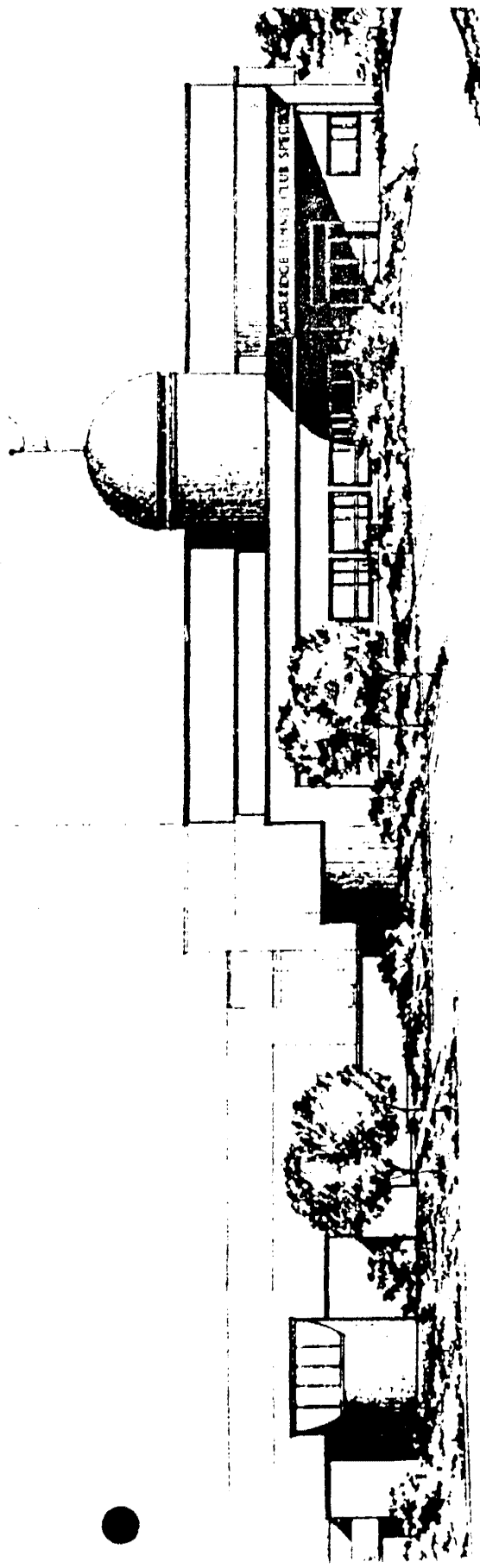
Additional Concerns: The Lake Ditch crosses the subject property at the location of the proposed outdoor tennis courts. Prior to the issuance of any permit, the applicant will be required to have the approval of the Lake Ditch Company for any construction within the ditch company's right-of-way.

FINDINGS:

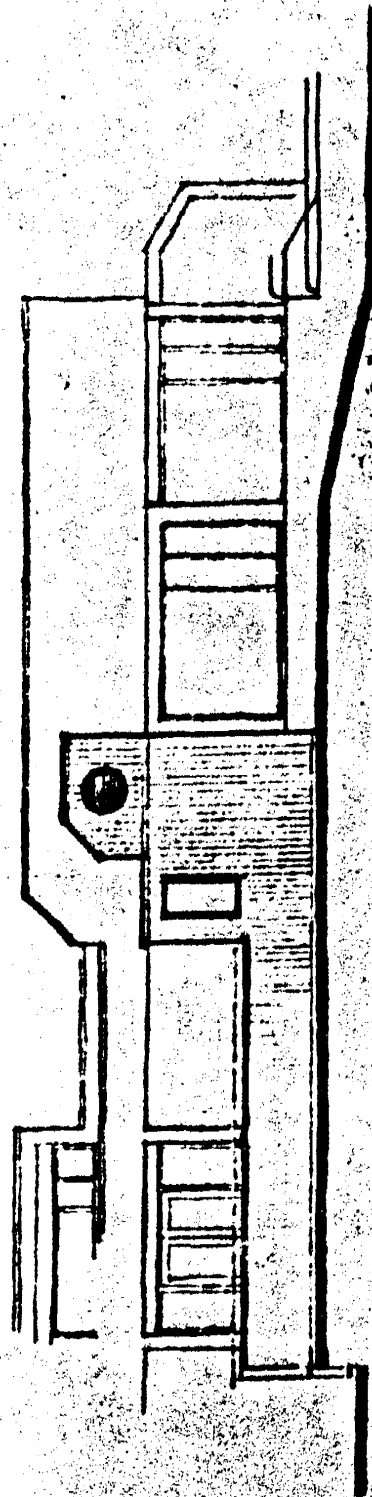
PRO:

1. The proposed project is consistent with approved zoning.

EXISTING ← → PROPOSED ADDITION



MCCARRAN BLVD. ELEVATION

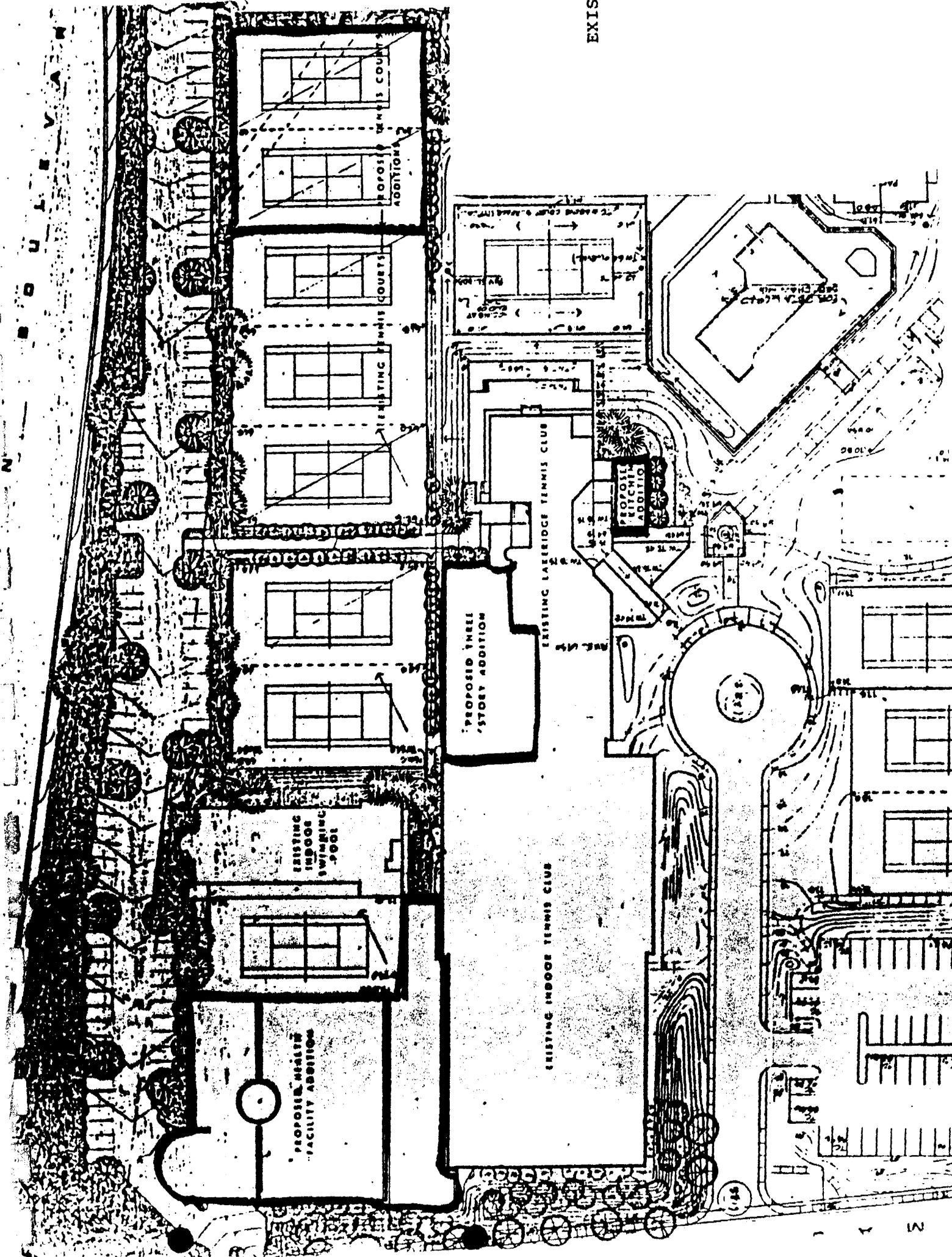


LAKELIDGE TENNIS CLUB
PROPOSED HIGHWAY BRIDGE ADDITION - ELEVATIONS
10-1-01

12 MAR 1985

12 MAR 1985

EXIST

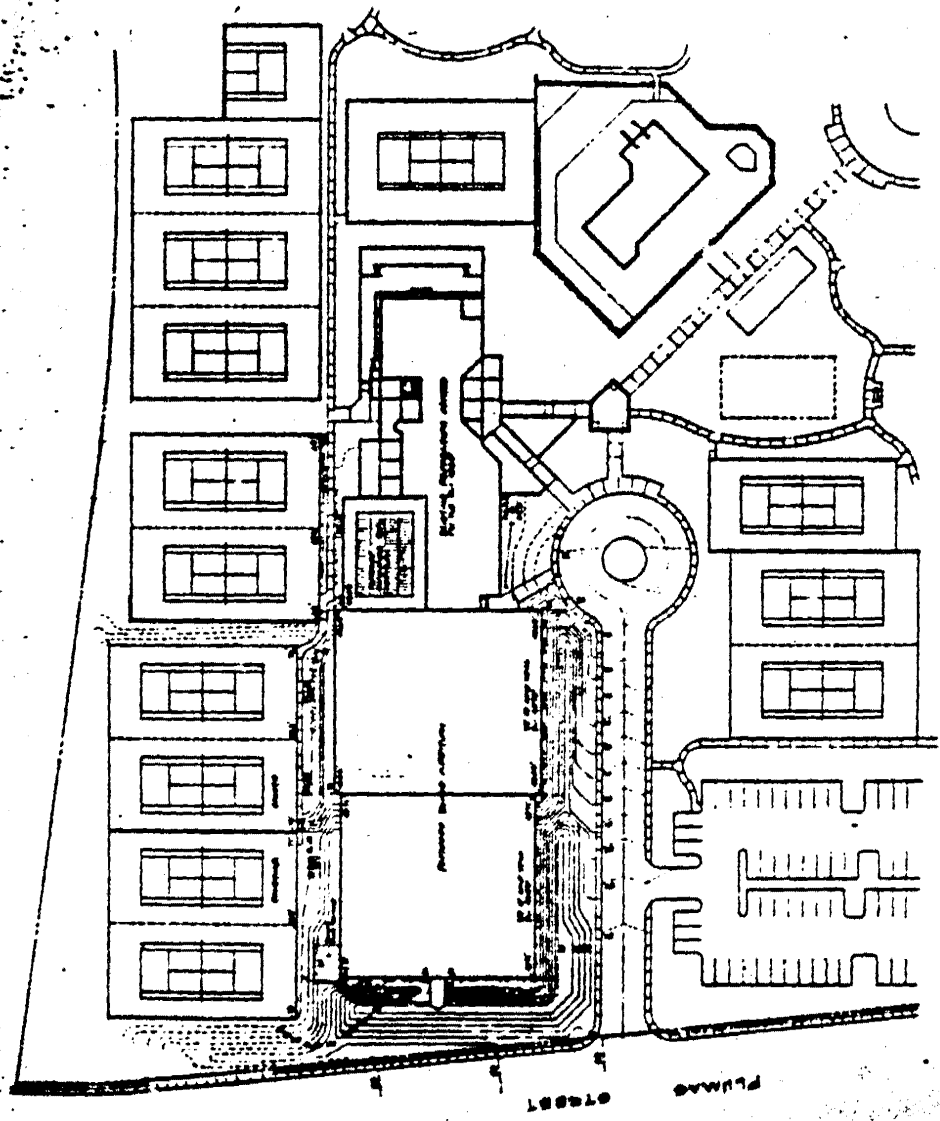


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FOR CONSTRUCTION

LAKELAND TENNIS CLUB ADDITION

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STREET

CITY OF RENO

OFFICE OF THE CITY CLERK

GILBERT F. MANDAGARAN
CITY CLERK
(702) 785-3838

POST OFFICE BOX 7 RENO, NEVADA 89604

DONALD J. COOK
CHIEF DEPUTY CITY CLERK
(702) 785-3832

October 27, 1982

Mr. Nathan Topol
P. O. Box 10578
Reno, Nevada 89510

Re: Major Project Review Case No. MPR-7-83 Lakeridge Tennis Club
(Common Area - No APN)

Dear Mr. Topol:

At a regular meeting held October 25, 1982, the Reno City Council upheld the recommendation of the Reno Planning Commission and granted Major Project Review Case No. MPR-7-83 to construct a 31,300 sq. ft. indoor tennis addition and 3,900 sq. ft. indoor swimming pool addition to an existing 26,650 square foot recreation building at Lakeridge Tennis Club located at 6000 Plumas Street, subject to the following conditions:

1. The project shall conform to plans, reports, materials, as submitted.
2. The project shall comply with all applicable City codes.
3. The applicant shall submit a landscaping and irrigation plan utilizing drought tolerant vegetation for review and approval of the Department of Planning and Community Development prior to the issuance of a building permit.
4. Surface drainage from any developed area shall not cross a property line except through a closed system or by way of a permanent drainage easement.
5. Prior to the issuance of a building permit, the applicant shall submit a letter from Sierra Pacific Power Company indicating that the present water service can adequately meet the needs of the project or prior to the issuance of a building permit, the applicant shall provide a "will serve" letter from Sierra Pacific Power Company indicating a commitment by the utility to provide the project an adequate water supply, or shall dedicate to Sierra Pacific or the City of Reno water rights of a sufficient yield to meet project demand.
6. A revised parking plan indicating the replacement of the 34 parking places to be removed shall be submitted for review and approval of the Department of Planning and Community Development prior to the issuance of a building permit.

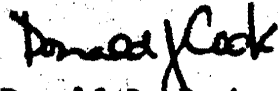
October 27, 1982

Page 2

7. The applicant must obtain a building permit for the proposed project within (2) years of the date of approval by the City Council and construct the project in accordance with the time limits contained in the building code or this approval shall be null and void.

Please attach a copy of this letter to your building plans when making application for a building permit with the Department of Building and Safety.

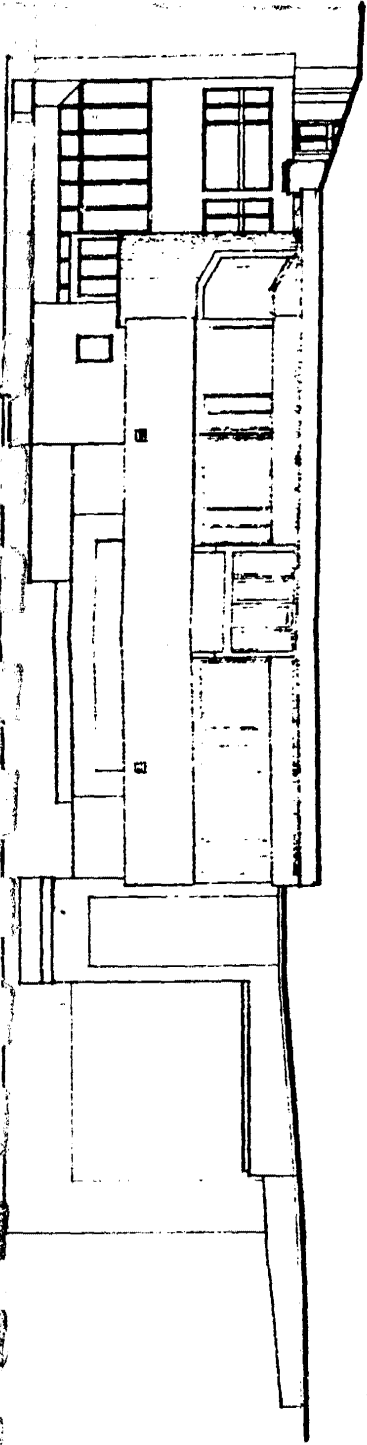
Very truly yours,



Donald J. Cook
Chief Deputy City Clerk

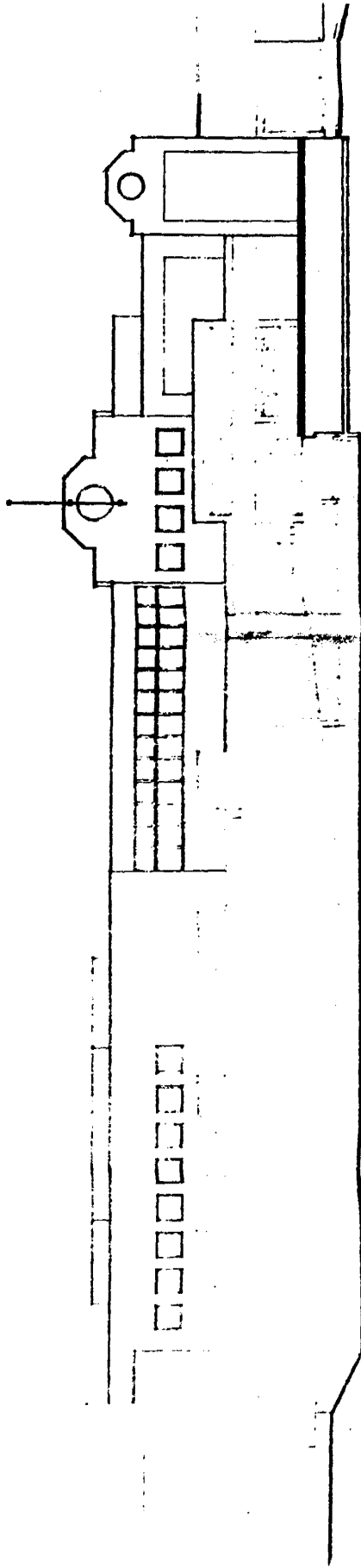
DJC:gv

xc: Reno Planning Commission
Building and Safety Department
City Engineer
Bob Firth, Sierra Pacific Power Company,
P. O. Box 10100, Reno, NV 89520



EAST ELEVATION

11-24-6-



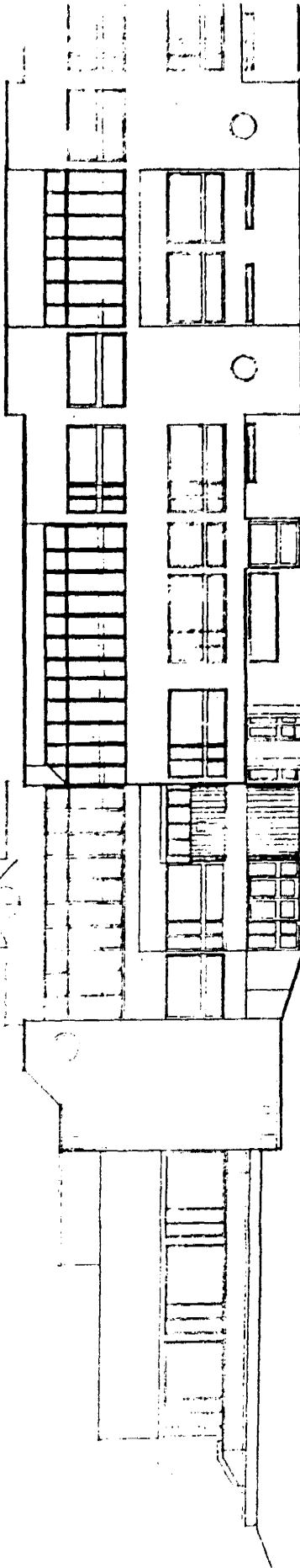
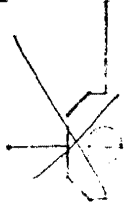
SOUTH ELEVATION

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NAME

LACERIDGE TE

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EXCEPT
AS SHOWN



SARJEVE C. NORTH ELEVATION
12 JANUARY 1947

DATE _____ FILE NO. 1-13
NAME LINDA T. TENNIS CLUB

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PROPOSED HEALTH FACILITY ADDITION

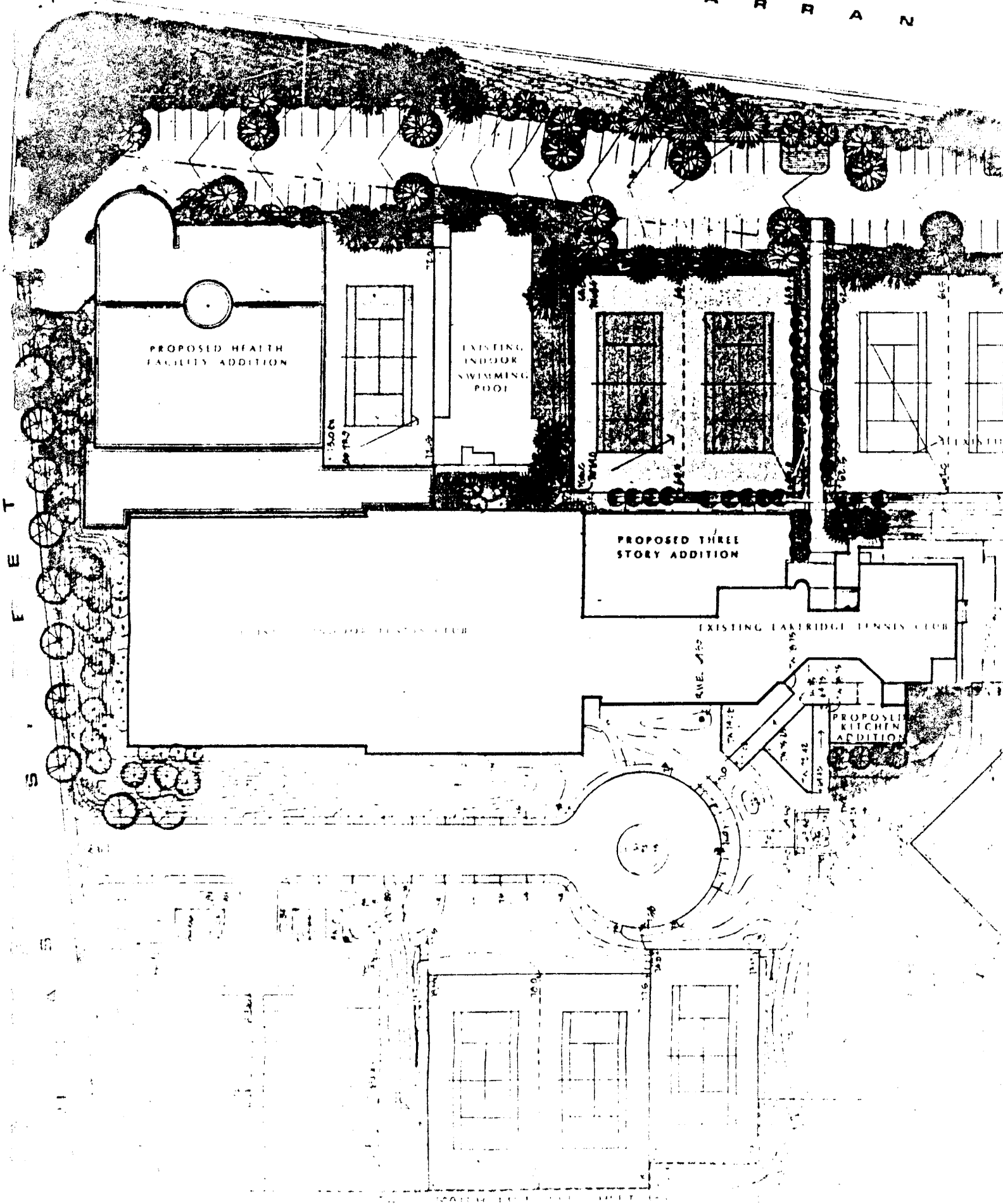
EXISTING INDOOR SWIMMING POOL

PROPOSED THREE STORY ADDITION

EXISTING INDOOR TENNIS CLUB

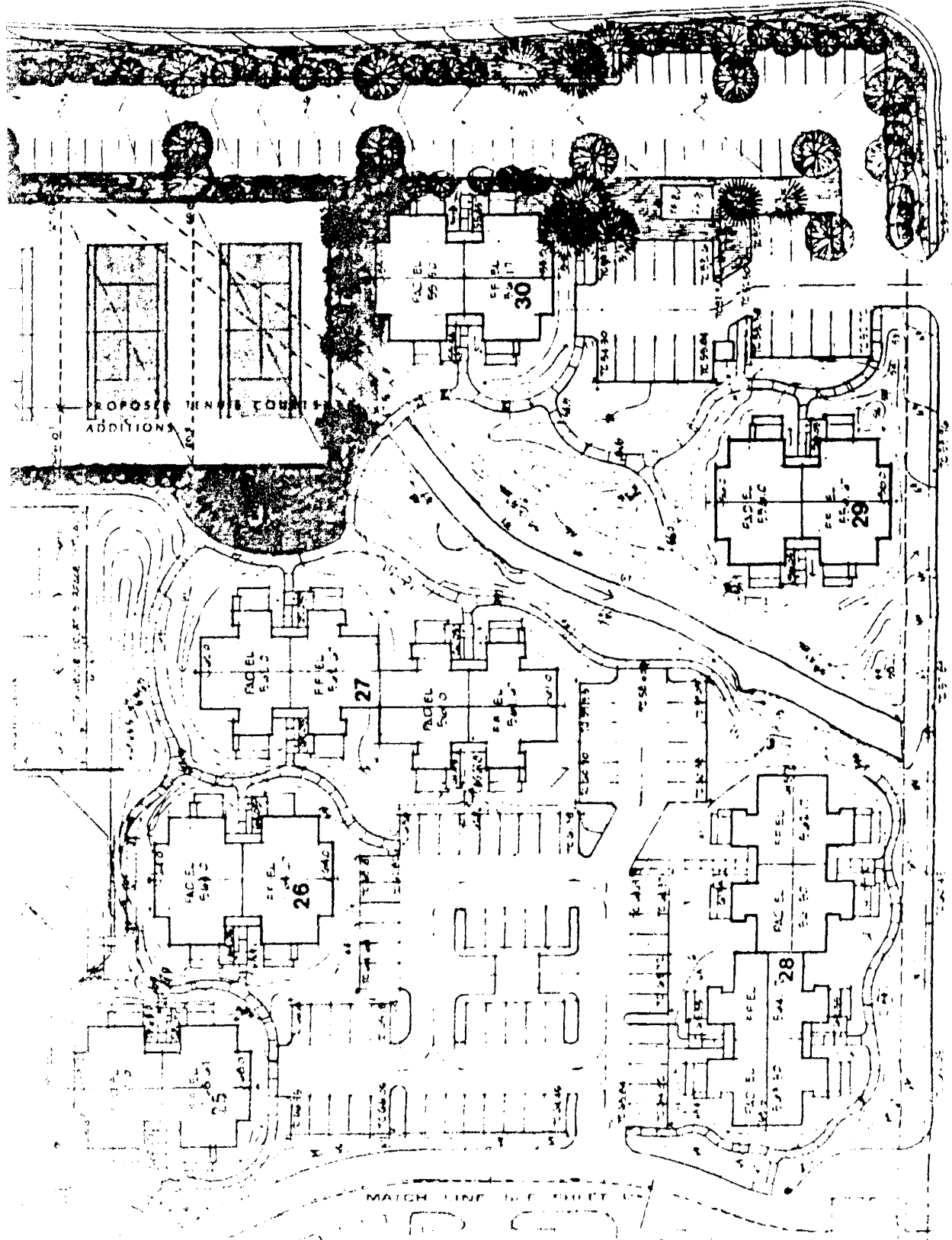
EXISTING LAKEFRIDGE TENNIS CLUB

PROPOSED KITCHEN ADDITION



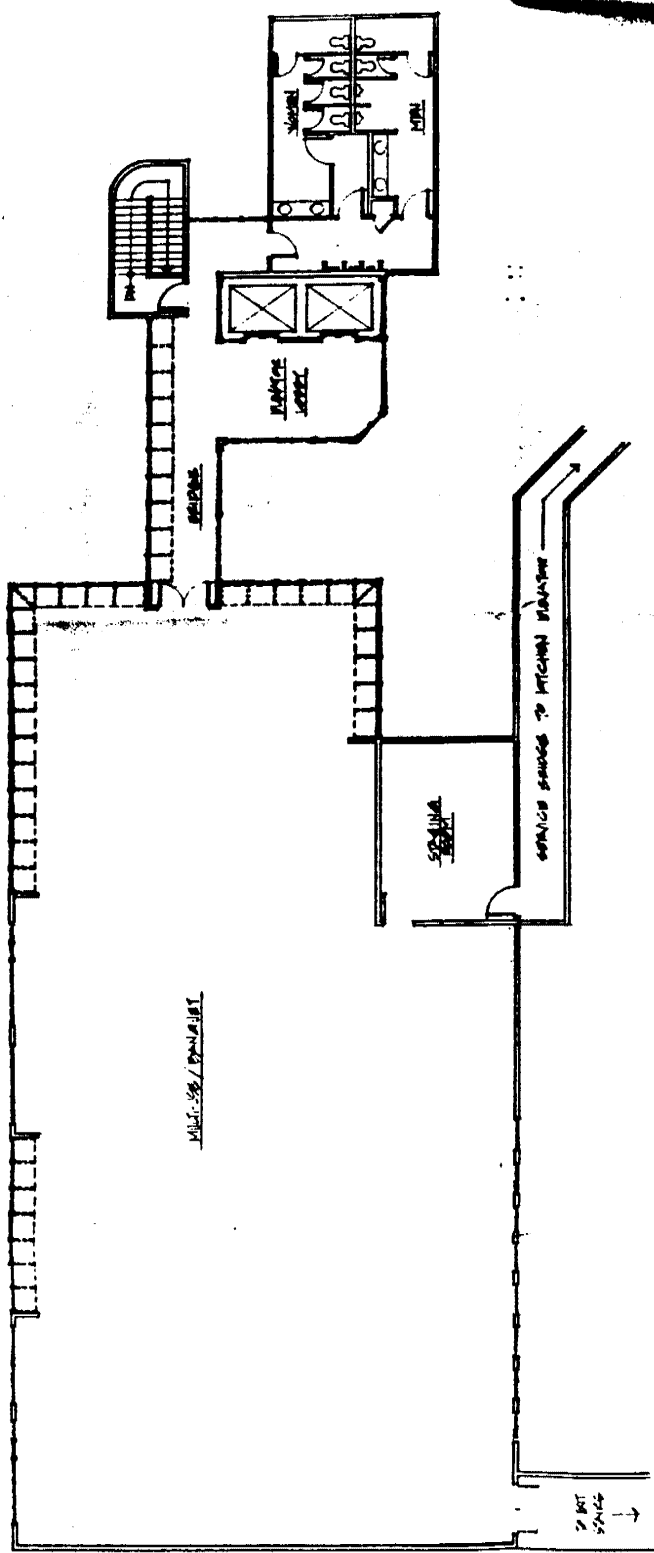
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U L M V A R D



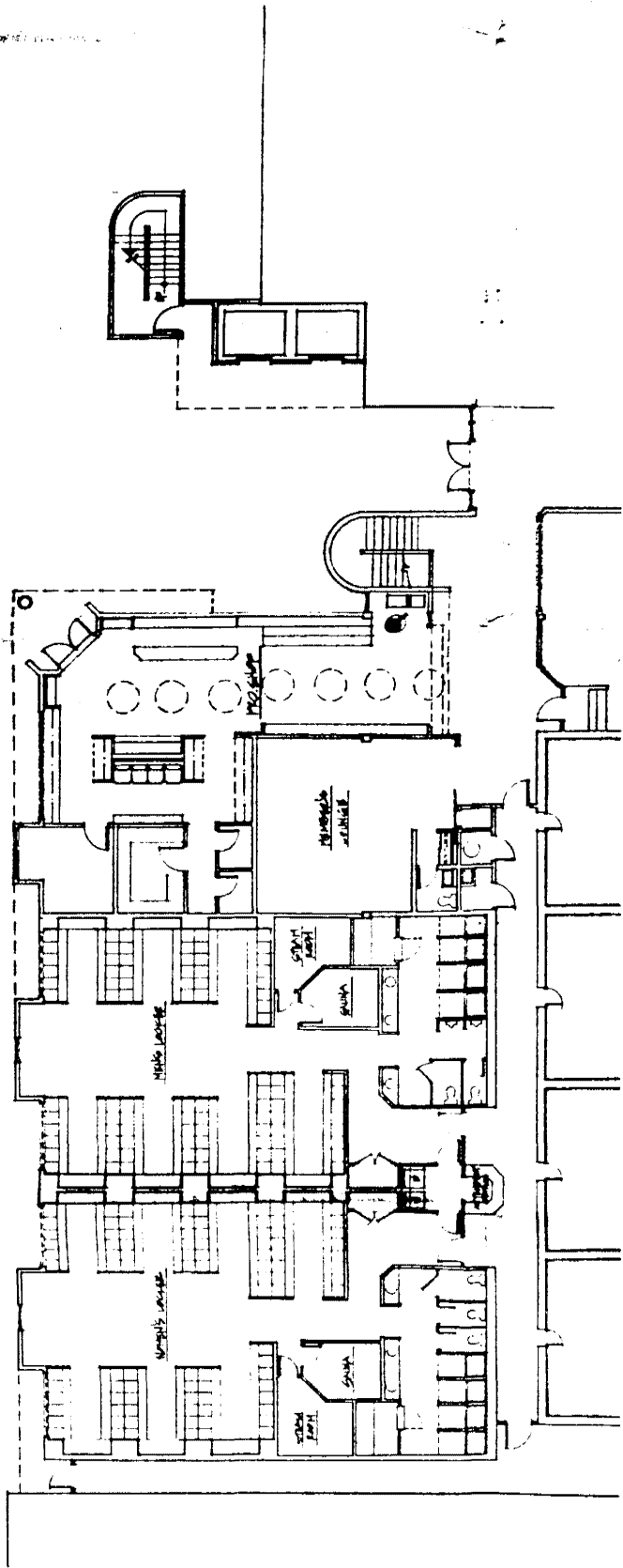
A K E S I D E D R I V E

LANDSCAPE ARCHITECTURE



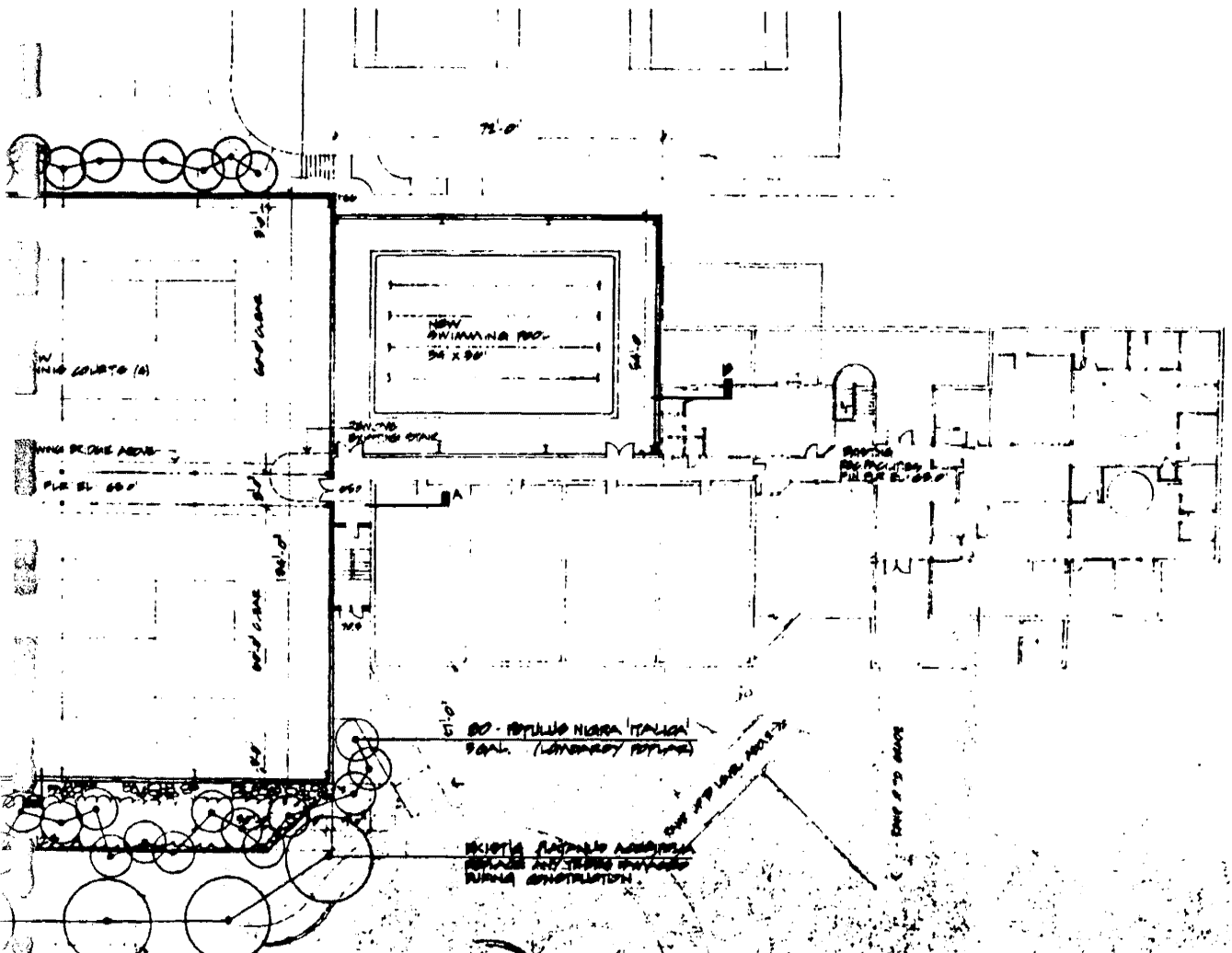
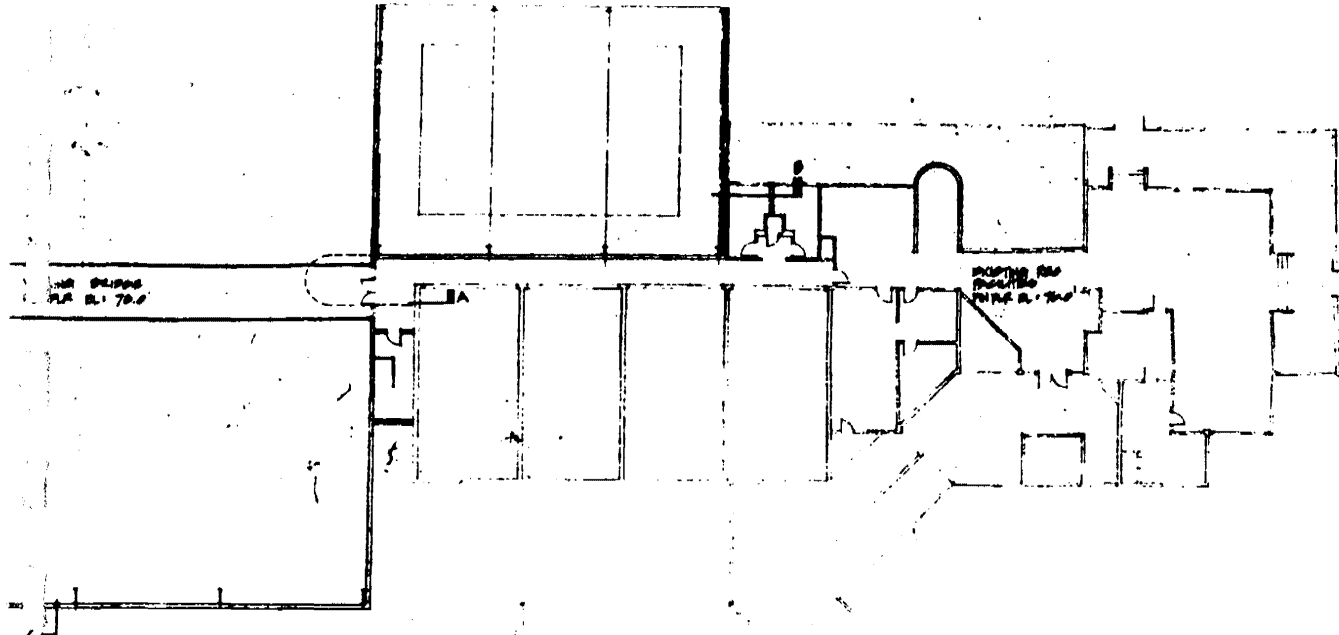
THIRD LEVEL PLAN
SCALE: 1/8" = 1'-0"

DATE _____ FILE NO. 1-13 DRAWING NO. 5
 NAME _____ CLASS _____

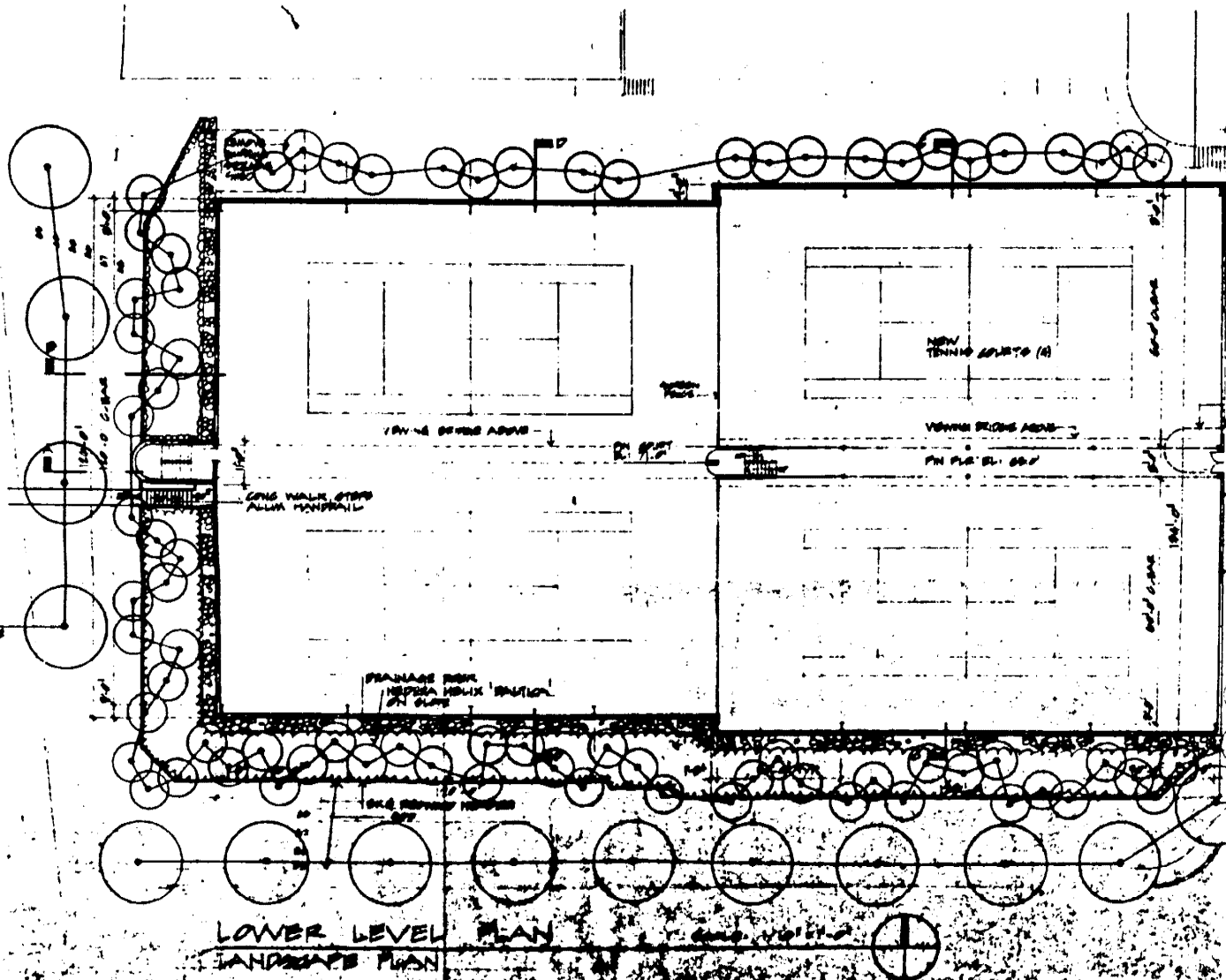
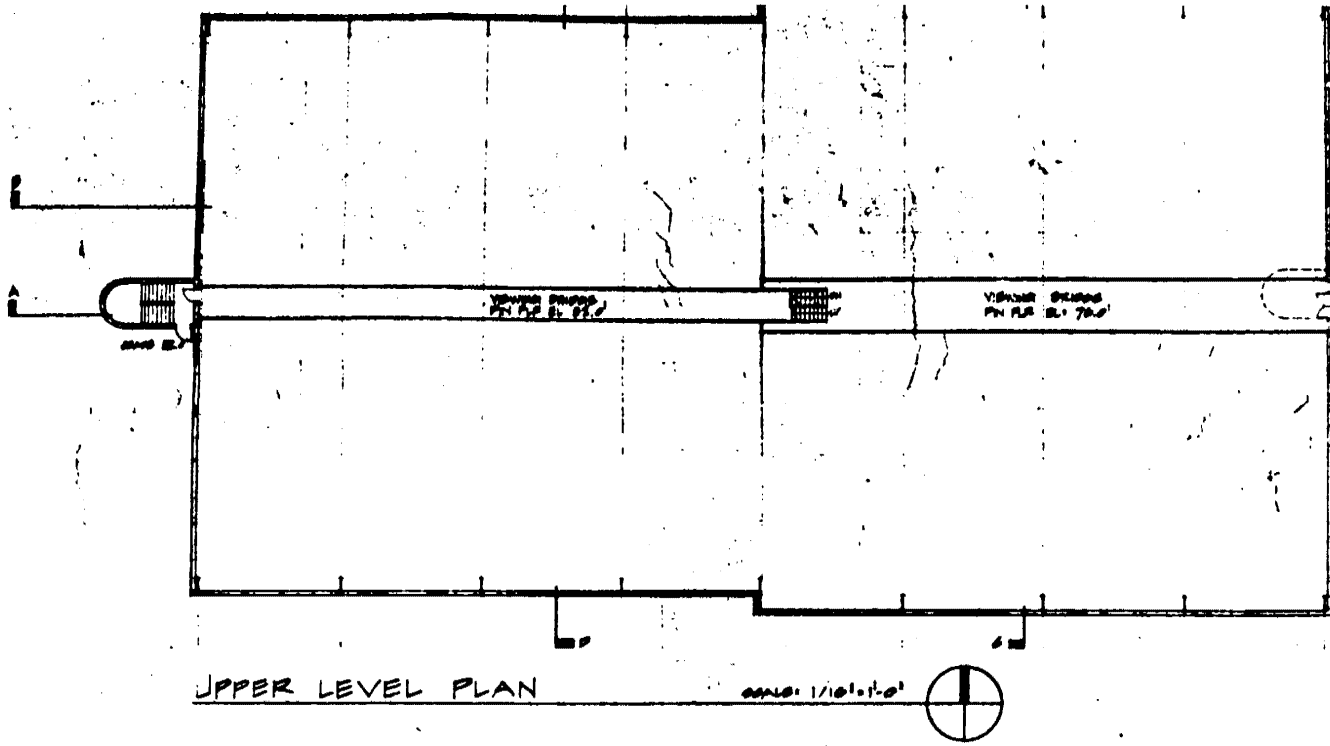


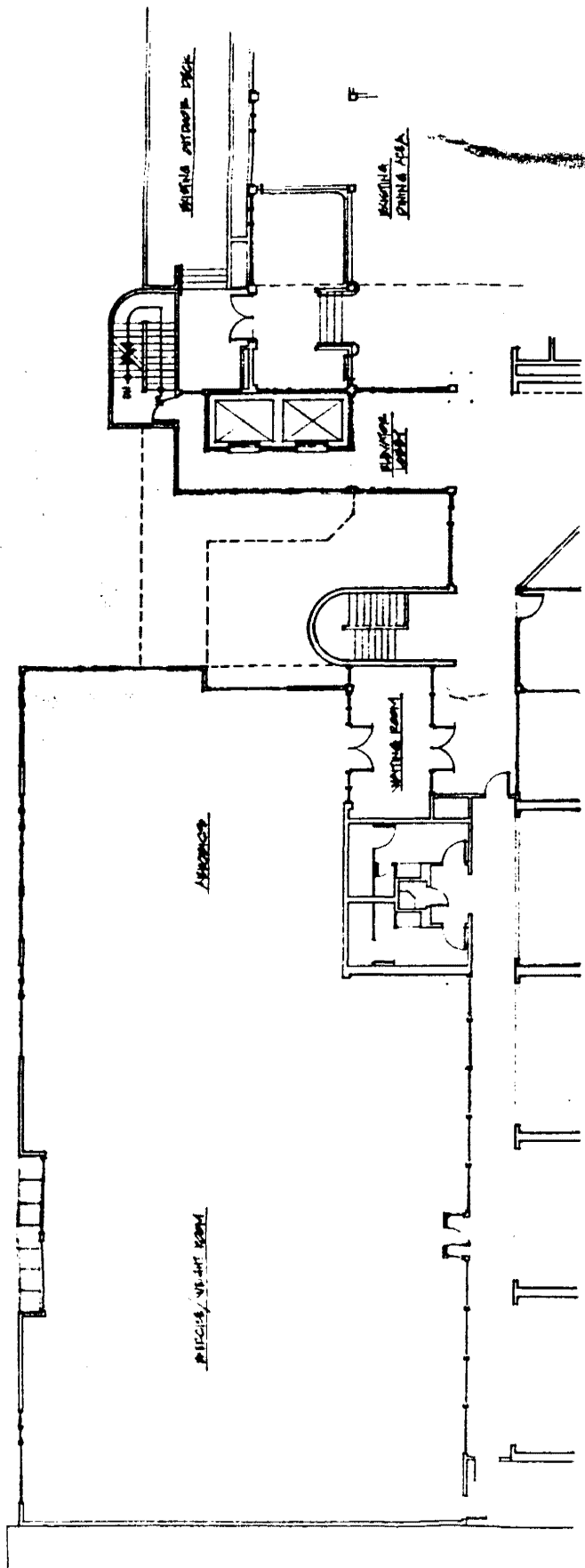
LOWER LEVEL PLAN
SCALE: 1/8" = 1'-0"

DATE	FILE NO.	DESIGN DRWG.
		3
NAME	SIDE TRUSS CLUB	



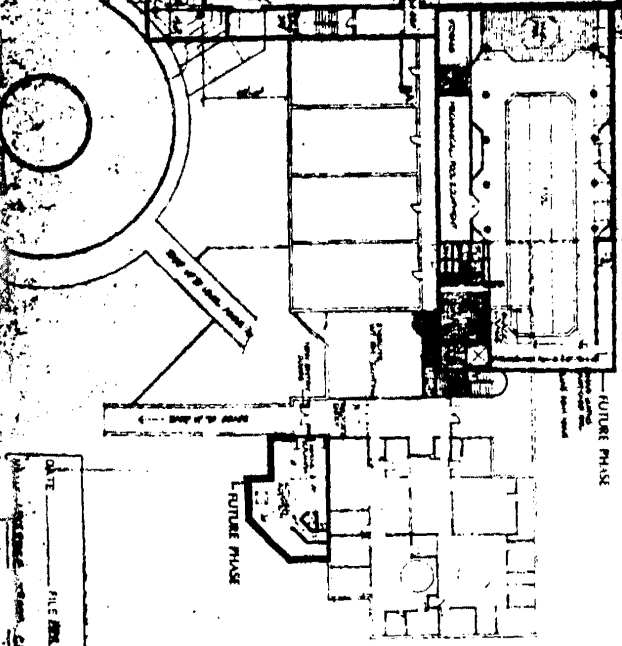
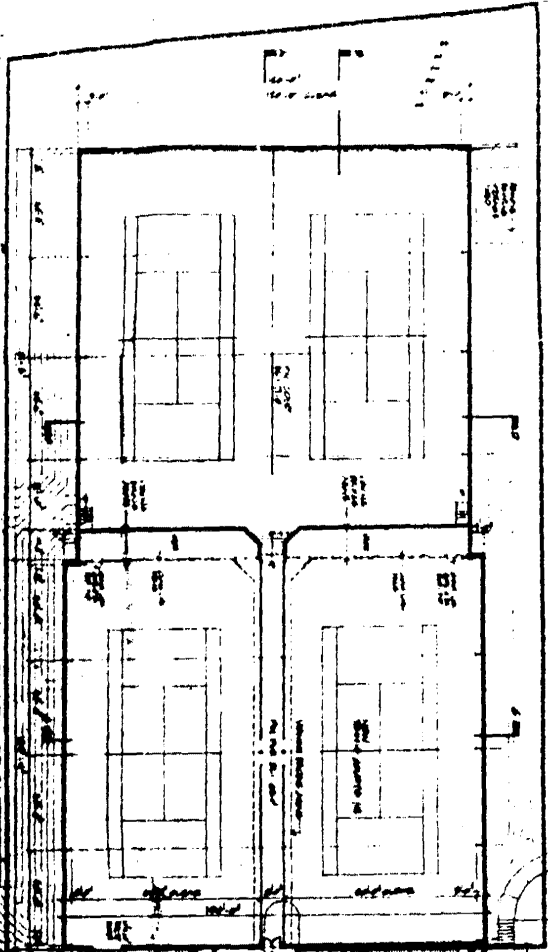
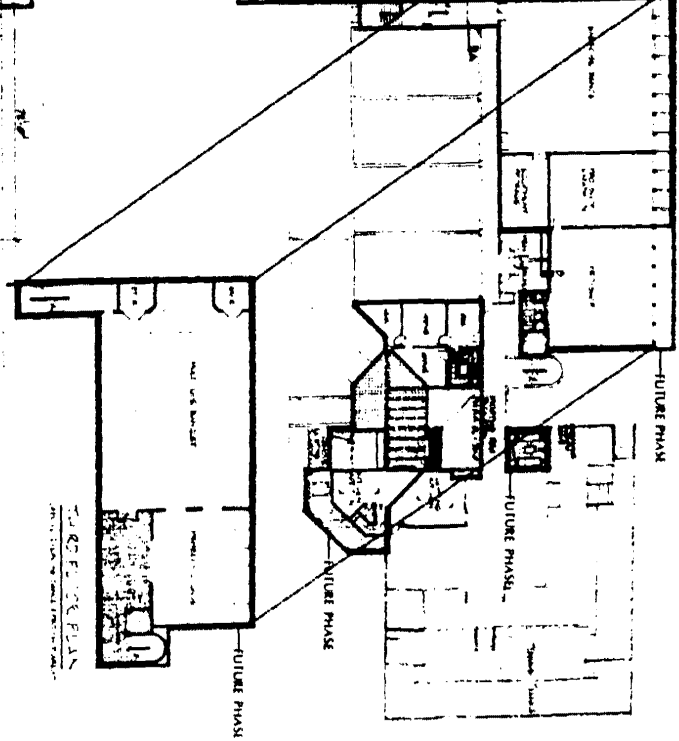
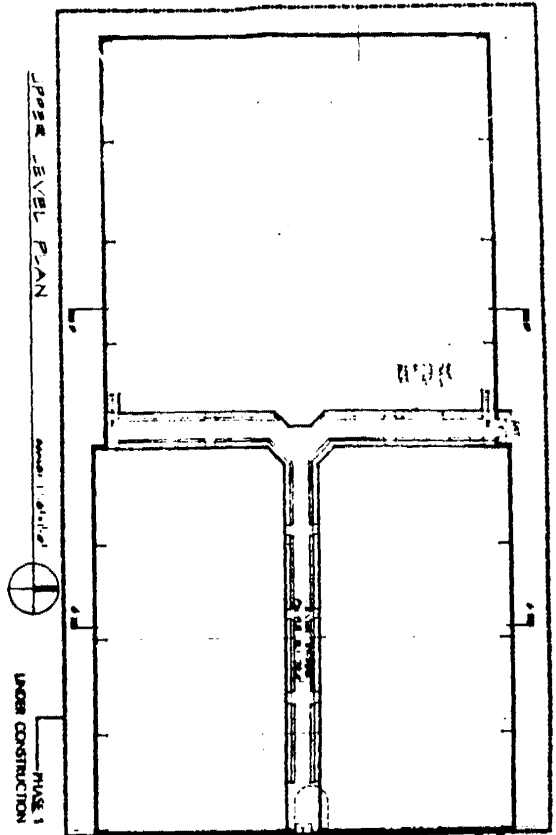
DATE: _____ FILE NO: 2-15 DRWG. 1/5
 NAME: LAWRENCE TERRY, CIVIL



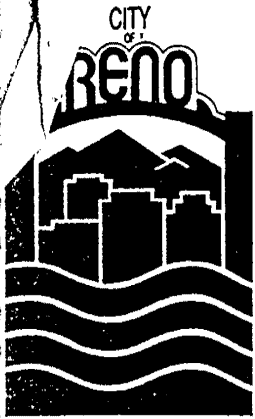


UPPER LEVEL PLAN
SCALE: 1/8" = 1'-0"

DATE: APR 11-73
NAME: LADY TEAMS CLUB



DATE: _____
 FILE NO: 3-13 DRWG. A



P.O. Box 1900
Reno, Nevada 89505

November 3, 1993

Ms. Brita Tryggvi
1150 Corporate Blvd.
Reno, NV 89502

Re: Case No. MPR-7-83 (Lakeridge Tennis Club)

Dear Brita:

This letter is to confirm that a one-year time extension on the above-referenced case has been approved in accordance with RMC 18.06.412. Based upon this approval, the expiration date for this project has been extended to December 12, 1994.

Should you have any questions regarding this matter, please feel free to contact our office.

Sincerely,

Chris Windecker, Associate Planner
Community Development Department

13A/I5

xc: Randy Baxley, Assistant Planner

Clearly phase d approval 11/9/87 - effect of SPD? AGENDA ITEM# _____
November 9, 1987 *11/9/92 zoned R-3-*
PLANNING COMMISSION REPORT # _____

TO: MAYOR AND CITY COUNCIL
THRU: Harold L. Schilling, City Manager
FROM: S. S. Kenner, Associate Planner *SKM*
DATE: October 22, 1987
RE: Amendment to MPR-7-83 (Lakeridge Tennis Club)

SUMMARY: The applicant requests an amendment to a special use permit for a major project to allow for a 67,707 square foot expansion of the Lakeridge Tennis Club located in the R-3 (Multiple Residential) zone on the southeast corner of Plumas Street and South McCarran Boulevard. The construction is planned to be accomplished in six phases over a five year period. The Planning Commission recommends approval of the amendment to the special use permit, subject to the conditions in the staff report with the substitution of a new Condition #6 and an amendment to Condition #10 as follows:

6. The proposed driveway on Plumas Street located approximately 150 feet south of the McCarran Boulevard/Plumas Street intersection shall be right-in, right-out only. The City reserves the right to require the applicant to close this driveway when average daily trips reach 15,000 on Plumas Street at the intersection of the driveway and Plumas Street. The City shall notify the applicant ninety (90) days in advance of the closure of the driveway, and, during this period, discuss with the applicant reasonable alternatives to the closure of the driveway.

10. The applicant shall within eighteen (18) months of the date of City Council approval, apply for a building permit for Phase I construction (outdoor tennis courts), continuously maintain the validity of that permit and proceed with the construction of the project in accordance with the phasing plan listed below, or this approval shall be null and void. The exterior facade of all structural improvements shall be completed for each individual phase prior to the issuance of a certificate of occupancy for each construction phase.

PLANNING COMMISSION REPORT - November 9, 1987
Amendment to MPR-7-83 (Lakeridge Tennis Club)
Page 2

<u>PHASE</u>	<u>DESCRIPTION</u>	<u>TIME FROM COUNCIL APPROVAL</u>
I	Construction of new tennis courts	18 months
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III	Construction of the nautilus/aerobics facility	42 months
IV	Installation of the locker rooms	48 months
V	Construction of the gymnasium	54 months
VI	Construction of the meeting and banquet room	60 months

BACKGROUND/PROBLEM DISCUSSION: At the October 21, 1987, Planning Commission public hearing, the applicant presented an overview of the proposed additions and responded to questions from Commissioners regarding phasing. No one else spoke in favor or opposition to the project.

ADVISORY COMMITTEE VOTE: Four (4) in favor; one (1) opposed; two (2) absent.

RECOMMENDATION: The Planning Commission recommends approval of the amendment to the special use permit, subject to the conditions in the staff report and with conditions as modified herein.

MOTION: I move to uphold the recommendation of the Planning Commission and approve the amendment to Case No. MPR-7-83, subject to conditions.

CITY OF RENO

Staff Report Summary Sheet

TYPE OF APPLICATION/CASE NO.(S): Amendment to a Special Use Permit for a Major Project/Case No. MPR-7-83 (Lakeridge Tennis Club)

APPLICANT(S): Topol

LOCATION: 6000 Plumas Street, on the southeast corner of the intersection of Plumas Street with South McCarran Boulevard

SITE SIZE: 8.5 acres

CURRENT ZONING: R-3

PROPOSED ZONING: No change

MASTER PLAN: Multi Residential

PROPOSED DEVELOPMENT: An expansion of tennis and recreational facilities

PARKING:

REQUIRED: 155 spaces PROVIDED: 190 spaces

LANDSCAPING:

REQUIRED: 20% PROVIDED: 25%

ESTIMATED WATER USAGE: 9.8 acre-feet per year

ESTIMATED SEWAGE GENERATION: 3,600 gallons per day

TRIP GENERATION: 367 average daily trips

LEGAL REQUIREMENTS:

RMC 18.06.400 Special Use Permit Procedures.
RMC 18.06.340 Off-Street Parking.
RMC 18.06.050(h) Major Project Review Criteria and Procedures.
RMC 18.06.341 Landscape Provisions.

STAFF RECOMMENDATION: Approval with conditions

CITY OF RENO

Staff Report

TO: City Planning Commission
FROM: Sally S. Kenner, Associate Planner
MEETING DATE: October 21, 1987
SUBJECT: Amendment to Case No. MPR-7-83 (Lakeridge Tennis Club)

REQUEST:

The applicant is requesting an amendment to a special use permit for a major project to allow for a 67,707 square foot expansion of the existing Lakeridge Tennis Club facilities located in the R-3 (Multiple Residential) zone on the southeast corner of Plumas Street and South McCarran Boulevard. The proposed expansion is to include a gymnasium and running track, an enlargement of existing kitchen facilities, additional locker rooms, nautilus and aerobic workout areas, a banquet/meeting area and additional outdoor tennis courts. The maximum height of the new construction will not exceed that of existing structures with the exception of a domed architectural feature upon which a flagpole will be mounted (see attached McCarran Boulevard elevation). The construction is planned to be accomplished in six phases over a five year period.

BACKGROUND:

In 1982, a special use permit for a major project was granted to permit a 35,200 square foot expansion to the then existing 26,650 square foot tennis club facilities. The special use permit was required at that time due to the cumulative total of gross floor area exceeding 40,000 square feet. The Lakeridge Tennis Club is a private club with membership open to the public. However, more than one-half of the memberships are comprised of persons residing in the adjacent apartment complex. Project representatives indicate the principal reason for the expansion is to provide more amenities to the current membership and increase the desirability of the apartment rental package offered by Lakeridge. Current membership is 375 persons; theoretical capacity of the facility is 1,000 members, projected to be reached in twelve years at current growth rates.

ANALYSIS:

Master Plan:

- (1) The Land Use/Transportation Guide designates this site as "Multi-Residential" which is defined as areas of residen-

tial use where the predominant type of housing is low rise multi-family. Ancillary uses may be parks, necessary public facilities, office, and low intensity commercial.

- (2) Reno Policy Plan: The project is consistent with adopted policies relative to:

II.C.3 Encourage new developments both residential and non-residential to provide on-site recreational facilities.

Adjacent Land Uses and Zoning:

<u>Area</u>	<u>Land Use</u>	<u>Zoning</u>
North	Multiple Residential	R-3, R-1b
South	Multiple Residential, Office, Commercial	R-3, R-5, C-1
East	Multiple Residential, Single Family Residential	R-3, R-1/PD, A-1 (Washoe Co.)
West	Vacant, Multiple Residential	E-1, R-3

Phasing:

The following schedule for construction of new improvements has been submitted as part of the application. Proposed timing is from date of approval.

Phase I	- Construction of new tennis courts	18 months
Phase II	- Construction of additional kitchen facilities	30 months
Phase III	- Construction of the nautilus/aerobics facility	42 months
Phase IV	- Installation of the locker rooms	48 months
Phase V	- Construction of the gymnasium	54 months
Phase VI	- Construction of the meeting and banquet room	60 months

The construction of all six phases is proposed to take place over a five year period.

Access: Access to the recreational facility is currently via an entrance/exit onto Plumas Street approximately 465 feet south of its intersection with South McCarran Boulevard and an entrance/

Staff Report - October 21, 1987
Case No. MPR-7-83 (Lakeridge Tennis Club)
Page 3

exit onto Lakeside Drive approximately 120 feet south of South McCarran Boulevard. The applicant is proposing one additional point of ingress/egress the location of which is on Plumas Street, approximately 150 feet south of South McCarran Boulevard. It is proposed that this access be for right in/right out turns only. The location and design of this new access will be subject to the review and approval of the City Engineer.

Traffic and Air Quality: Regional Transportation Commission (RTC) staff has estimated traffic increases of 367 average daily trips and 47 peak hour trips due to the expansion. These estimates are based on based ITE trip generation rates for racquet clubs.

Records kept by the Lakeridge Tennis Club show that during peak use (summer months) only one-third of members using the facilities arrive by automobile. In consideration of these records and estimated membership growth, the applicant's engineering consultants estimate that the net future traffic increase generated by the proposed expansion will be 258 vehicle current rates of approximately 156 traffic trips per day does not reach the traffic volume of 750 trips per day which triggers the requirement of the Washoe County District Health Department for an air quality analysis. The addition of project traffic to the area roadway system will require the applicant to contribute \$1,600.00 for their proportionate share of the signalization and channelization of the intersection of Lakeside Drive and South McCarran Boulevard.

Grading and Drainage: The applicant will be required to have an approved grading and drainage plan prior to the issuance of any permit. Plans for the collection of on-site storm drain waters and piping to an adequate storm drain system are required.

Additional Concerns: The Lake Ditch crosses the subject property at the location of the proposed outdoor tennis courts. Prior to the issuance of any permit, the applicant will be required to have the approval of the Lake Ditch Company for any construction within the ditch company's right-of-way.

FINDINGS:

PRO:

1. The proposed project is consistent with approved zoning.

Staff Report - October 21, 1987
Case No. MPR-7-83 (Lakeridge Tennis Club)
Page 4

2. Traffic generated by the expansion will not unduly burden adjacent streets.
3. The project is consistent with City policy encouraging on-site recreational facilities in a residential development.

RECOMMENDATION:

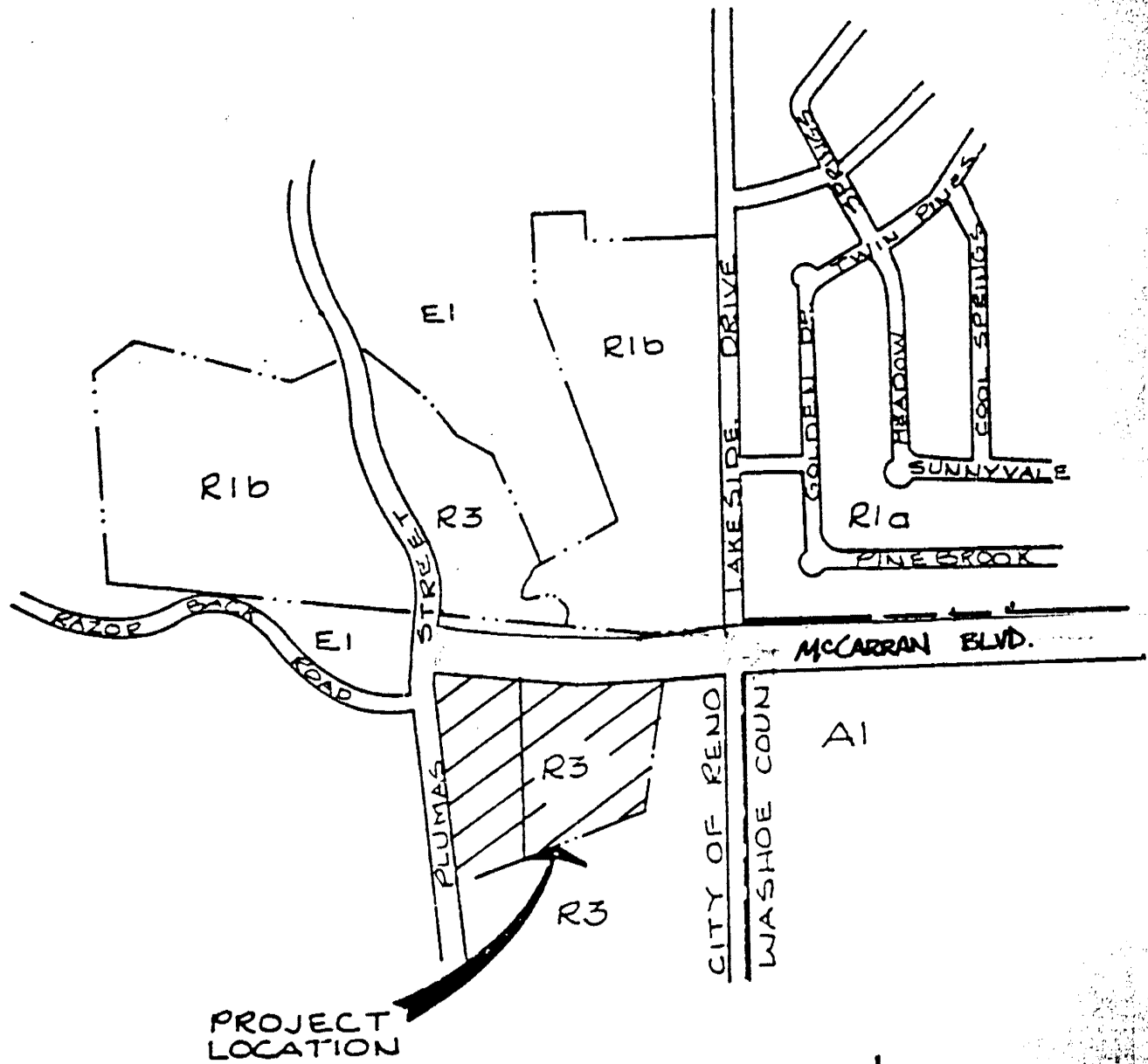
Based on the findings above, staff recommends approval of the amendment to Case No. MPR-7-83, subject to the following conditions:

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 shall prevail.
2. Prior to the issuance of any permit, the applicant shall have an approved grading and drainage plan of this property.
3. Prior to the issuance of any permit, the applicant shall have approved plans for the collection of on-site storm drain waters and piping to an adequate public storm drain system.
4. Prior to the issuance of any permit, the applicant shall have the approval of the Lake Ditch Company for any construction within the ditch company's right-of-way.
5. Prior to the issuance of any building permit, the applicant shall pay in cash to the City of Reno in accordance with Resolution No. 3688, \$1,600.00 for the installation of signalization and channelization at the intersection of McCarran Boulevard with Lakeside Drive.
6. Access location and design are subject to the review and approval of the City Engineer.
7. Prior to the issuance of a building permit, the applicant shall dedicate to the City of Reno water rights sufficient for the project.
8. Any grading permit issued prior to the issuance of a building permit for this site shall be for grading only.
9. All on-site (private) improvements shall be verified to the Department of Building and Safety.

Staff Report - October 21, 1987
Case No. MPR-7-83 (Lakeridge Tennis Club)
Page 5

10. The applicant shall within eighteen (18) months of the date of City Council approval, apply for a building permit for Phase I construction (outdoor tennis courts), continuously maintain the validity of that permit and proceed with the construction of the project in accordance with the phasing plan listed below, or this approval shall be null and void.

<u>PHASE</u>	<u>DESCRIPTION</u>	<u>TIME FROM COUNCIL APPROVAL</u>
I	Construction of new tennis courts	18 month
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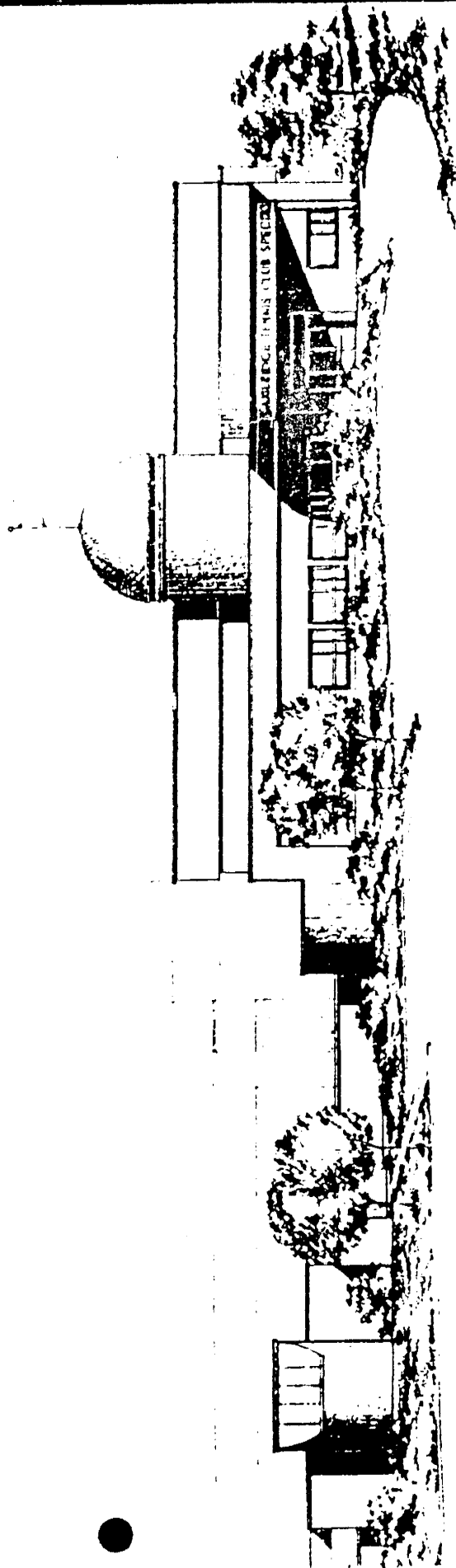


A1

1" = 500'

AMENDMENT TO MPR-7-83

EXISTING ← PROPOSED ADDITION →



MCCARRAN BLVD. ELEVATION

Excerpts of Reno City Planning Commission Meeting Minutes
October 21, 1987

AMENDMENT TO MPR-7-83 (LAKERIDGE TENNIS CLUB) - a request to amend a previously-approved special use permit so as to provide for expansion of existing Lakeridge Tennis Club facilities through the development of an additional 67,707 square feet of usable interior space on property zoned R-3 (Multi-Residential) and located on the southeast corner of McCarran Boulevard and Plumas Street.

Sally Kenner presented the staff report noting that conditions numbered 6 and 10 had been revised since the staff report was written.

Vice-Chairperson Bertelson opened the public hearing.

Nate Topol, owner of the Lakeridge Tennis Club, indicated that the conditions of the staff report were acceptable. He explained that the reason for the amendment was because the projects approved in 1983 were just being completed. He indicated that they were planning their projects so as not to disrupt the current facilities.

Commissioner Collins requested that the completion date for the kitchen addition be changed from 30 months to 24 months.

No one else spoke in favor or opposition and the public hearing was closed.

Commissioner Aymar felt the entire project should be built at once. The Commission briefly discussed the pros and cons of phasing projects and attaching time limits to a phasing plan.

Commissioner Sprenger made a motion to recommend approval of the amendment to MPR-7-83, subject to the conditions in the staff report with the condition that the kitchen facility be completed within 24 months. The motion was seconded by Commissioner Bryan and passed by a vote of four (4) in favor and one (1) opposed, with Commissioner Aymar voting nay.

RENO DEVELOPMENT APPLICATION

ACTION REQUESTED:

- ABANDONMENT
- ANNEXATION
- MAJOR PROJECT REVIEW
- MASTER PLAN AMENDMENT
- PARCEL MAP
- ZONE CHANGE
- SITE PLAN REVIEW
- SPECIAL USE PERMIT
- TENTATIVE MAP
- VARIANCE

For Planning Department Use Only:	
CASE NUMBER:	FEE:
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	TOTAL FEE: _____
RECEIVED BY _____	DATE _____

PROJECT NAME: LAKERIDGE TENNIS CLUB ADDITION

PROJECT DESCRIPTION: Amendment to MPR 7-83 to allow for expansion of existing facilities

PROJECT ADDRESS: 6000 Plumas Street, Reno, Nevada 89509.

PROPERTY SIZE: 8.5 ± acres ASSESSORS PARCEL NO.: 42-030-Common area

LEGAL DESCRIPTION OF PROPERTY: LOT _____ BLOCK _____ SUBDIVISION Lakeridge
 If the property is not in a recorded subdivision please attach legal description

EXISTING ZONING: R-3 PROPOSED ZONING: R-3

MASTER PLAN DESIGNATION: Permissive multi-Residential

EXISTING LAND USE: Private Tennis Club

PROPERTY OWNER:

NAME: Eastside Investment Company, a Nevada limited partnership
 ADDRESS: 6555 Plumas Street
Reno, Nevada 89509
 PHONE: (702) 825-0500

PERSON TO CONTACT REGARDING THIS APPLICATION:

NAME: Nathan L. Topol
 (If same as Owner or Applicant, please indicate)
 ADDRESS: 6555 Plumas Street
Reno, Nevada 89509
 PHONE: (702) 825-0500

APPLICANT/DEVELOPER:

NAME: Lakeridge Tennis Club
 ADDRESS: 6000 Plumas Street
Reno, Nevada 89509
 PHONE: (702) 827-4500

The City of Reno will direct all mail on this project to the one person designated above.

OWNER AFFIDAVIT

STATE OF NEVADA)
) ss.
COUNTY OF WASHOE)

I, NATHAN L. TOPOL

Being duly sworn, depose and say that I am an owner of property involved in this petition and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true and correct to the best of my knowledge and belief.

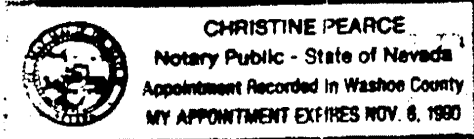
Signed

Nathan L. Topol

Subscribed and sworn to before me this 31st day of August, 1987

Christine Pearce
Notary Public in and for said county and state

My commission expires: November 6, 1990



SCHEDULE OF FEES

Make your check or money order payable to the City of Reno, in the amounts applicable:

SITE PLAN REVIEW	\$100.00
ABANDONMENT	\$150.00
ANNEXATION	\$150.00
AMENDMENT TO MASTER PLAN	\$350.00
PARCEL MAP	\$100.00
County Health	95.00
EXTENSIONS	1/2 ORIGINAL

LAKERIDGE
TENNIS CLUB

CITY OF RENO

OCT 09 1987

DEPT. OF PLANNING &
COMMUNITY DEVELOPMENT

October 5, 1987

Tom Schafer
Department of Planning and
Community Development
City of Reno
P.O. Box 1900
Reno, Nevada 89505

Re: Admendment to MPR-7-83 Lakeridge Tennis Club

Dear Tom:

Pursuant to the discussions at our staff review of the above referenced application, we wish to set out the phasing plan for the proposed improvements to Lakeridge Tennis Club. They are as follows:

1. Phase I Construction of the new tennis courts.
START CONSTRUCTION WITHIN 18 MOS. OF APPROVAL
2. Phase II - Construction of the additional kitchen facilities. *30 MOS.*
3. Phase III - Construction of the nautilus/aerobics facility. *42 MOS.*
4. Phase IV - Installation of the locker rooms. *48 MOS.*
5. Phase V - Construction of the gymnasium. *54 MOS.*
6. Phase VI - Construction of the meeting and banquet room. *60 MOS.*

The construction of all six phases will be over a five (5) year period.

These time frames for phasing should be considered part of application for approval.

Nathan T. [Signature]

CITY OF RENO

APPLICATION FOR SPECIAL USE PERMIT
MAJOR PROJECT REVIEW

The owner of the property here described or his duly authorized agent hereby requests the Planning Commission and the City Council of the City of Reno to approve a special use permit for the major project described herein.

DESCRIPTION OF PROPOSED PROJECT (Include density, number and type of units, number of bedrooms per unit and types of recreational amenities to be provided in housing projects and square footage and seating capacity, where applicable, of all structures/uses for other types of projects, construction schedule and construction cost): A: Expansion of present health club facilities including

- a basketball gymnasium and running track - 45,300 ± square feet.
- B. Enlargement of existing kitchen - 2,250 ± square feet.
- C. Expansion of existing tennis club building to allow for additional locker rooms, nautilus and aerobic workout areas and a banquet/meeting area - 20,157 ± square feet.

45,300
2,250
20,157

67,707

PERCENTAGE OF SITE COVERAGE BY BUILDINGS: 21.8

PERCENTAGE OF IMPERVIOUS SURFACE COVERAGE: 75

IDENTIFY THE IMPACTS OF THE PROPOSED PROJECT ON THE FOLLOWING:

(1) ADJACENT LAND USES: To serve existing apartment units and tennis club membership.

North: multi-residential (R-3/R-1B)

South: multi-residential, office, commercial (R-3/R-5/C-1a)

East: multi-residential, single family residential (R-3, A-1(Conty) R-1D)

West: vacant, multi-residential (E-1, R-3)

(2) SCHOOLS (Include number of new students at various grade levels, etc.): No further required. N/A

(3) POLICE SERVICES (Include traffic violations, accidents in area and fiscal impacts):

No further required.

(4) FIRE PROTECTION (Include distance from nearest fire protection facility, response time and nearest emergency source of water): No further required.

(Skyline approx 3 mi)

(5) TRAFFIC (Include total daily traffic to be generated by this development, major transportation corridors/intersections affected and mitigating measures proposed): _____

No additional measurable traffic.

(6) AIR QUALITY (Include emission source/quantity and mitigating measures proposed): _____

No impact. No increase in population.

(7) NOISE (Include source, maximum decibel levels, applicable hours and mitigating measures proposed): _____

No impact. No additional noise/no increase in population.

(8) WATER (Include source, estimated gallonage per day to be utilized by the proposed project, amount of permitted and certificated water rights, if applicable, and water and energy CONSERVATION measures to be utilized within the proposed project): _____

3,600 gallons per day

(240 fixture units @ 15 gal/unit)

≈ 9.8 acre feet/yr

(9) SEWAGE COLLECTION AND TREATMENT (Include facility to be utilized and estimated gallonage per day to be generated by the proposed project. The project will be serviced by the City of

Reno Sewer facility and will produce approximately 3,600 Gallonage
per day.

(10) PARKS AND RECREATION (Include name of and distance to nearest public park): _____

N/A

(11) EMPLOYMENT (Include the number of construction and operational employees, salaries of operational employees: _____

Construction crew assumed to be 10 - 15 and 4 additional
operating employees

(12) HOUSING (Identify the location, number, size and cost of any housing units to be provided for construction personnel or operational employees): _____

N/A

September 1, 1987

PARKING

Due to the recent construction of 100+ spaces along McCarran Boulevard there exists a surplus of parking on the site.

The proposed addition of some 67,700 square feet of floor space includes facilities that by their very nature are large in area but cater to but a few participants. Among these we would include the tennis courts, gymnasium, locker and shower rooms and kitchen addition.

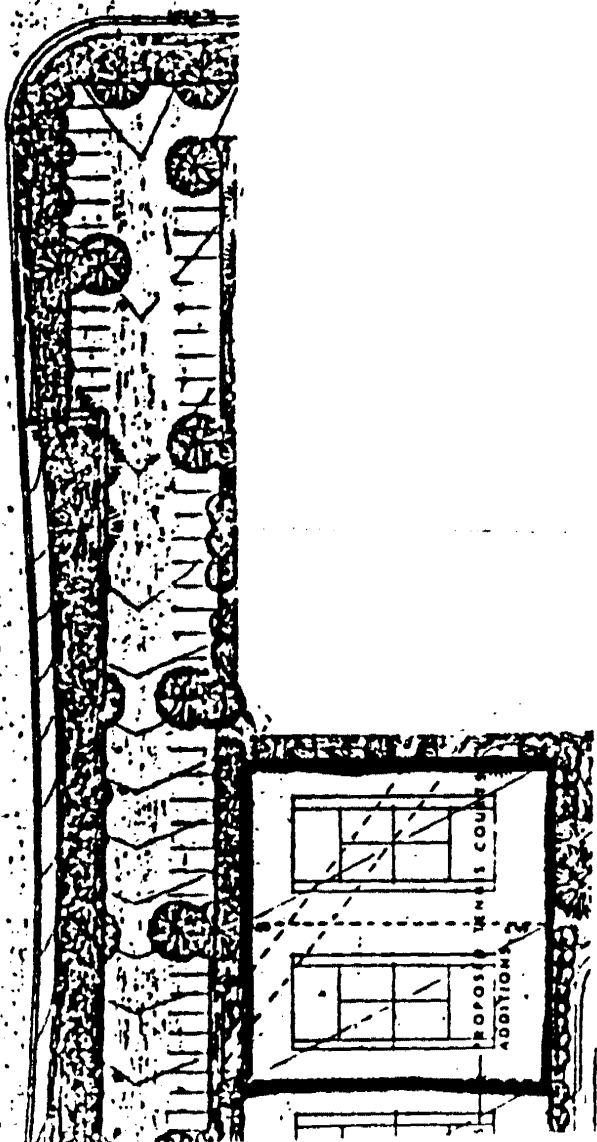
In addition, more than one-half of the memberships of the Lakeridge Tennis Club is comprised of persons who reside in the adjoining apartment complex and consequently walk to the recreation facilities.

Although Section 18.06.340(2) of the Reno City Code has no specific requirement for off street parking for a facility such as the Lakeridge Tennis Club we are confident that the 100 spaces which we added as a part of the McCarran Boulevard extension will satisfy the demand.

LANDSCAPING

The Lakeridge Tennis Club is situated on an 8½ acre site. The current building footprint comprises 14.6% of the site. The footprint of the proposed addition will add 7.8% and will increase the total footprint to 21.8% of the site. Thus, the net site area for required landscape calculation purposes will be 6.63 acres. Currently 68.8% of the site is impervious surface. The proposed addition will raise the impervious surface to 75% of gross site. Therefore, after the proposed additions have been constructed the landscaped area will constitute 25% of the gross site and 32% of the net site.

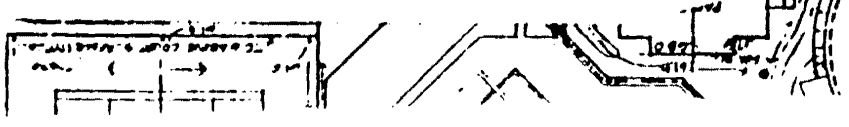
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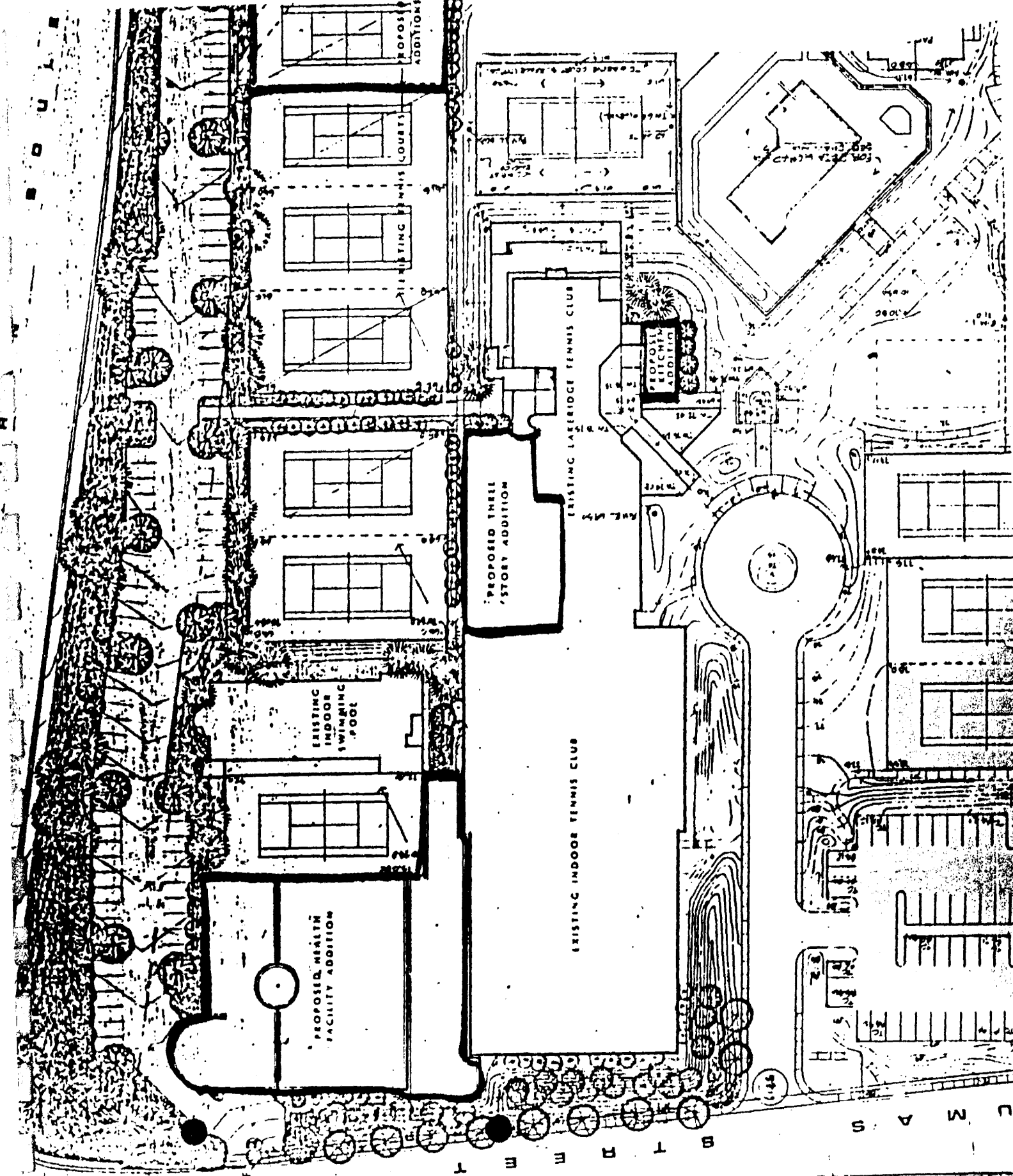


LAKESIDE DRIVE

EXISTING LAKERIDGE APARTMENTS

AMENDMENT TO
MPR-7-83





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AGENDA ITEM# IX-C

November 9, 1987

PLANNING COMMISSION REPORT # 87-551

TO: MAYOR AND CITY COUNCIL
THRU: Harold L. Schilling, City Manager
FROM: S. S. Kenner, Associate Planner *SK*
DATE: October 22, 1987
RE: Amendment to MPR-7-83 (Lakeridge Tennis Club)

SUMMARY: The applicant requests an amendment to a special use permit for a major project to allow for a 67,707 square foot expansion of the Lakeridge Tennis Club located in the R-3 (Multiple Residential) zone on the southeast corner of Plumas Street and South McCarran Boulevard. The construction is planned to be accomplished in six phases over a five year period. The Planning Commission recommends approval of the amendment to the special use permit, subject to the conditions in the staff report with the substitution of a new Condition #6 and an amendment to Condition #10 as follows:

6. The proposed driveway on Plumas Street located approximately 150 feet south of the McCarran Boulevard/Plumas Street intersection shall be right-in, right-out only. The City reserves the right to require the applicant to close this driveway when average daily trips reach 15,000 on Plumas Street at the intersection of the driveway and Plumas Street. The City shall notify the applicant ninety (90) days in advance of the closure of the driveway, and, during this period, discuss with the applicant reasonable alternatives to the closure of the driveway.
10. The applicant shall within eighteen (18) months of the date of City Council approval, apply for a building permit for Phase I construction (outdoor tennis courts), continuously maintain the validity of that permit and proceed with the construction of the project in accordance with the phasing plan listed below, or this approval shall be null and void. The exterior facade of all structural improvements shall be completed for each individual phase prior to the issuance of a certificate of occupancy for each construction phase.

PLANNING COMMISSION REPORT - November 9, 1987
Amendment to MPR-7-83 (Lakeridge Tennis Club)
Page 2

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BACKGROUND/PROBLEM DISCUSSION: At the October 21, 1987, Planning Commission public hearing, the applicant presented an overview of the proposed additions and responded to questions from Commissioners regarding phasing. No one else spoke in favor or opposition to the project.

ADVISORY COMMITTEE VOTE: Four (4) in favor; one (1) opposed; two (2) absent.

RECOMMENDATION: The Planning Commission recommends approval of the amendment to the special use permit, subject to the conditions in the staff report and with conditions as modified herein.

MOTION: I move to uphold the recommendation of the Planning Commission and approve the amendment to Case No. MPR-7-83, subject to conditions.

Max Files

cfa CHURN, FITTINGHOFF & ASSOCIATES, INC.
PLANNERS • ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS
ROBERT B. CHURN, P.E. & R.L.S. ALEX D. FITTINGHOFF, A.I.C.P.
SAMUEL CHACON, P.E. STEVE WILLIAMS, R.L.A.

CITY OF RENO
DEC 13 1989
DEPT. OF PLANNING &
COMMUNITY DEVELOPMENT

Project No. 88-010
December 4, 1989

Ms. Leann McElroy, Planning Director
City of Reno
P.O. Box 1900
Reno, NV 89505

RE: Construction progress report for Lakeridge Tennis Club
(MPR-7-83 as amended November 9, 1987)

Dear Leann:

Condition 10 of the subject Special Use Permit requires the following improvement schedule:

<u>Phase</u>	<u>Description</u>	<u>Time from Council Approval</u>
I	Construction of new Tennis Court	18 months (May 9, 1989) ^{#1653} <i>Applied 3-10-89</i>
II	Construction of Additional Kitchen Facilities	24 months (Nov. 9, 1989) ✓ <i>Applied 11-3-89</i>
III	Construction of the nautilus/aerobics facility	42 months (May 9, 1991)
IV	Installation of the locker rooms	48 months (Nov. 9, 1991)
V	Construction of the gymnasium	54 months (May 9, 1992)
VI	Construction of the meeting and banquet room	60 months (Nov. 9, 1992)

Please be advised that a building permit for Phase I, the new tennis courts, was applied for prior to May 9, 1989 and that construction is well on its way toward completion. Currently the perimeter court fencing is being installed. Final court surfacing will be completed soon, weather permitting.

Enclosed you will find evidence that a building permit of Phase II, construction of additional kitchen facilities, was secured on November 3, 1989.

