

# Grand View Terrace

## Tentative Subdivision Map & Variance

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PLANNING COMMISSION – NOVEMBER 4, 2020

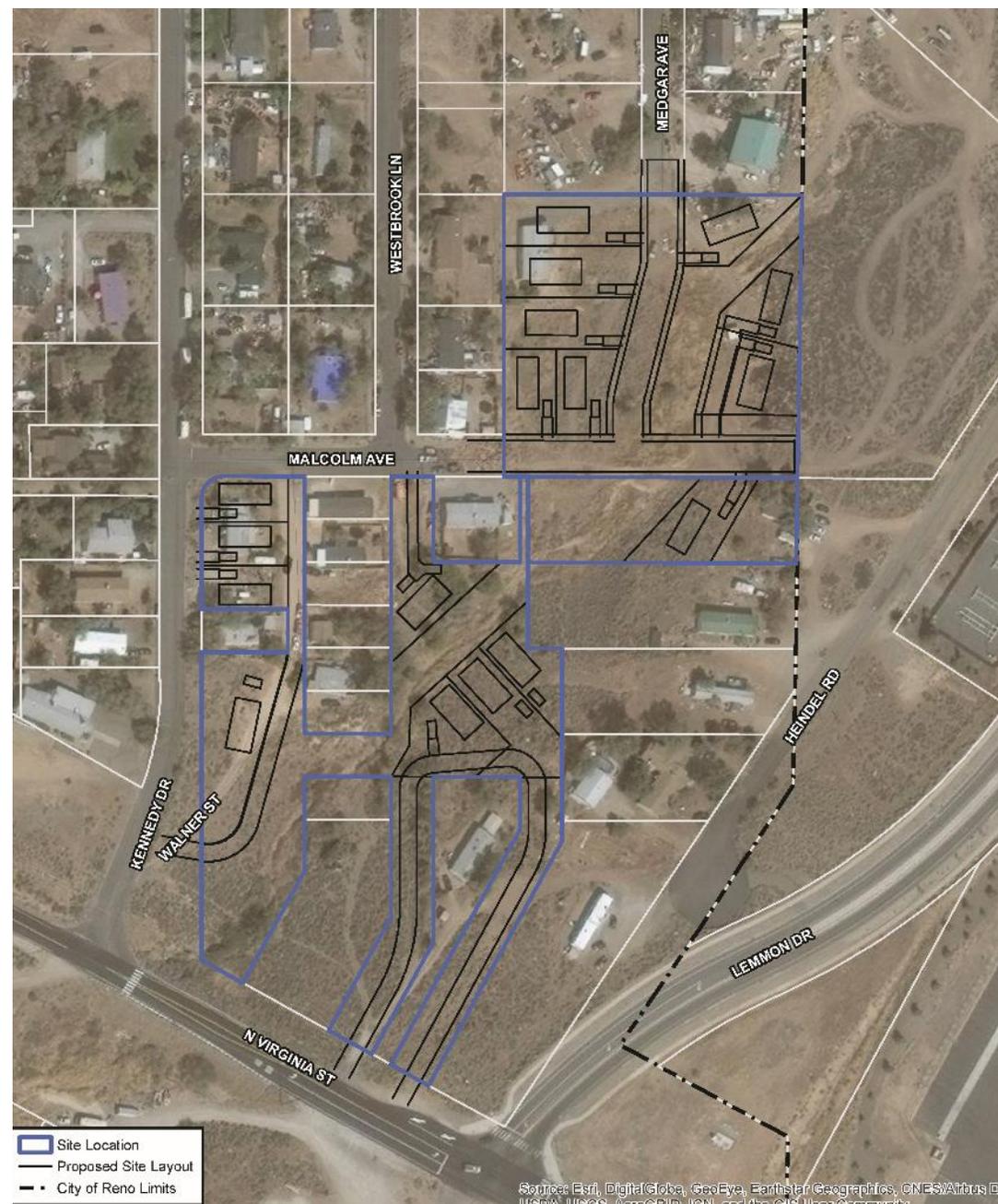


WOOD RODGERS



Vicinity Map

6.8 acre Project Site



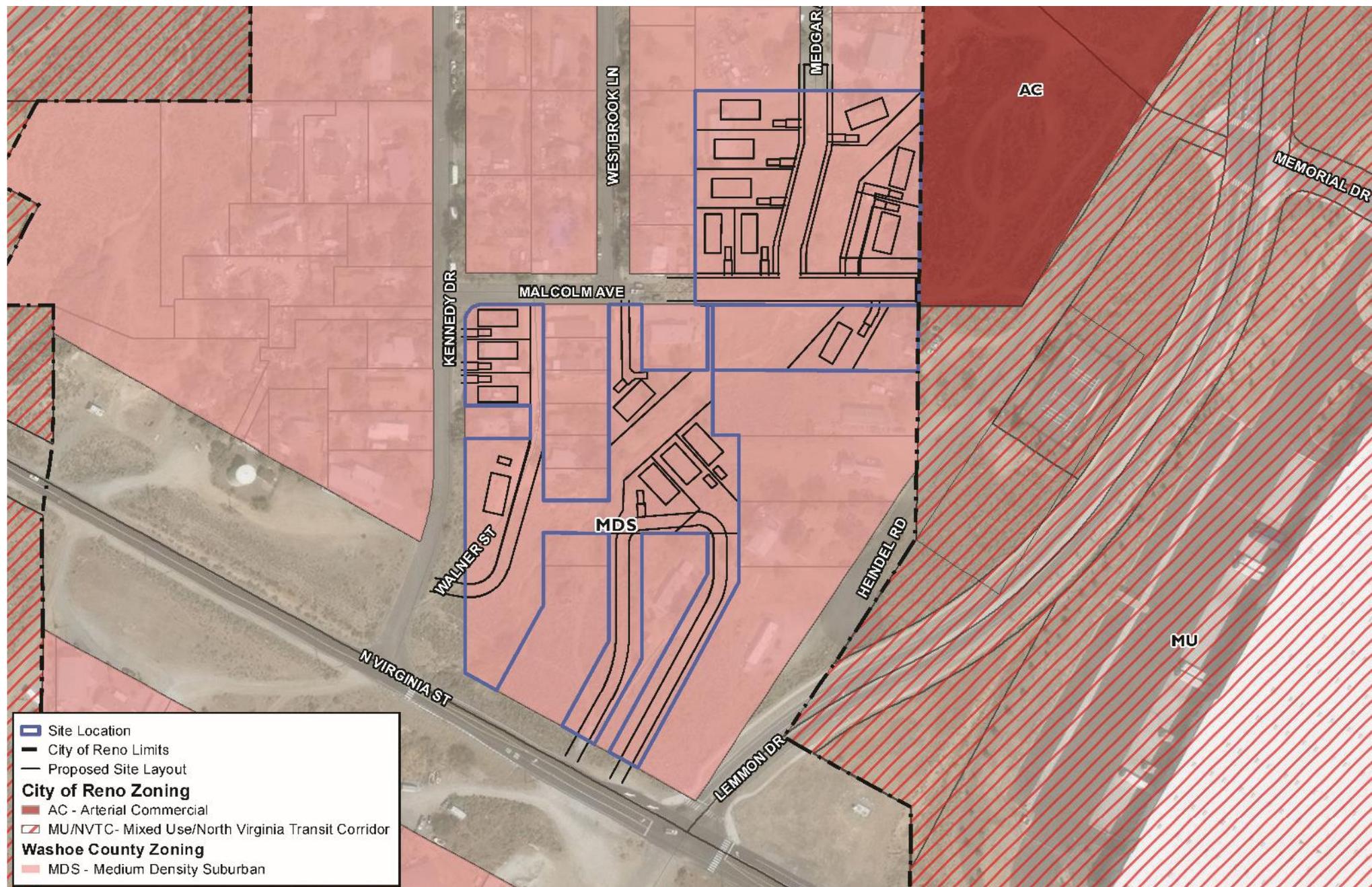
- Site Location
- Proposed Site Layout
- City of Reno Limits

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Infill Parcel,  
surrounded by  
City of Reno

MDS Allows for  
3 du/ac = up to  
20 lots

18 lots  
proposed



**Hillside Ordinance** – Triggered by Slopes, but not a “True Hillside”

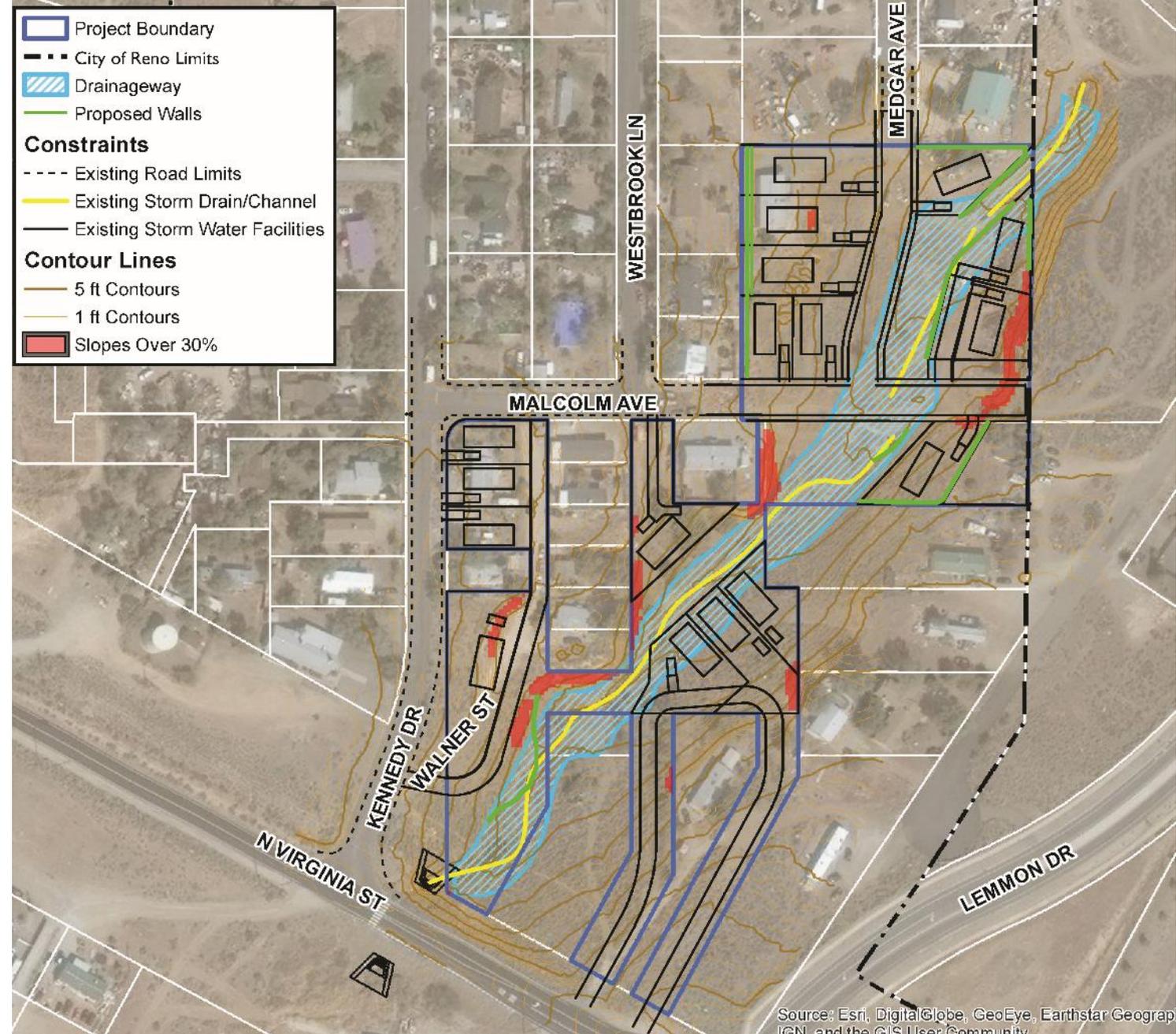
### Common Open Space

**Development** – Cluster lots to developable areas to avoid site constraints to the extend feasible:

- Parcel configuration
- Existing drainageway
- Edge grading constraints
- Disconnected Existing Roadways

Modified Standards to accommodate workforce housing:

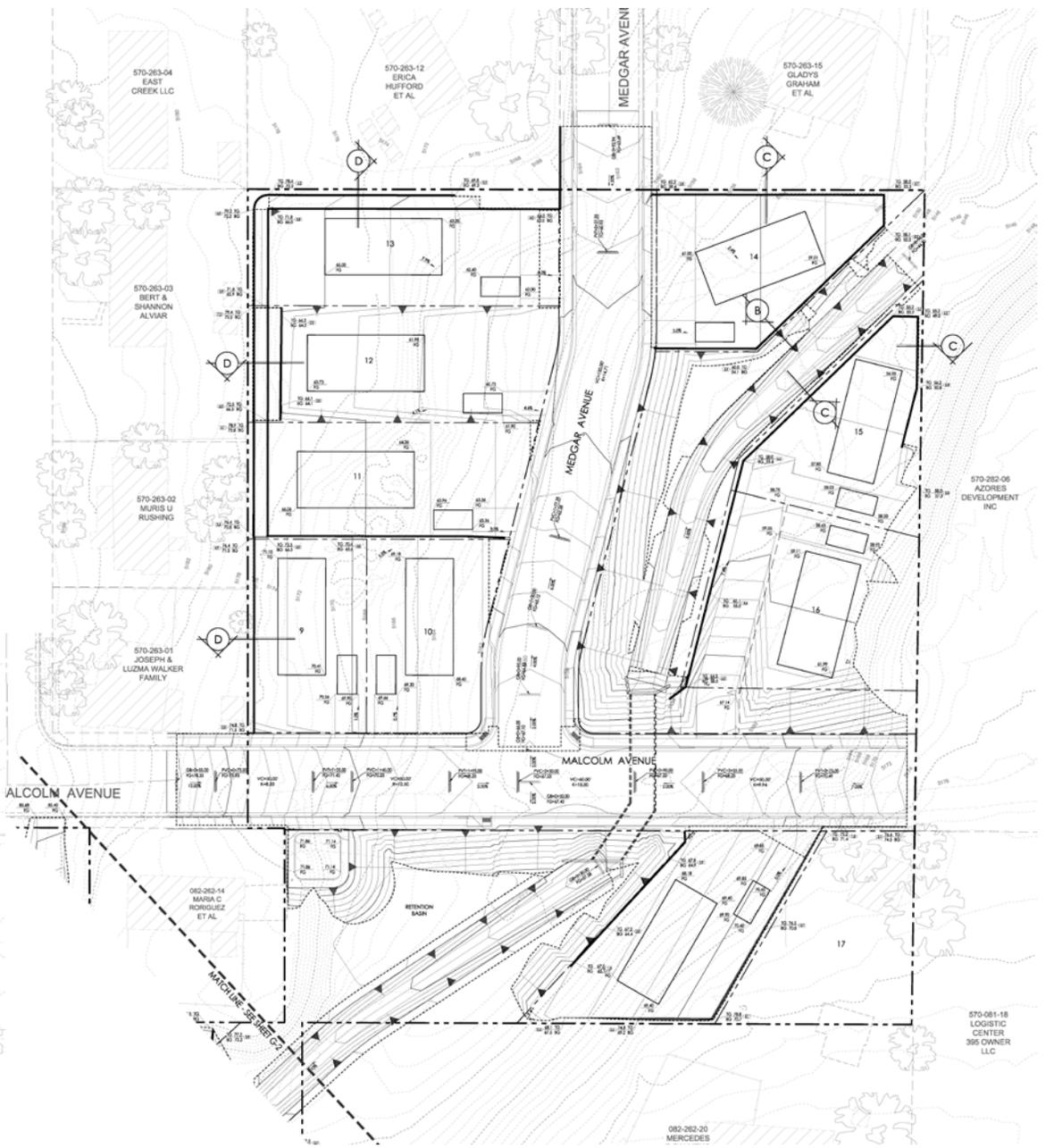
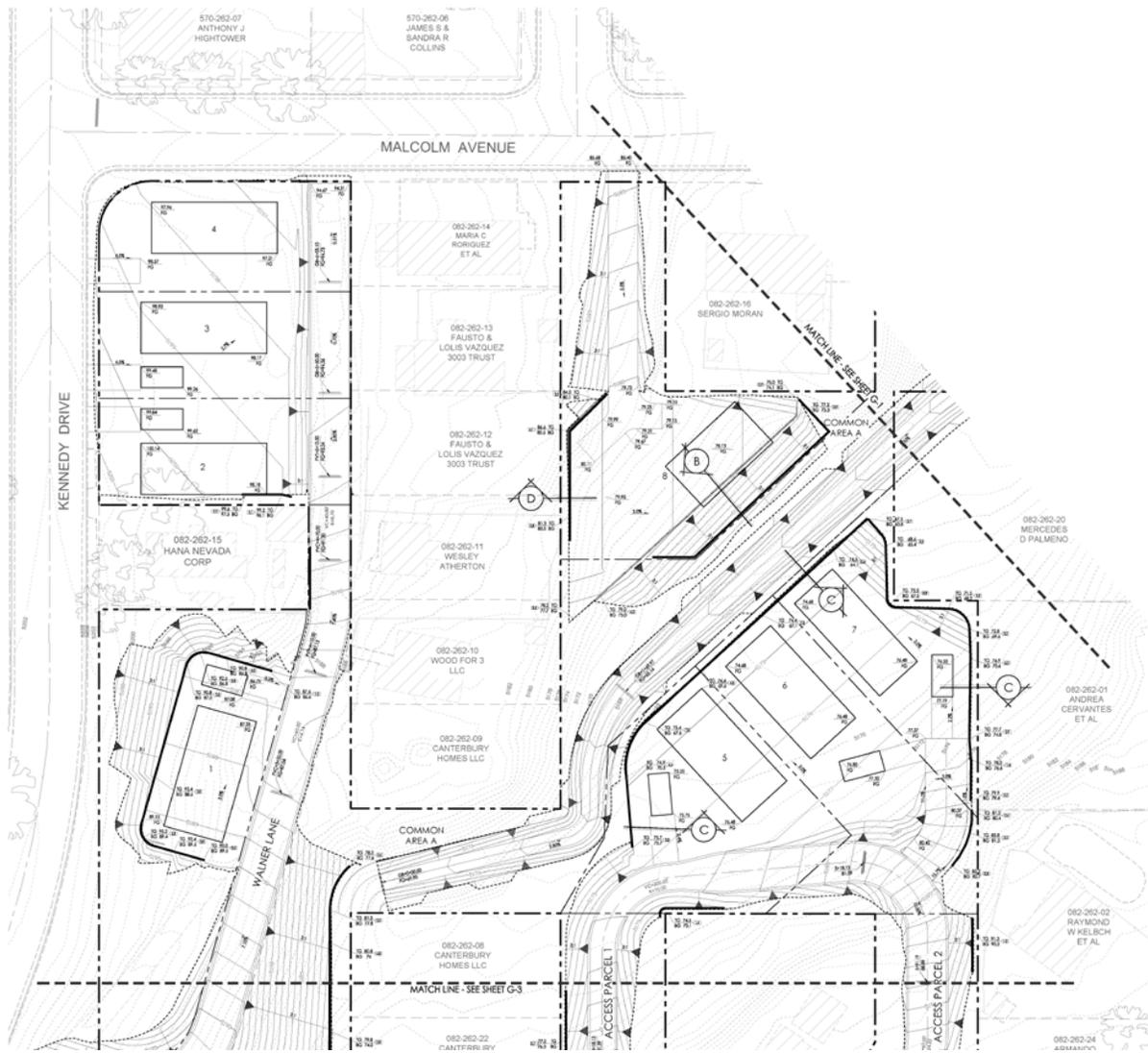
- 6,000 sqft lot minimum
  - Avg lot size: 8,400 sqft
- Setbacks:
  - 10' front/20' to garage
  - 15' rear
  - 5' side





EXISTING DISTURBANCE





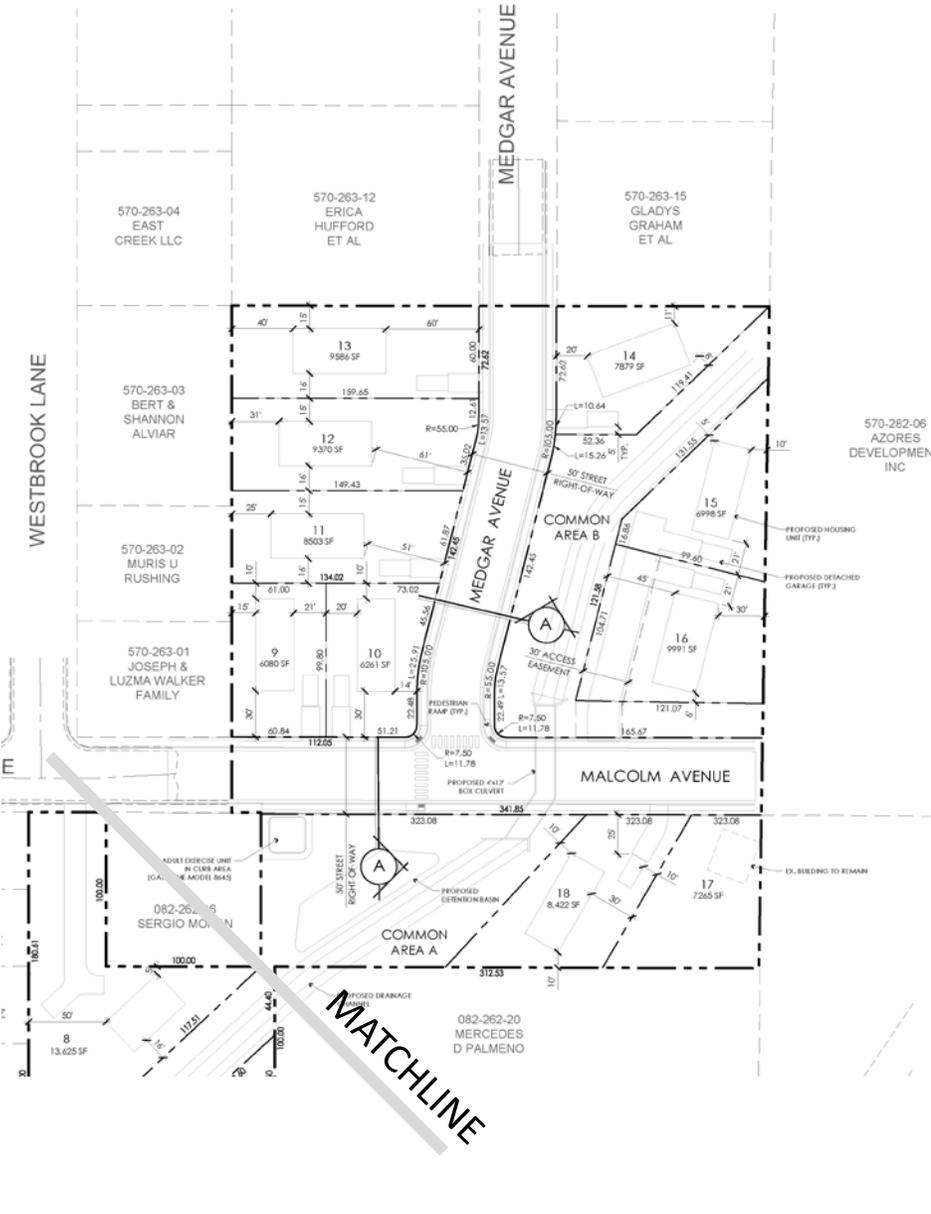
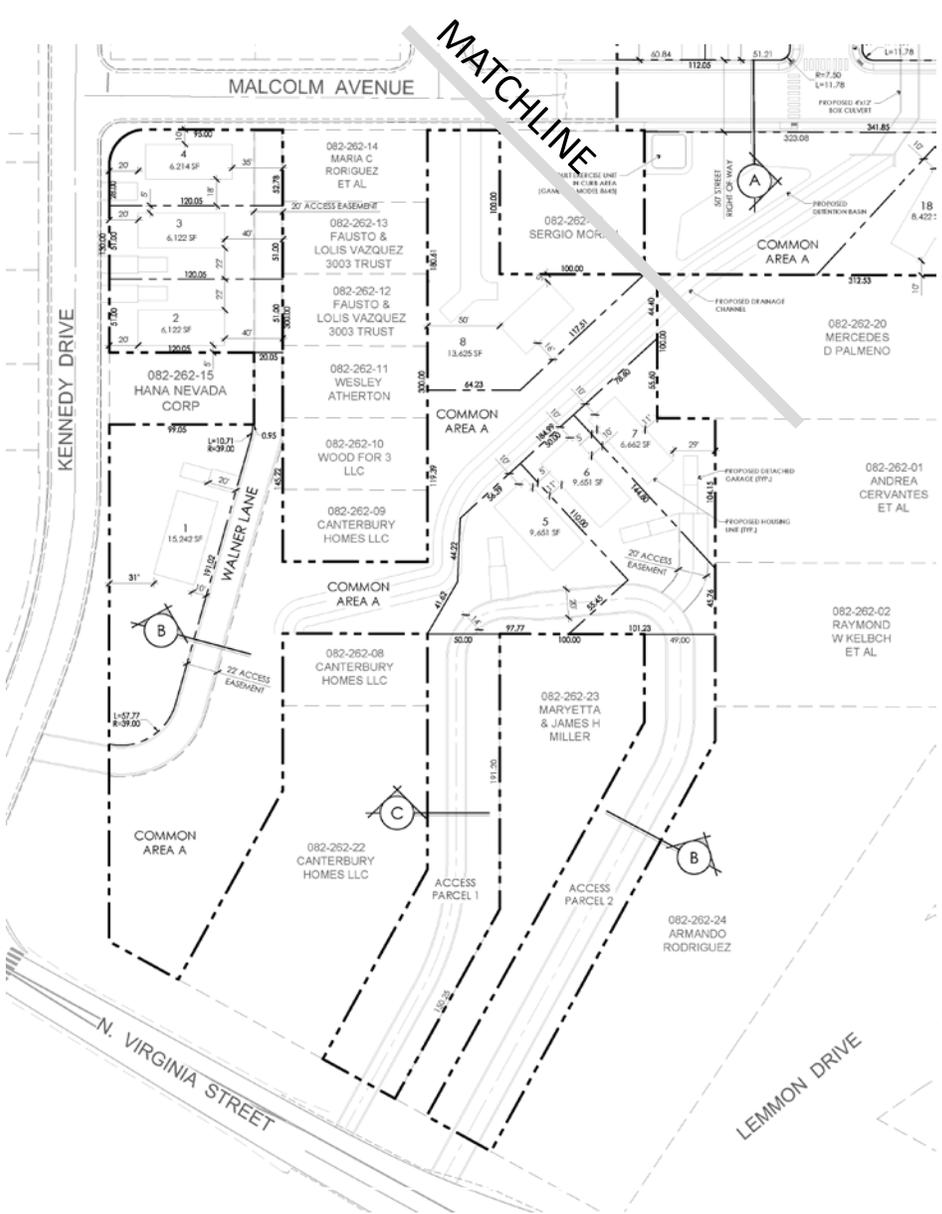
## Variance Request to modify Grading Standards

1. **Sec 110.438.45(b) - fills exceeding 4 feet within yard setbacks.**
  - City of Reno allows up to 10-feet
2. **Sec 110.438.45(c) - finish grade exceeding the natural slope by 10 feet.**
  - All slopes are Man-made
  - City of Reno allows 10 feet for fills and 20 feet for cuts. Proposed max of 15 feet
3. **Section 110.438.45(e) - retaining walls > 6 ft in side and rear yard setbacks**
  - Limit height to 10-feet for a few areas

## Why a Variance?

- ❖ Infill
  - Existing Edge Conditions
- ❖ Oddly Shaped Parcel
- ❖ Connect Existing Roadways
- ❖ Improve Drainage Way
- ❖ Keep Workforce Housing Affordable, maximize workforce units
- ❖ Proposed grading meets industry standards
  - City of Reno grading standards would allow the project as proposed
  - Project grading will provide improvements to much of the area including a connection over the drainageway





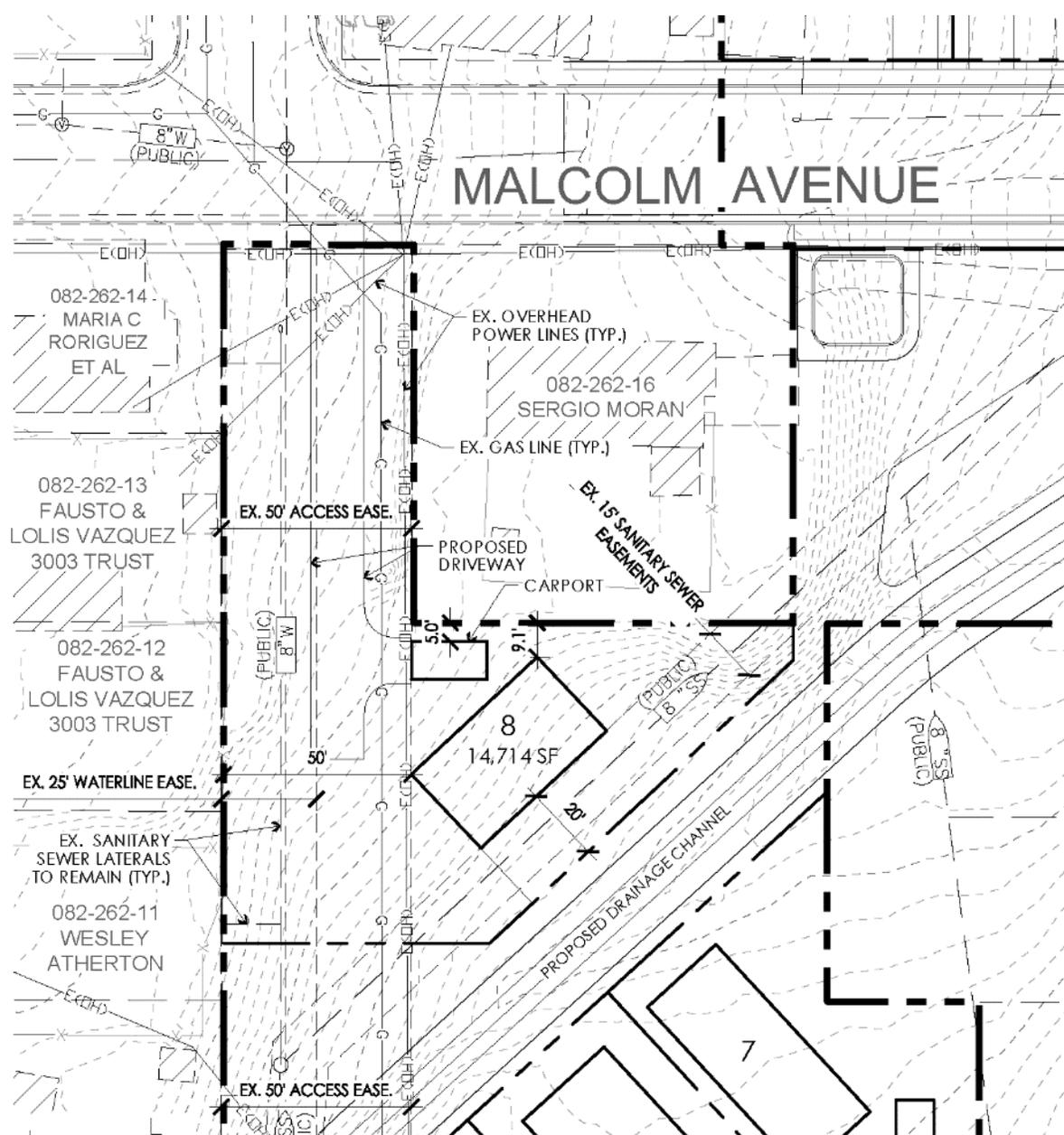
## Project Benefits:

- Provide quality workforce housing
  - Helps revitalize an existing neighborhood
- Improve connectivity
  - Connect Malcolm & Medgar
  - Walner Improvements
- Improve and cleanup drainage way
  - New Retention Basin

## QUESTIONS?

Derek Kirkland, AICP  
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## Proposed Condition Change:

### 1. Planning/Building:

- o. Structures within the existing 50' access easement are not permitted. The access easement shall be **partially** abandoned prior to development of Lot 8.

## QUESTIONS?

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