

SKY VISTA SOUTHWEST COMMERCIAL

CITY OF RENO, PLANNING COMMISSION | JANUARY 3, 2018

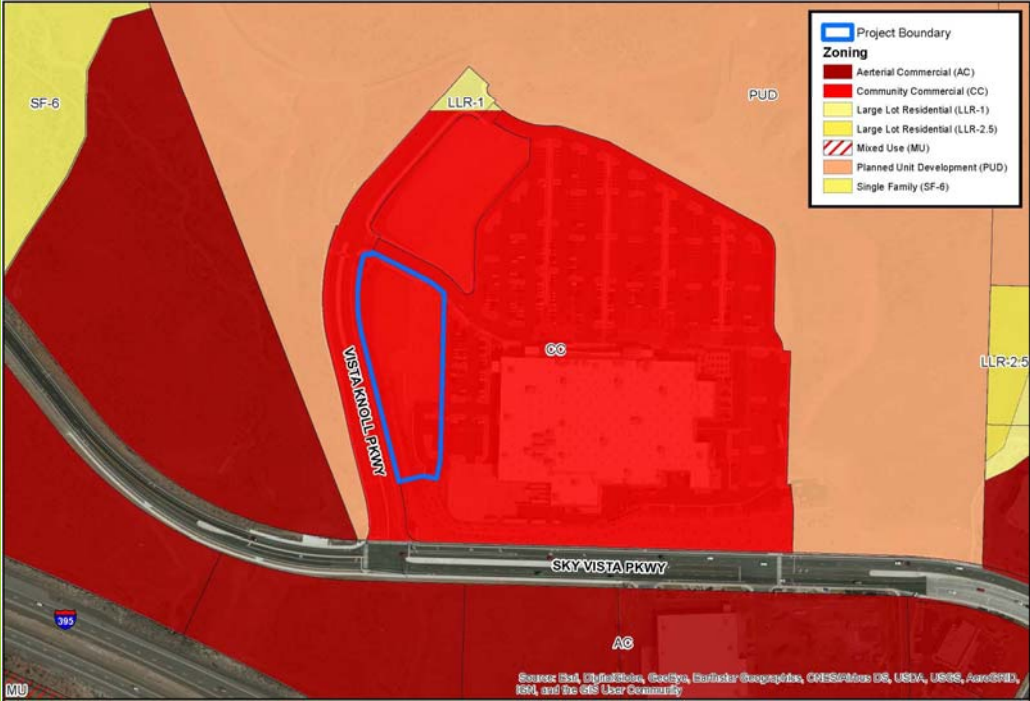


- APN 086-380-25
- 1.9± acres
- Located in the North Valleys Walmart Commercial Center
 - Previously approved with the Walmart Commercial Center
- Master Plan and Zoning
 - Special Planning Area (SPA)
 - Community Commercial (CC)

Project Location



- Special Use Permit (SUP) to Allow a Non-Residential Development Adjacent to Residentially Zoned Property



Project Request



- Mixed Use Commercial/Retail

- ±10,985 Square Feet
- Bank, Restaurant & Retail
- 3-7 Tenants

- Architecture

- Mix of Colors, Materials and Articulation
- Matches Existing Commercial

- Signage

- Located on the Front (East) and Back (west) of Building
- Existing Multitenant Monument Sign

Project Details



East Elevation



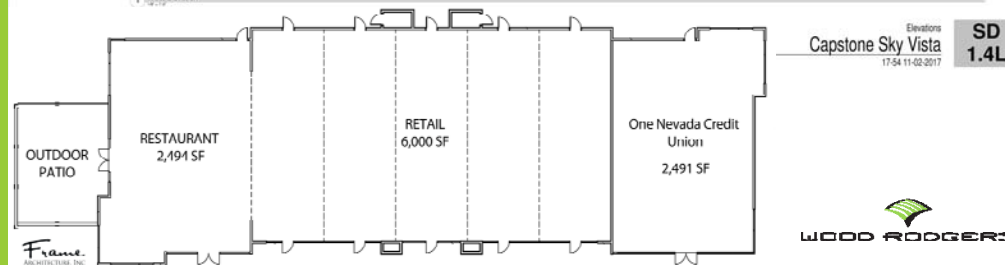
North Elevation



South Elevation



West Elevation



- Project Access and Circulation
 - Estimated 68 Peak Hour Trips
 - Accessed to the North
 - Drive-Up ATM (South)
- Parking
 - Expand Existing Parking
 - Shared Parking with Walmart
 - 91 Required
 - 93 Proposed (4 accessible)



Project Details

- Pedestrian Amenities
 - Ramp/Stairs Connect to Existing Sidewalk
 - ADA Accessible Sidewalk Around Building
- Landscaping
 - 40% of Total Site (Mix of New and Existing)
 - 34 New Trees
 - Landscape Parking Islands

Project Details



- Retention/Detention Basin
 - Constructed in 2011
 - Designed for 7 Phases of Development
 - Project + Walmart = ±4.6 Acre Feet
 - Maximum Capacity = ±23.2 Acre Feet

Project Details



- Similar to Existing Development
- Little to No Impact on Residential Zoning
- In Conformance with the Master Plan
- Site is Already Prepared for Development

Conclusion

