

EXPLANATION: *Matter in italics is new*; Matter in brackets [ ] is material to be omitted.

BILL NO. 5685

ORDINANCE NO. 5158

AN ORDINANCE TO AMEND CHAPTER 18.06 OF THE RENO MUNICIPAL CODE, ENTITLED "ZONING", BY ADDING A NEW SECTION REZONING A  $\pm$ .92 ACRE SITE LOCATED BETWEEN ISLAND AVENUE AND COURT STREET, APPROXIMATELY 700' WEST OF SOUTH ARLINGTON AVENUE FROM MF-43 (MULTI-FAMILY) TO SPD (SPECIFIC PLAN DISTRICT); TOGETHER WITH OTHER MATTERS PROPERLY RELATING THERETO.

SPONSORED BY: RENO CITY PLANNING COMMISSION

THE CITY COUNCIL OF THE CITY OF RENO DO ORDAIN:

SECTION 1. Chapter 18.06 of the Reno Municipal Code is hereby amended by adding thereto a new section to be known as Section 18.06.040(b).773 relating to a  $\pm$ .92 acre site located between Island Avenue and Court Street, approximately 700' west of South Arlington Avenue and more particularly described in the attached "Exhibit A" and the standards contained in the SPD (Specific Plan District) handbook as contained in Exhibit B and rezoning said property from MF-43 (Multi-Family) to SPD (Specific Plan District), the same to read as follows:

*Sec. 18.06.040(b).773. The zoning of the City of Reno as heretofore established is hereby amended in the manner shown on the map labeled Case No.LDC00-00542, thereby changing the use of land indicated therein, relating to a  $\pm$ .92 acre site located between Island Avenue and Court Street, approximately 700' west of South Arlington Avenue, and more particularly described in the attached "Exhibit A" and the standards contained in the SPD (Specific Plan District) handbook as contained in Exhibit B and rezoning said property from MF-43 (Multi-Family) to SPD (Specific Plan District).*

SECTION 2. This Ordinance shall be in effect from and after its passage, adoption and publication in one issue of a newspaper printed and published in the City of Reno.

SECTION 3. The City Clerk and Clerk of the City Council of the City of Reno is hereby authorized and directed to have this Ordinance published in one issue of the Reno-Gazette Journal, a newspaper printed and published in the City of Reno.

PASSED AND ADOPTED this 27<sup>th</sup> day of June, 2000, by the following vote of the Council:

AYES: Herndon, Rigdon, Newberg, Doyle, Griffin


NAYS: None


ABSTAIN: None ABSENT: Hascheff, Aiazzi

APPROVED this 27<sup>th</sup> day of June, 2000.

  
\_\_\_\_\_  
MAYOR OF THE CITY OF RENO

ATTEST:

  
\_\_\_\_\_  
CITY CLERK AND CLERK OF THE CITY COUNCIL OF THE CITY OF RENO, NEVADA



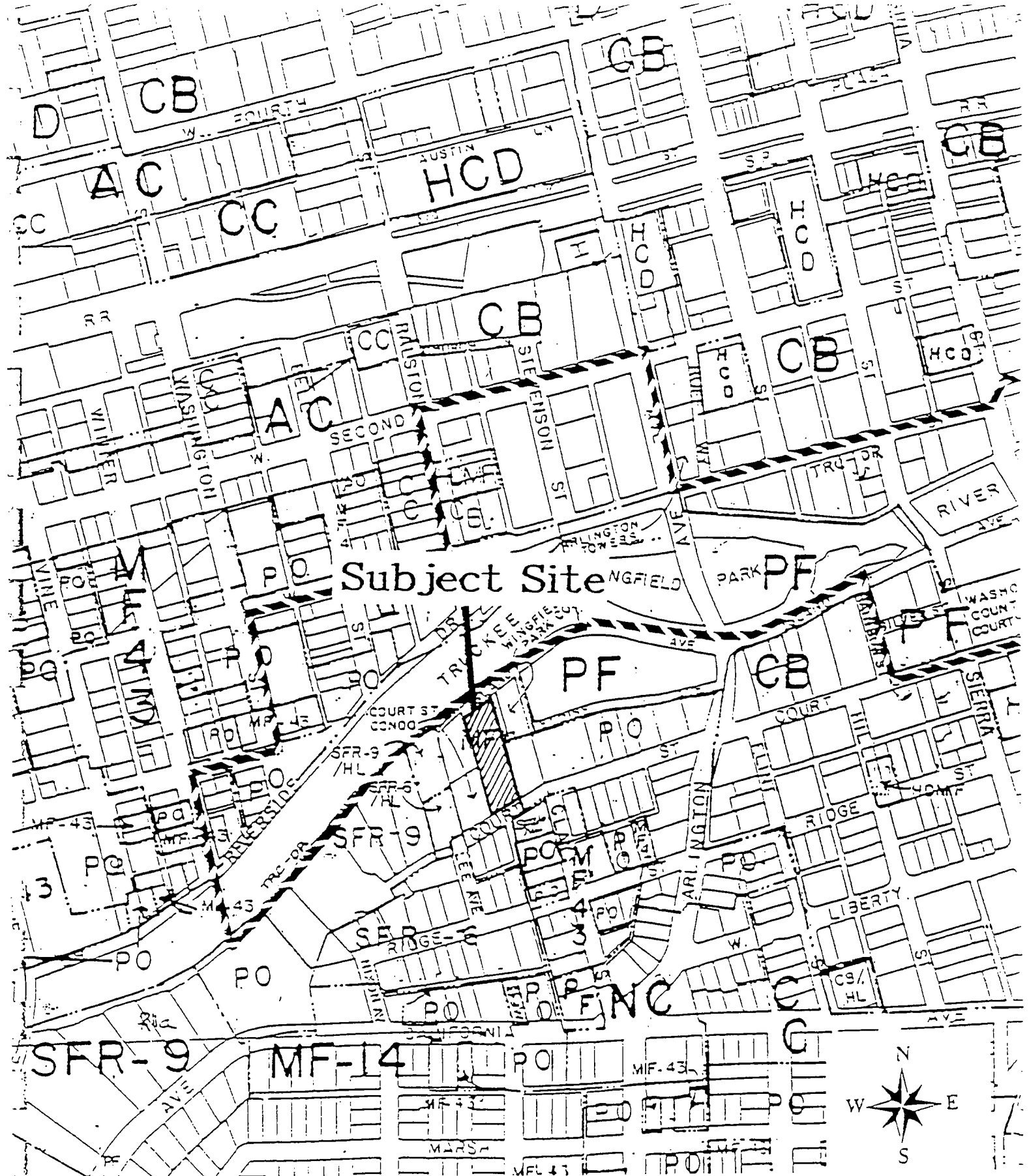
EFFECTIVE DATE: June 30, 2000

**EXHIBIT "A"**  
**Property Description**

The land referred to herein is situated in the State of Nevada, County of Washoe, described as follows:

All that property lying within the exterior boundaries of the AMENDED MAP OF 525 COURT STREET CONDOMINIUMS, filed in the office of the County Recorder of Washoe County, Nevada, on February 27, 1990, as File No. 1382763, as Tract Map No. 2662.

\* \* \* \* \*



Subject Site

Vicinity Map

# Exhibit B

## ZONE CHANGE TO SPECIFIC PLAN DISTRICT FOR TRADITIONS AT COURT STREET

PREPARED FOR:  
TRADITIONS, LLC  
525 COURT STREET  
RENO, NV 89501

PREPARED BY:  
CFA, INC.  
1150 CORPORATE BOULEVARD  
RENO, NV 89502  
(775) 856-1150

**MAY 4, 2000**

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## **PROJECT DESCRIPTION**

The site is located on the north side of Court Street, approximately 500 feet west of South Arlington Avenue. (Refer to Vicinity Map on page 2.) The property consists of .92± acres and is developed with two interconnected, incomplete, vacant multi-residential buildings. On January 11, 2000, the Reno City Council approved a Special Use Permit to allow for an 84 unit independent senior living facility and a Variance to reduce the front yard setback along Island Avenue from 15 feet to 0 feet subject to 14 conditions. (Refer to Clerk's letter dated January 14, 2000 in Appendix.)

Condition No. 5 of the approval specifically requires the applicant to submit, within 90 days of the City Council's approval, an application for a zone change to SPD (Specific Plan District) zoning to limit the property to independent senior living or uses as permitted in the MF-21 zone.

## **SPECIFIC PLAN DISTRICT STATEMENT OF PURPOSE**

The purpose of this SPD is to comply with Condition No. 5 of the approved Special Use Permit and Variance for the Traditions at Court Street project (Case No. 151-00). (Refer to Clerk's letter dated January 14, 2000 in Appendix.)

## **PERMITTED USES**

The intended use of the subject property is for an Independent Senior Living Community. As required by Condition 5, this SPD, however, will limit the use of the property to "multi-family residential" uses as described below:

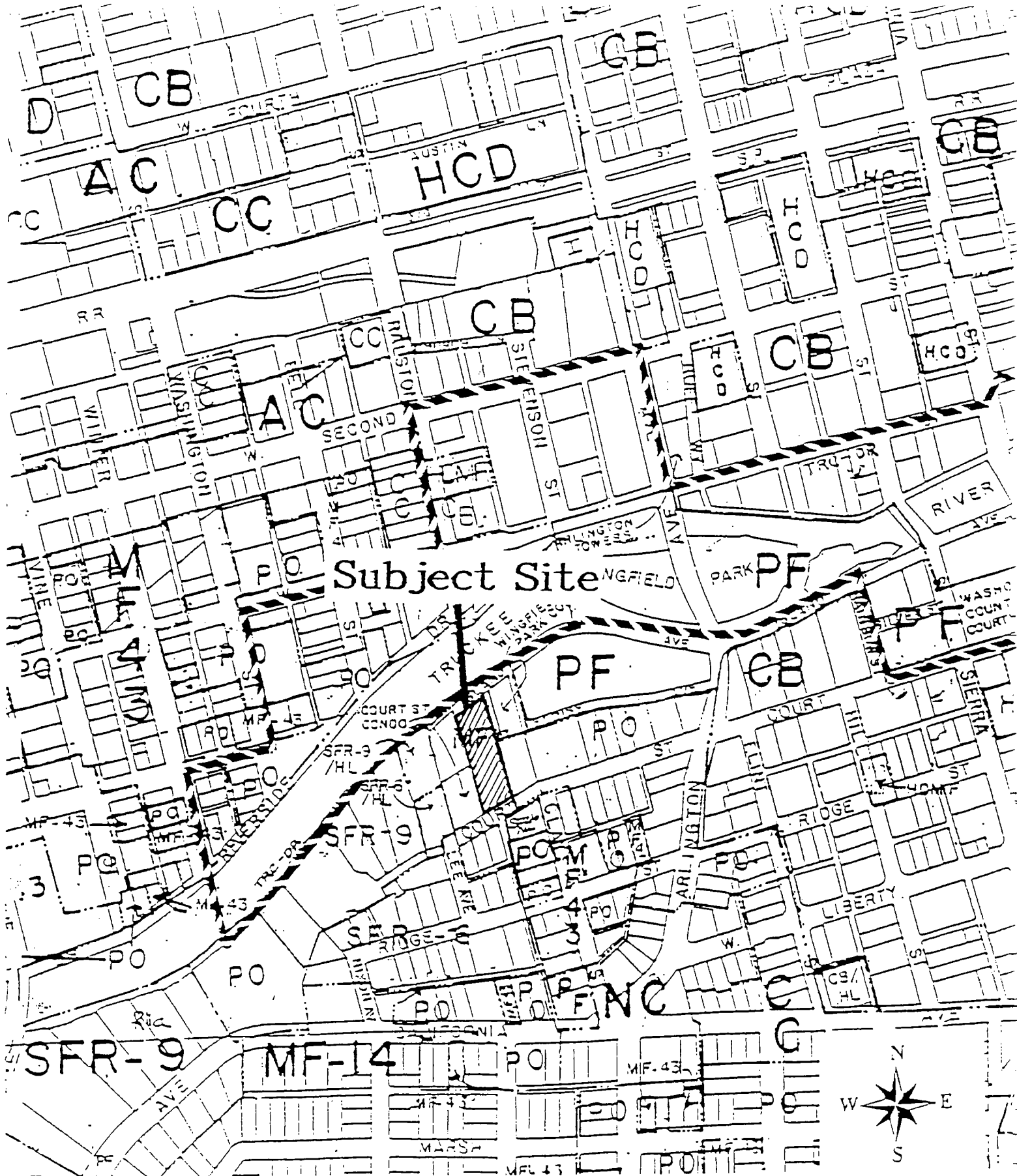
a) Multi-family dwellings not to exceed 21 dwelling units per acre;

OR

b) An 84-unit Independent Senior Living Community\* with a maximum of 39 units with individual kitchens and 100 senior residents subject to the following restrictions:

1. Prior to the issuance of any building permit the applicant shall submit the information necessary to deed restrict the property as a congregate care facility. Prior to the issuance of any Certificate of Occupancy the applicant shall record the deed restriction with Washoe County. (Refer to Draft Restrictive Covenant document in Appendix.)

\* As used herein an Independent Senior Living Community means a facility for housing of independent senior citizens in private apartment with or without kitchen facilities. The community also provides staffed common kitchen and dining facilities restricted to residents of the Independent Senior Living Community and their guests and which may also provide for staffing and facilities for resident group activities, beauty salon and barber shop. Such



Subject Site



Vicinity Map



community does not include a facility where skilled nursing or other health care professionals, acting in such capacity, are salaried or otherwise compensated by the owner or operator of the facility. Notwithstanding the foregoing, no resident shall be precluded from hiring persons who provide personal assistance or health care professionals providing rehabilitation or similar services.

## **PROHIBITED USES**

The following uses as presently defined in Nevada Revised Statutes Chapter 449 are specifically prohibited:

- a) Gaming;
- b) Facility for hospice care;
- c) Facility for intermediate care;
- d) Facility for medical detoxification;
- e) Facility for skilled nursing;
- f) Facility for care of adults during the day;
- g) Facility for the dependent;
- h) Facility for the treatment of abuse of alcohol or drugs;
- i) Hospital;
- j) Independent center for emergency medical care;
- k) Medical facility;
- l) Obstetric center;
- m) Psychiatric hospital; and
- n) Residential facility for groups (otherwise known as "assisted living")
- o) Office (except for ancillary uses associated with multi-family dwellings or independent senior living community).

## **SITE PLAN/LANDSCAPING/ARCHITECTURAL FEATURES**

The project site is currently developed with two interconnected, incomplete, vacant multi-residential buildings. The interior of the buildings will be modified and completed to accommodate the Independent Senior Living Community project. Approximately 5,000 square feet may be enclosed on the swimming pool level. The enclosed space will occur behind the existing mansard roofs and will be architecturally compatible with the existing buildings. The modifications are not anticipated to be visible from adjacent properties to the east or west.

Enclosing the pool will allow for year round use and will be beneficial to the residents. Four of the total 84 units will be transferred to this location allowing for a reconfiguration of common space inside the buildings. The footprint of the building and maximum number of units (84), however, will remain unchanged.

Minor site modifications to accommodate service vehicle parking and pedestrian accessibility will also occur along Island Avenue. Existing rock covered landscape planters along Island Avenue will be modified and planted. Trellises will be added to the north building facade to

enhance the river elevation and screen garage entrances. Landscaping will also be added to the east and west side yards of the property. The Court Street stairwell entrance will also be modified to add an elevator for ADA compliance. Site plans are provided on pages 5 and 6.

## **STANDARDS**

The following standards shall apply to the subject property:

### **Yards/Building Setbacks**

Minimum Yards/Building setbacks shall be as follows:

- a. Front – Court Street – 10 feet (porte cochere); 15 feet to building mass
- b. Front – Island Avenue – 0 feet
- c. Side – 5 feet (excluding decorative element projections)
- d. Rear – Not Applicable

### **Exterior Lighting**

- a. Exterior lighting is limited to building mounted fixtures.
- b. Lighting shall be shielded to prevent glare on adjoining properties.

### **Mechanical Equipment**

Mechanical equipment including air conditioning units and gas meters shall be screened from view of all streets.

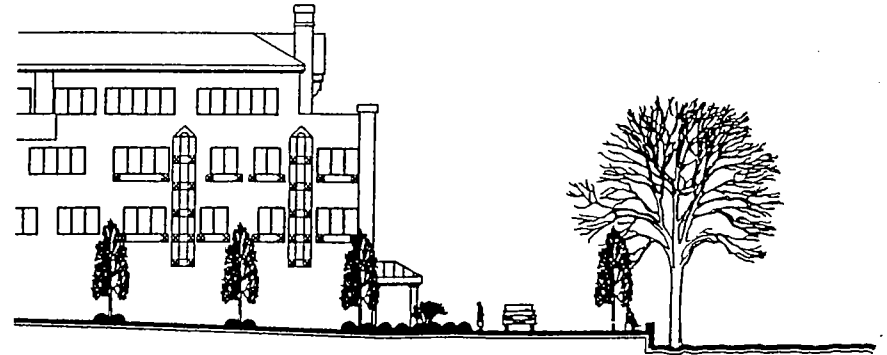
### **Signs**

Signage will include the following:

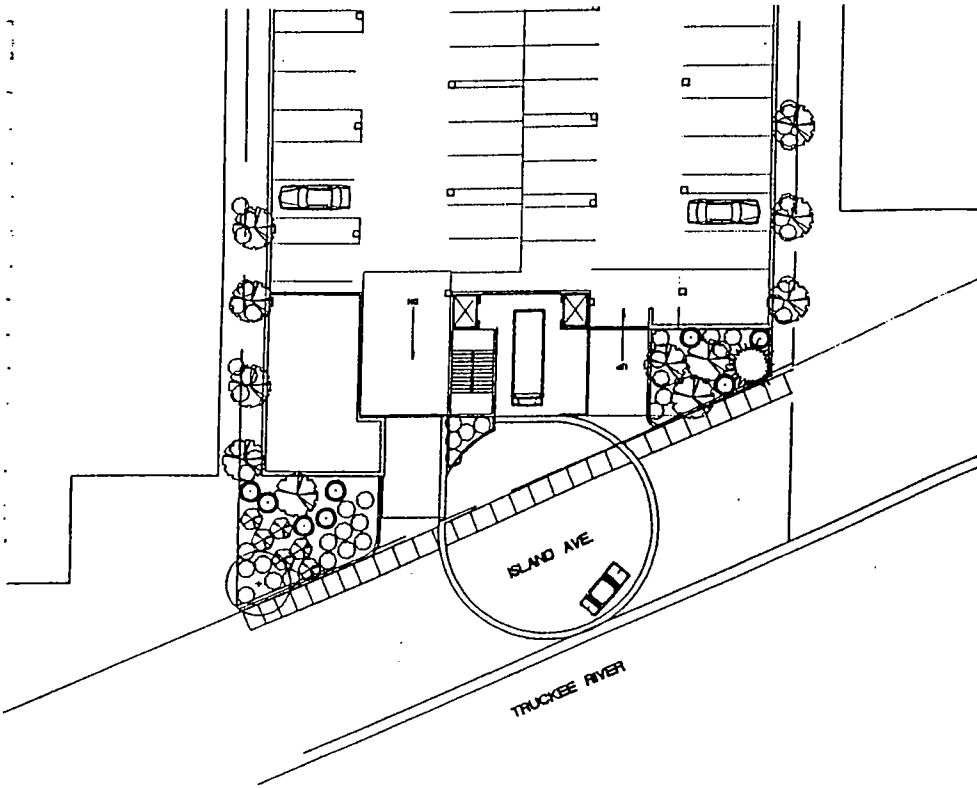
- a. The existing monument sign facing Court Street consists of stone and stucco with a copper roof to match the buildings. Individual gold letters currently identify the address of the property. The sign is illuminated. This sign will be modified to identify the project name. Individual letters shall not exceed eight inches in height. The maximum size of monument sign shall be limited to 4 feet in height and 7 feet in width. Illumination shall be restricted to above ground up-lights.
- b. Building signage shall be limited to the address of the property on the Court Street front of the building. Individual letters shall not exceed eight inches in height. The address will be illuminated.
- c. One non-illuminated directional sign, 2' x 1', in size will be installed adjacent to the service driveway along Island Avenue to provide directions to vendors and service vehicles.
- d. Signs shall not restrict visibility of vehicles entering or exiting the site.



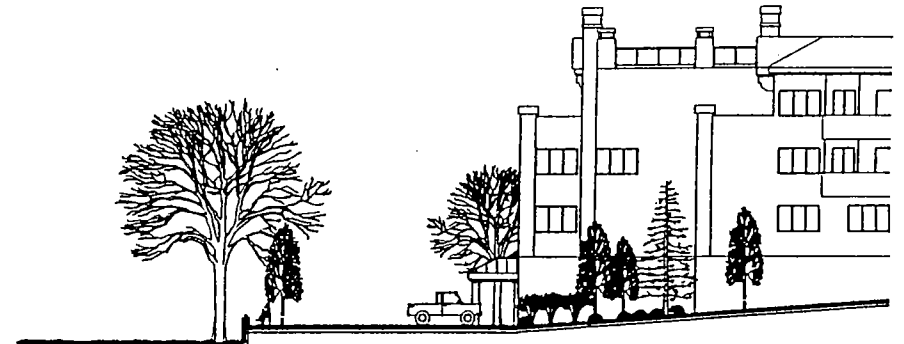
NORTH ELEVATION



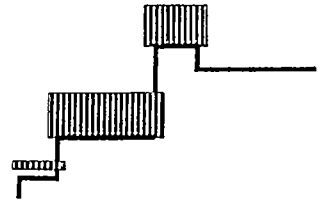
EAST ELEVATION



SITE PLAN

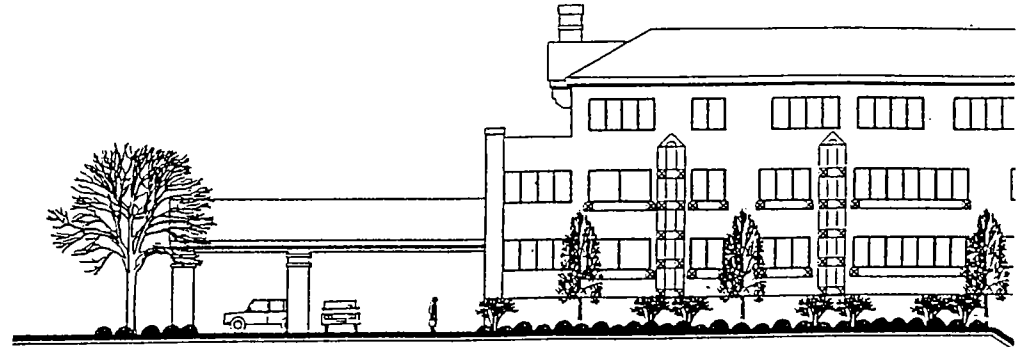


WEST ELEVATION

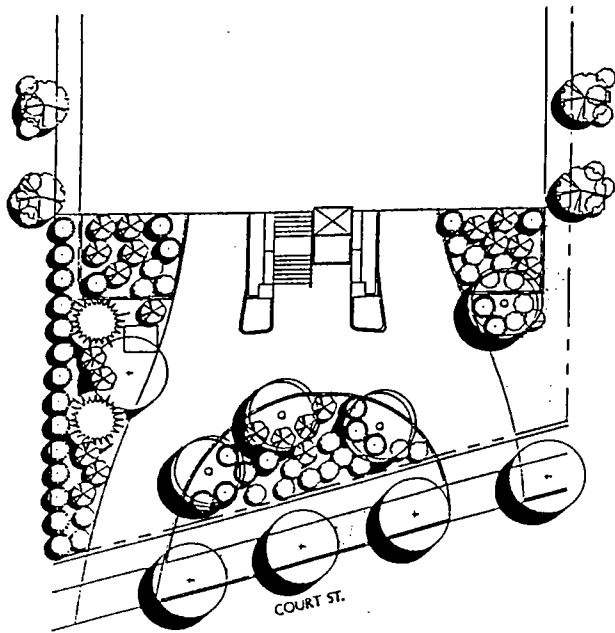




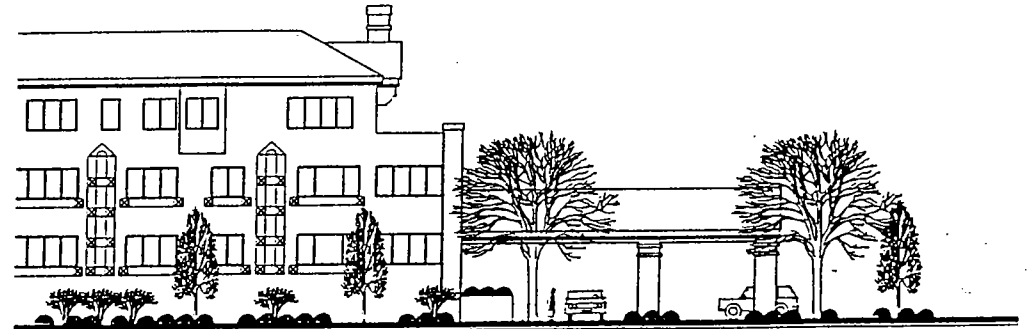
SOUTH ELEVATION



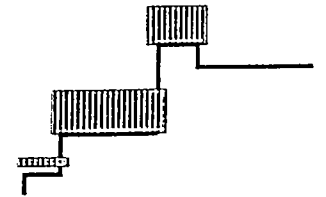
EAST ELEVATION



SITE PLAN



WEST ELEVATION



### **Vehicular and Pedestrian Circulation and Access**

- a. Employees, residents and service/vendor traffic will all be directed to use the Island Avenue access and parking. All visitor and community transportation will be directed to use the Court Street access and parking. During an emergency (e.g. a flood along Island Avenue or icing on Eloise Avenue) traffic may need to use Court Street.
- b. Applicant agrees to fund up to three (3) speed humps within a 3 block radius of the property if determined necessary by staff, the Neighborhood Advisory Board and the Traffic Advisory Committee.

### **Construction Activity**

- a. Construction activity will be limited to Mondays through Saturdays and between the hours of 7:00 a.m. and 5:00 p.m.
- b. Construction staging will take place in the garage areas to the extent practical.
- c. All construction traffic shall access the site from Arlington Avenue and avoid the residential areas to the west.

### **Parking**

- a. Employees, residents and visitors shall be required to park off-street
- b. Parking to accommodate the number of vehicles as required by RMC 18.06.340 (x) shall be provided off-street and/or in existing garages.

### **Buffering and Landscaping**

- a. Prior to the issuance of a building permit, landscape and irrigation plans shall be approved for planters on the north elevation balconies and landscaping along Island Avenue.
- b. Island Avenue will receive streetscape improvements to the satisfaction of Reno Community Development staff.
- c. Landscaping along the west and north elevation will be installed to the satisfaction of Reno Community Development staff.

### **Streets**

Island Avenue shall accommodate emergency vehicle turn around to the satisfaction of the Reno Fire Department.

### **Refuse Collection/Service Areas**

- a. All trash and service areas shall be located inside the building.
- b. Service/vendor traffic will only be allowed on Island Avenue between the hours of 9:30 a.m. and 3:30 p.m.

### **Building Modifications**

- a. Building modifications may include up to 5,000 square feet of enclosed area on the swimming pool level. No more than 84 units, however, shall be permitted. Modifications (style, colors, building materials) shall be architecturally compatible with the existing buildings and shall not be visible from adjacent properties to the east or west. The enclosure for the swimming pool shall not be a fabric or bubble structure.
- b. Building modifications to satisfy ADA requirements, fire and building codes shall be permitted.
- c. Building modifications to the inside of the building shall be unrestricted but in compliance with all Reno City codes.

### **Building Height**

Building Height shall be limited to the current maximum height of the buildings.