COMMUNITY DEVELOPMENT REPORT

MAY 2018

Community Development Department
• Annual permits through April 2018
• April 2018 Total Permit Valuation: $10.08 Million
Annual permits through April 2018

April 2018 Total Housing Unit Permits:
- 15 Single-Family Detached
- 8 Single-Family Attached
- 8 Multi-Family
- 1 Manufactured Housing

SFD – Single Family Detached
SFA – Single Family Attached
MH – Manufactured Home
DUP – Duplex
MF – Multi-Family (3+ attached units)
UNDER ZONING REVIEW

RAILROAD STREET

Master Plan Amendment and Zoning Map Amendment for a 27-acre portion of the Lompa Ranch Specific Plan Area to change the zoning from Agriculture to Single Family 6,000

Scheduled for review by the Planning Commission on May 30, 2018
Special Use Permit to allow expansion of the existing marijuana dispensary/retail store (Sierra Wellness) from 2,450 square feet to 3,744 square feet of floor area.
Variance to reduce the required front, side and rear yard setbacks for the construction of a new home on a 2,365 square foot lot within the Residential Office zoning district.
UNDER ZONING REVIEW

GROWTH MANAGEMENT ANNUAL REPORT
To establish the maximum number of residential building permit allocations under the Growth Management Ordinance for 2019; to establish the number of building permit allocations within the Development and General Property Owner categories; and to establish a maximum average daily water usage for commercial and industrial building permits as a threshold for Growth Management Commission review.

Scheduled for review by the Planning Commission on May 30, 2018
MIXED-USE COMMERCIAL/RESIDENTIAL | 308 N.CURRY STREET

New commercial space (1st & 2nd floors) with 10 new residential units (3rd & 4th floors).

Approved by Planning Commission on August 26, 2015; Off-site Parking approved by Planning Commission on October 28, 2015.
UNDER CONSTRUCTION

RENO ORTHOPEDIC CLINIC | 1365 MEDICAL PARKWAY

13,945 square feet | Permit valuation: $4.5 million
ARBOR VILLAS | LITTLE LANE
147 single-family attached townhomes
MILLS LANDING

Planned Unit Development subdivision map called Mills Landing to create 105 single-family attached residential lots.

Tentative PUD Map approved by the Board Of Supervisors on July 21, 2016.
1770 NICHOLS LANE

Eight-unit apartment building

Approved by the Planning Commission on September 27, 2017.

Project Status Updated May 18, 2018
UNDER CONSTRUCTION

FRITSCH ELEMENTARY SCHOOL | 504 BATH ST

Expansion and modifications to the existing school.
Permit valuation: $855,500
UNDER CONSTRUCTION

UNIVERSAL SERVICE RECYCLING | 5855 SHEEP DRIVE

18,000 sq. ft. materials recycling building

Project Status Updated December 1, 2017
510-540 LINDA KAY COURT
Four 4-unit apartments (16 total units)

Approved by the Planning Commission on August 31, 2016.
CARSON TAHOE CARE ASSISTED LIVING FACILITY

| 1001 MOUNTAIN STREET |

Congregate care, skilled nursing and memory care facility

Approved by the Planning Commission on January 28, 2015.

Project Status Updated August 1, 2016

Community Development Department
SITE IMPROVEMENT PERMIT UNDER CONSTRUCTION

400 WEST CLEARVIEW DRIVE & 3700 SOUTH CURRY STREET

370-unit apartment complex

Approved by the Planning Commission on April 26, 2017; amended April 25, 2018.

Project Status Updated May 18, 2018

Community Development Department
SITE IMPROVEMENT PERMIT ISSUED

Approved by the Board Of Supervisors on October 15, 2015.

JACKSON VILLAGE | 250 EAGLE STATION LANE
Planned Unit Development for 41 single-family detached residential units
CARSON LUMBER | 3691 ARROWHEAD DR.
New lumber yard on 4.8 acres.
Grading permit issued.

RENO CARSON LUMBER
OFFICE

Project Status Updated May 18, 2018

Community Development Department
BUILDING PERMIT UNDER REVIEW

GORDON PARK APARTMENTS
1660 N. EDMONDS DR.
12-unit apartment building
BUILDING PERMIT UNDER REVIEW

QUICK QUACK CAR WASH | EAST COLLEGE PKWY.

Project Status Updated May 18, 2018

Community Development Department
CASH & CARRY TENANT IMPROVEMENTS | 222 FAIRVIEW DR., SUITE B
New Cash & Carry store next to Office Depot

BUILDING PERMIT UNDER REVIEW

Project Status Updated May 18, 2018

Community Development Department
BUILDING PERMIT UNDER REVIEW

PIONEER HIGH SCHOOL | CORBETT STREET

Expansion and remodeling of an existing school | Permit valuation: 2.9 Million

Approved by the Planning Commission on July 26, 2017.

Project Status Updated May 18, 2018

Community Development Department
GS RICHARDS BLVD. APARTMENTS
90 apartment units

Approved by the Planning Commission on September 30, 2015. Approved on appeal by Board Of Supervisors On December 17, 2015.
THE VILLAS AT SILVER OAK | GS RICHARDS BLVD

A 7-building, 150-unit apartment complex on 6.2 acres

Approved by the Planning Commission on May 31, 2017.
SALIMAN ROAD AND ROBINSON STREET VICINITY

Tentative subdivision map for first phase of the Lompa Ranch Development, 189 single-family residential units on 44.5 acres

Approved by the Board of Supervisors on March 17, 2017.
APPROVED PENDING BUILDING PERMIT

LOMPA RANCH WEST MULTI-FAMILY SITE | E. FIFTH STREET & S. SALIMAN ROAD

A 372-unit multi-family residential apartment complex
VINTAGE AT KINGS CANYON | MOUNTAIN ST. & ORMSBY BLVD.
Master Plan Amendment (5.6 Acres) and Tentative Planned Unit Development, known as Vintage at Kings Canyon, to create 212 single-family residential units and 96 units of congregate care facilities on a total of 78 acres

Approved by the Board Of Supervisors on December 1, 2016.