

**PLANNING COMMISSION  
STAFF REPORT**

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**Date:** January 3, 2018

**To:** Reno City Planning Commission

**Subject:** 7.1. Staff Report (For Possible Action): Case No. LDC18-00039 (Sky Vista Southwest Commercial) – A request has been made for a special use permit to allow for the construction of a ±10,985 square foot commercial project located adjacent to residentially zoned property. The ±1.91 acre site is located on the east side of Vista Knoll Parkway, ±200 feet north of its intersection with Sky Vista Parkway within the Community Commercial (CC) zone. The site has a Master Plan Land Use designation of Special Planning Area. hrm

**From:** Heather Manzo, Assistant Planner

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**Ward #:** 4

**Case No.:** LDC18-00039 (Sky Vista Southwest Commercial)

**Applicant:** Cado Sky Vista, LLC

**APN Number:** 086-380-25

**Request:** A request has been made for a special use permit to allow for the construction of a ±10,985 square foot commercial project located adjacent to residentially zoned property.

**Location:** The ±1.91 acre site is located on the east side of Vista Knoll Parkway, ±200 feet north of its intersection with Sky Vista Parkway within the Community Commercial (CC) zone. The site has a Master Plan Land Use designation of Special Planning Area.

**Proposed Motion:** Based upon compliance with the applicable findings, I move to approve the special use permit, subject to conditions.

**Recommended Conditions of Approval:**

All conditions shall be met to the satisfaction of Community Development Department staff, unless otherwise noted.

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

2. The applicant shall apply for all building permits for the project within eighteen (18) months from the date of final approval, and continuously maintain the validity of those permits, or this approval shall be null and void.
3. Prior to the issuance of any building permit, the applicant shall attach a copy of the final approval letter.
4. Parking lot sweeping and/or cleaning shall be prohibited between the hours of 9:00 p.m. and 7:00 a.m.
5. Prior to the issuance of any permit, the applicant shall have plans approved that demonstrate dark skies lighting systems will be installed. Light poles shall be limited to 30 feet in height and light standards shall be shielded and downlit.
6. Prior to the issuance of any permit, the applicant shall have plans approved that demonstrate that any concrete masonry unit (CMU) walls shall be split face.
7. The outdoor patio shall be limited to hours of operation between 7:00 a.m. and 10:00 p.m., seven days a week.
8. Prior to the issuance of any permit, the applicant shall have plans approved that demonstrate the landscape plan includes the replacement of any dead or dying trees located in the sloped area adjacent to the site to the west. A licensed landscape architect shall identify the location and number of trees that are in need of replacement on the landscape plans.
9. Prior to the issuance of any permit that requires sewer hookup, the applicant shall provide a copy of a sewer will-serve letter from Washoe County.
10. Prior to the issuance of any permit, the applicant shall provide a traffic study update letter to the June 2008 Lemmon & Sky Vista Shopping Center Traffic Analysis that identifies the estimated generated traffic trips from the existing plus proposed development. If the trip generation exceeds the values found in the June 2008 Lemmon & Sky Vista Shopping Center Traffic Analysis, an updated traffic study shall be provided.

**Background:** The subject site is located within the Sky Vista Walmart site that was approved by the Planning Commission in 2008. The site was removed from the Reno-Stead Corridor Joint Plan (LDC08-00205/RTM Sky Vista and ERGS Property) in 2009 by the City Council and confirmed to be in conformance with the Truckee Meadows Regional Plan by the Truckee Meadows Regional Planning Commission on September 9, 2009.

The City Council approved a request to develop the Sky Vista Walmart site on an appeal of the Planning Commission decision on January 14, 2009 (LDC09-00029/Sky Vista Walmart). The approved request included special use permits (SUPs) for: a) hillside development; b) cuts of 20 feet or greater in depth and/or fills greater than ten feet in height; c) residential adjacency; d) 24

hour operations; and e) a freestanding sign and variances to the Large Retail Establishment standards. The subject site was identified as Pad C on the approved plan (**Exhibit A**). The Sky Vista Walmart project was approved with a phased plan that required the standalone pad sites to be developed within five years of the issuance of a certificate of occupancy for the Walmart. Walmart received a certificate of occupancy in 2011, therefore the SUP for the undeveloped portion of the site has expired. Conditions of approval that are still relevant to the subject site have been added as recommended conditions of approval for this request (**Condition Nos. 4 through 6**).

The proposed building elevations and associated site improvements are consistent with the existing shopping center. A majority of the site improvements were completed in 2011 with the development of the Walmart building. The shopping center is currently developed to include perimeter and internal site landscaping, parking, access and circulation. Access to the subject site is provided from an existing entrance to the site from Sky Vista Parkway via Vista Knoll Parkway. This request is to allow for the development of a ±10,985 square foot building within the existing shopping center. The surrounding zoning map (**Exhibit B**) illustrates the location of the subject site as it relates to residentially zoned property near the north terminus of Vista Knoll Parkway and the Vista Hills Planned Unit Development (PUD). The Vista Hills PUD allows for non-residential uses as well as up to 338 residential units. Since the subject site is proposed within a shopping center that is adjacent to residentially zoned property and a PUD with allowed residential uses, this request requires a SUP for residential adjacency.

### **Analysis:**

Land Use Compatibility: Uses surrounding the site include the Sky Vista Walmart and commercial development to the north and east. Land to the west and south are currently vacant and are zoned to accommodate future residential and commercial development. The subject site is approximately 1.9 acres in size and is bound by Vista Knoll Parkway to the west and the Sky Vista shopping center to the north, east and south. Since this request is to develop a vacant pad within an existing commercial center utilizing similar architecture and site improvements, the request is compatible with existing and future land uses surrounding the site. The proposed site layout and landscaping as well as proposed building elevations are depicted in **Exhibit B** of this report (**SUP finding a**).

Urban/Environmental Design: The site has been previously graded in anticipation of future development and will utilize and incorporate the existing parking, circulation and landscape area. The applicant has proposed a ±25 foot tall, single story building that is consistent with the existing buildings constructed on the site (**Exhibit B**). The building includes vertical and horizontal articulation as well as a mixture of building materials that include stone veneer, stucco

and metal roof and finish elements. The proposal includes an outdoor patio located on the south side of the building.

Allowed hours of operation for the site are between 6:00 a.m. and 11:00 p.m. While the outdoor patio has been located in a manner that activities on the patio should not have a negative impact on future residential development, it is recommended that the patio hours be limited to between the hours of 7:00 a.m. and 10:00 p.m., seven days a week (**Condition No. 7**). A drive up automatic teller machine (ATM) is identified to the south of the proposed building. The access to the ATM has been designed that headlights will not shine in the direction of adjacent residentially zoned properties. Adequate vehicle stacking has been provided and the site is able to accommodate an ATM while meeting other site improvement requirements including parking and landscaping (**SUP finding a**).

The applicant has proposed a mixture of uses that include a financial institution, low volume sit down restaurant, high volume restaurant and retail or personal service uses. Based on the mixture of uses, the applicant anticipates that approximately 88 parking spaces will be required. In order to ensure sufficient parking is provided onsite, the applicant has proposed a total of 93 parking spaces, of which four are accessible. The parking table below provides a summary of the required and provided parking associated with this request.

Use	Square footage	Parking Requirement/ Square Feet	Spaces Required
<b>Financial Institution</b>	2,491	1/275	9.05
<b>Low Volume Restaurant</b>	3,342	1/88	37.97
<b>High Volume Restaurant</b>	1,200	1/66	18.18
<b>Retail or Personal Service</b>	4,800	1/220	21.81
<b>TOTAL REQUIRED</b>			<b>88</b>

Reno Municipal Code (RMC) 18.12.1201 (Landscaping and Screening) requires 15% of a site within the CC zone to be landscaped with a total of 52 required trees. According to the application materials, approximately 0.56 acres contain existing landscape area including 30 existing trees. The proposed request includes the installation of 34 new trees. These landscaped areas include the area along Vista Knoll Parkway and areas within the landscape islands. The proposed project will incorporate an additional ±8,718 square feet of landscape area that will be primarily located around the building.

A landscape island is also provided near the proposed ATM located to the south of the proposed building. Eighty five feet of vehicle stacking has been provided before the ATM machine within the drive up ATM lane (**Exhibit B**).

In order to reduce the extent of grading necessary for the site, the overall commercial site was developed with sidewalk located on the west side of Vista Knoll Parkway. The east side of Vista Knoll Parkway is improved with utilities and existing landscape area along the slopes. It appears that some of the trees located within the sloped area between the subject site and Silver Knoll Parkway are in poor condition. The applicant should be required to replace any dead or dying trees along with the installation of planned site landscaping (**Condition No. 8**).

**Condition No. 5** is recommended to require site lighting to be installed with dark skies lighting that is shielded and downlit. This recommendation is consistent with previously approved development within the existing shopping center (**SUP findings a, d, e & h**).

The proposed project is not anticipated to generate adverse environmental impacts such as smoke, noise, glare, dust, vibrations, fumes, pollution or odor that would constitute a nuisance to surrounding properties (**SUP finding f**).

The applicant has proposed all future requests for wall signs to comply with the sign standards within the CC zoning district as outlined in RMC 18.16 (Signs). It is not anticipated that illuminated wall signs, as allowed within the CC zoning district, will have a negative impact on surrounding properties. There are existing freestanding signs to serve the site (**SUP finding g**).

Public Safety: The Reno Police Department did not indicate any concerns related to the proposed project. RPD comments related to maintenance of site landscaping in a manner that maintains site visibility (**Exhibit C**).

Fire access will need to be maintained during construction. During and throughout the construction process, work on a construction project may be prohibited by the Reno Fire Department for failure to maintain adequate emergency access to the site. Hydrants will be required to be installed and tested prior to lumber being brought on site for the construction of any structure.

All future development will be required to comply with the International Fire Code in effect at the time of development. Such compliance shall include, but shall not be limited to, fire department access, fire sprinkler systems as required, fire alarm systems as required and fire hydrant placement as required (**SUP finding c**).

Public Improvements: The existing development located to the north and east is currently served by Washoe County sewer. The proposed development sanitary sewer will also be served by

Washoe County. A will serve from Washoe County will be required before any building permit that requires a sewer hookup is approved (**Condition No. 8**).

The proposed site will tie into the existing privately owned and maintained storm drain system. This storm drain system drains to an offsite retention/detention basin located northwest of the proposed development as shown in the drainage map exhibit attached to this report (**Exhibit D**). This basin is privately owned and maintained by a commercial association that was put in place with previous development on the site. The storm water from the proposed site was analyzed under a master drainage report completed for the currently existing development located to the north and east. The drainage analysis includes the drainage discharge from the site during both a five and 100-year storm event. The drainage report stated that a retention/detention basin was required to retain at least 4.61 acre-feet for Phases 1 - 3. During the analyzed 100-year storm event the basin reaches a maximum elevation of 5,044.40 feet. The currently installed retention/detention basin has a crest elevation of 5,051.20 which allows the basin to store ±23.22 acre-feet of storm water (**SUP finding c**).

Circulation: The site is accessed from a driveway located off Vista Knoll Parkway. A master traffic analysis was completed for a ±188,000 square foot shopping center that included ±185,000 square feet of retail building area and ±3,000 square feet of restaurant building area. The project was estimated to generate 10,511 average daily trips (ADT) with 261 AM peak hour trips (PHT) and 973 PM PHT. Prior to the approval of a building permit a traffic update should be done verifying that the existing development plus this proposed development have not exceeded the estimated generated trips (**Condition No. 9**). The traffic study provided recommendations that included the installation of a traffic signal at the intersection of Vista Knoll Parkway and Sky Vista Parkway. The required traffic signal was installed during the construction of the existing Sky Vista Walmart shopping center. The Regional Transportation Commission (RTC) identifies Sky Vista Parkway as being widened to four lanes from Vista Knoll Parkway to Silver Lake Road in the 2023-2035 timeframe of the Regional Transportation Plan. Additional right-of-way is not required to be provided as a part of this request as the existing right-of-way is sufficient to accommodate the future widening of Sky Vista Parkway (**SUP finding d**).

Master Plan: As proposed and with recommended conditions, the project appears to be consistent with the following applicable Master Plan policies and objectives: Site access and circulation should be safe, convenient, logical and minimize impacts onto adjoining roads (P-1); the City should require the provision of parking for bicycles in parking lot design (P-19); building massing should not be obtrusive (BD-4); Building orientation and landscaping should be used to create buffers between housing and streets and freeways (SD-9); Objective #21 Parking Circulation: The circulation patterns of parking lots should be logical and easily comprehended by the user (**SUP finding b**).

General Code Compliance: As proposed and with recommended conditions of approval, the project is consistent with the standards contained in RMC Title 18 (Annexation and Land Development).

Other Reviewing Bodies (Exhibit C):

Regional Transportation Commission (RTC): There are existing transit services available in the area of Vista Knoll and Sky Vista Parkways via RTC Route 7. Projects are encouraged to incorporate pedestrian and bicycle facilities as new development occurs. Access to the site is provided utilizing existing vehicle right-of-way and pedestrian sidewalks on Sky Vista Parkway and Vista Knoll Parkway.

Neighborhood Advisory Board (NAB): This project is scheduled to be reviewed by the Ward 4 NAB on December 21, 2017. At the time that this staff report was prepared, comments were not available. A copy of the NAB comments will be forwarded to the Planning Commission once they are available.

<b>AREA DESCRIPTION</b>			
	<b>LAND USE</b>	<b>MASTER PLAN DESIGNATION</b>	<b>ZONING</b>
<b>NORTH</b>	Mixed commercial/retail	Special Planning Area – Reno Stead Corridor Joint Plan	CC, LLR1, PUD – Vista Hills
<b>SOUTH</b>	Vacant	Special Planning Area – Reno Stead Corridor Joint Plan	AC
<b>EAST</b>	Walmart	Special Planning Area – Reno Stead Corridor Joint Plan	CC
<b>WEST</b>	Vacant	Special Planning Area – Reno Stead Corridor Joint Plan	PUD – Vista Hills

**Legal Requirements:**

RMC 18.06.405(e)(1)                      Special Use Permit

**FINDINGS:**

Special Use Permit: General special use permit findings. Except where specifically noted, all special use permit applications shall require that all of the following general findings be met, as applicable.

- a. The proposed use is compatible with existing surrounding land uses and development.
- b. The project is in substantial conformance with the master plan.
- c. There are or will be adequate services and infrastructure to support the proposed development.
- d. The proposal adequately mitigates traffic impacts of the project and provides a safe pedestrian environment.
- e. The proposed site location and scale, intensity, density, height, layout, setbacks, and architectural and overall design of the development and the uses proposed, is appropriate to the area in which it is located.
- f. The project does not create adverse environmental impacts such as smoke, noise, glare, dust, vibrations, fumes, pollution or odor which would be detrimental to, or constitute a nuisance to area properties.
- g. Project signage is in character with project architecture and is compatible with or complementary to surrounding uses.
- h. The structure has been designed such that the window placement and height do not adversely affect the privacy of existing residential uses.

**Attachments:**

- Display Maps (PDF)
- Exhibit A - Site Plan for LDC09-00029 (PDF)
- Exhibit B - Site Plan and Elevations (PDF)
- Exhibit C - Agency Comments (PDF)
- Exhibit D - Drainage Map (PDF)