

**PLANNING COMMISSION
STAFF REPORT**

Date: January 3, 2018

To: Reno City Planning Commission

Subject: **6.1. Staff Report (For Possible Action): Case No. LDC18-00028 (525 Roberts Street) - A request has been made for a special use permit to convert an existing office building to mixed used (residential/restaurant) adjacent to residentially zoned property. The ±0.16 acres site is located on the north side of Roberts Street, ±170 feet east of Wells Avenue in the Community Commercial/Wells Avenue Mixed Use (CC/WAMU) overlay zoning district. The site has a Master Plan land use designation of Special Planning Area/Wells Avenue Neighborhood Plan. bjo This item was continued from the December 7, 2017 Planning Commission meeting.**

From: Brook Oswald, Associate Planner

Ward #: 3

Case No.: LDC18-00028 (525 Roberts Street)

Applicant: Stephen Glen

APN Number: 013-095-17

Request: A request has been made for a special use permit to convert an existing office building to mixed used (residential/restaurant) adjacent to residentially zoned property.

Location: The ±0.16 acres site is located on the north side of Roberts Street, ±170 feet east of Wells Avenue in the Community Commercial/Wells Avenue Mixed Use (CC/WAMU) overlay zoning district. The site has a Master Plan land use designation of Special Planning Area/Wells Avenue Neighborhood Plan.

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 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. The applicant, developer, builder, property or business owner, as applicable, shall continuously maintain a copy of this approval letter on the project site during the construction and operation of the project/business. The project approval letter shall be posted or readily available upon demand by City staff.
4. Prior to the issuance of a certificate of occupancy, the applicant shall provide legal documentation of an easement for the trash receptacle on APN 013-095-18. A signed/notarized dumpster agreement from said owner must also be provided. The applicant shall be responsible to design, permit and install the required screening for the trash receptacle.
5. Prior to the issuance of any permit, plans shall be submitted demonstrating that the lighting has been updated and adequately lights walkways and the parking area. Site lighting shall not be allowed above the first story of the building. The lights shall be LED, shielded and dark skies compliant. The plans shall provide a photometric and verification that lighting does not impact surrounding properties.
6. Prior to the issuance of a building permit the applicant shall demonstrate that opaque glazing has been provided on the north and east sides of the commercial level. The applicant shall provide details of the opaque glazing required to verify that it meets requirements to prevent light glare and provide privacy.
7. Prior to the issuance of a building permit, the applicant shall submit plans that demonstrate the on-site Americans with Disabilities Act (ADA) parking is in compliance with 2010 ADA Standards for Accessible Design. Plans shall include slopes and striping in the parking area. Plans should also demonstrate slopes and cross slopes on walkways from said parking to the public sidewalk on Roberts Street and all project site building entrances.
8. Hours of operation for the commercial restaurant and or retail use shall be limited from 7:00 a.m. to 9:00 p.m. Sunday through Saturday. The patio seating shall be limited to 8:00 a.m. to 8:00 p.m. Sunday through Saturday.

9. Prior to the issuance of a building permit, applicant shall submit plans that demonstrate a parking area for six bicycles located in the front building area and that are easily accessible from the roadway and public sidewalk. The bicycle parking area shall not impede or conflict with the pedestrian and bicycle access.
10. Prior to the issuance of a building permit, the applicant shall submit plans that illustrate the project signage. Signage shall be limited to one freestanding sign of 30 square feet and limited to eight feet in height. Signage shall be compatible with project architecture. Sign lighting shall be indirect and limited in use to the hours of the business.
11. Prior to the issuance of a building permit, the applicant shall submit plans that demonstrate the enhanced landscaping is provided in the parkway located along Roberts Street, along the commercial patio frontage and the border of the adjacent residential property to the east. All landscaping shall meet water wise standards and have low water irrigation heads. Landscaping shall comply and be maintained to Crime Prevention through Environmental Design standards (CPTED).
12. Construction hours on the project shall be limited to 7:00 a.m. to 7:00 p.m. Monday thru Friday, 8:00 a.m. to 5:00 p.m. on Saturday and no construction on Sundays.

Background: The site contains an existing, two story, and flat roofed building. The façade is a combination of light brown brick and dark wood siding. The ±6,000 square foot building is setback approximately 20 feet from the front and rear property lines and approximately five feet from the side property lines. The current tenants of the building are an outpatient counseling center and a sales office. Parking for these uses has been provided on an adjacent parcel to the west. There are currently four parking spaces provided on the project site and are accessed from the alleyway to the north. The current landscape includes multiple large evergreen trees and shrubs. The general appearance of the existing landscape is overgrown and unkempt.

The applicant is proposing to redevelop the building and construct two, one bedroom residential units on the top floor and a restaurant on the ground level. The site is zoned Community Commercial (CC) with an overlay zoning of Wells Avenue Neighborhood Plan (WANP). The property to the west is also zoned CC. The three other boundaries of the site are adjacent to the Multifamily-14 units per acre (MF14) zone. A restaurant and multifamily residential uses are allowed by right in the CC zone. A special use permit (SUP) is required due to new nonresidential development being proposed adjacent to residentially zoned property.

Analysis:

Key Issues:

- Parking.
- Noise
- Light and Glare
- Privacy

Land Use Compatibility: The ±0.16 acre site is located mid-block with alley access and frontage onto Roberts Street. The surrounding land uses include a two story single family residence to the south across Roberts Street; a multifamily unit complex to the north; and a single family residences and a two story multifamily unit to the east. The two story multifamily buildings adjacent to the project site are located along the alley and have alley accessed parking. The project site is located in close proximity to the Wells Avenue commercial area. In the general area several other multifamily units and small businesses exist. The neighborhood begins to transition to predominately single family residential further to the east. The proposed project is consistent with the surrounding properties and neighborhood in both scale and use **(SUP finding a)**.

The owner stated that there is not a current tenant for the proposed commercial restaurant space but that the restaurant use would be limited to a coffee shop, deli or similar use. By right in the CC zone the operating hours for any commercial use are between 6:00 a.m. and 11:00 p.m. With the potential impact on surrounding properties and the proposed residential units, operating hours for the restaurant should be limited. Hours of operation for the commercial use should be limited to 7:00 a.m. to 9:00 p.m. The patio seating should be limited to 8:00 a.m. to 8:00 p.m. **(Condition 8) (SUP finding f)**. Per RMC 18.08 (Zoning), a restaurant with alcohol service is allowed by right while a bar use at the location would require approval of a Special Use Permit.

Urban/Environmental Design: The applicant has proposed to convert the existing commercial building into a mixed use development with the top floor being converted into two, one bedroom residential units and the ground floor to be converted into a commercial kitchen and restaurant. The exterior façade of the building will be updated and a patio and trellis added to the commercial use on the front of the building. Two residential patios will be added to the residential units on the second floor. The residential patios will be located on the west side of the building and constructed within the existing building footprint. A neutral color palette and cedar wood siding are proposed for the exterior improvements **(Exhibit A) (SUP finding e)**.

Glazing and exterior doorways will be updated to meet energy efficiency standards and ADA guidelines. The commercial portion of the east and north façade will have opaque windows to ensure the privacy of the adjacent residential property and prevent glare from the parking area into the commercial area **(Condition 6)(SUP finding h)**. The residential units on the second floor will have standard glazing which is consistent with the surrounding residential uses.

Per RMC 18.16.701 (Permanent On-Premise Sign Regulations by Zoning) the proposed project is allowed to have one wall and one freestanding sign. The freestanding sign would be allowed to be 12.5 feet tall and have 60 square feet of copy area. The wall sign would be allowed to have 50 square feet of copy area. All types of illumination are allowed. To maintain the architectural scale and mitigate potential impacts on surrounding residential uses the signage should be limited to one freestanding sign, limited to eight feet in height and 30 square feet. The sign shall be compatible with project architecture. If signage is to have lighting, lights shall be indirect and limited in use to the hours of the business operation (**Exhibit B**) (**Condition 10**) (**SUP finding g**).

The dumpster is currently located off of the alley on the northwest corner of the adjacent parcel to the west. The applicant will be required to have an easement established, provide an agreement and screen the dumpster area per RMC 12.12.1208 (Screening of Outdoor Service Areas, Utilities and Equipment) (**Condition 4**) (**SUP Finding f**). The grease interceptor is located to the rear on the alley of the property and placed under the parking for the site. The grease interceptor installation and maintenance will be regulated per Washoe County Health District (**SUP Finding f**).

The existing landscaping is proposed to be removed and replaced with the redevelopment of the property. Substantial trees currently exist in the frontage of the property and will be subject to compliance with RMC 18.12.504 (Replacement of Trees/Penalty for Removal). The project has a Floor Area Ratio of over 1.5 and per RMC 18.12.1204 (Installation of Landscape) the required landscape for a mixed use development of this density is five percent of the site landscape. To mitigate noise and light glare from the patio and commercial area enhanced landscaping will be required. Landscaping should comply and be maintained to Crime Prevention through Environmental Design standards (CPTED). Landscaping will be designed to screen, buffer and enhance the frontage as well as be water efficient (**Condition 11**) (**SUP finding f**).

Public Safety: The site will be updated with LED lighting that creates a safer and more easily patrolled site. Landscaping shall comply and be maintained to CPTED standards (**Condition 5 and 11**) (**Exhibit C**). Reno City Fire Station 1 is the closest at 1.5 miles with an approximate response time of five minutes. All future development will be required to comply with the International Fire Code that is in force at the time of development (**SUP find c and d**).

Public Improvements: The use of an existing building and redevelopment of an infill site creates a situation where services and infrastructure are in place and adequate. The application materials indicate that the proposal will have no adverse effect/impact to City infrastructure facilities beyond the existing use (**SUP finding c**).

Circulation: Per RMC Section 18.08.406 (f)(a) (Neighborhood Planning Overlay District), one off-street parking space per bedroom is required. The proposed project has two one bedroom units thus requiring two off street parking stalls. Per the same RMC section and Section 18.12.1102 (Off Street Parking Requirements), no off street parking is required for a restaurant or retail use. A total of four parking stalls are provided and are accessed from the alley to the north. One stall will be ADA compliant. ADA compliant access from this stall will be provided through the site and to the public sidewalk on Roberts Avenue. Public sidewalk exists along the frontage of Roberts Street and is in good condition. The access to and from the parking area does not currently meet ADA standards and shall be updated to be compliant. ADA compliant access from this stall will be provided throughout the site and to the public sidewalk on Roberts Avenue **(Condition 7) (Sup finding d)**.

Per RMC 18.12.1105 (Onsite Bicycle Parking) and the site size, bicycle parking is not required for the proposed project. To encourage neighborhood use and the walkability of the project, parking for six bicycles should be provided. These spaces should be located in front of the building area and will be easily accessible from the roadway and public sidewalk. Pedestrian and bicycle access will not be impeded or conflict with the bicycle parking area **(Condition 9) (SUP finding d)**.

Master Plan: The project is consistent with the Mixed Use Wells Avenue Master Plan land use designation on the site. As proposed and with recommended conditions, the project is consistent with the following applicable Master Plan policies and objectives: retail uses at street level and limit blank walls to promote vibrant pedestrian and retail environment (UC-1) support public and private effort to improve the downtown (UC-5) design the circulation system to minimize traffic impacts (P-8); neighborhood revitalization through infill reuse/conversion (H-2); landscaping appropriate to related environment (CD-30); site access safe, convenient and logical while minimizing impacts on adjacent properties (P-1); development density, building mass and details sensitive to surrounding development (BD-1); Objective #19: Access **(SUP finding b)**.

Neighborhood Plan: The project is subject to the Wells Avenue Neighborhood Plan (WANP). The project is supportive of the Mixed Use Corridor policies in WANP. These include: maintaining a broad mix of neighborhood supportive uses along the corridor including residential, façade improvements and fostering a pedestrian oriented commercial corridor.

General Code Compliance: As proposed and with recommended conditions, the project is consistent with RMC Title 18

Other Reviewing Bodies: Washoe County Health District (WCHD): The grease interceptor will require proper installation and upkeep. The plans were found to conform to WCHD standards. **(Exhibit C)**

Neighborhood Advisory Board: This project was reviewed by the Ward 3 Neighborhood Advisory Board on November 7, 2017. No written comments were received.

AREA DESCRIPTION			
	LAND USE	MASTER PLAN DESIGNATION	ZONING
NORTH	Multifamily residential	Special Planning Area/Wells Avenue Neighborhood Plan/Wells Avenue Mixed Residential-14	MF14/WANP
SOUTH	Single family residential	Special Planning Area/Wells Avenue Neighborhood Plan/Wells Avenue Mixed Residential-14	MF14/WANP
EAST	Single/multifamily residential	Special Planning Area/Wells Avenue Neighborhood Plan/Mixed Residential-14	MF14/WANP
WEST	Parking lot	Special Planning Area/Wells Avenue Neighborhood Plan/Wells Avenue Mixed Use	CC/WANP

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(PDF)
- Exhibit B - Perspective (PDF)
- Exhibit C - Agency Comments (PDF)
- Draft Planning Commission Meeting Minutes - December 7, 2017 (PDF)
- Planning Commission Staff Report from December 7, 2017 Meeting (PDF)