
Lakeridge Resort

Specific Plan District Handbook

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Section 1: Introduction

a. Project Location and Zoning

The Lakeridge Golf Course is an 18-hole course bisected by South McCarran Boulevard. The main entrance to the clubhouse and pro shop is via Golf Club Drive approximately 200 feet to the southeast of the intersection of South McCarran Boulevard. The Lakeridge Resort Specific Plan District (Lakeridge SPD/SPD) is limited to 12.5 acres of the Lakeridge Golf Course that was previously used as the driving range (APN 042-011-28) (refer to **Figure 1**).

Figure 1 - Location Map



Upon approval of the requested Master Plan Amendment, the site will have a City of Reno Master Plan (Reimagine Reno) land use designation of Suburban Mixed Use (SMU), which is characterized by providing opportunities for a broader mix of uses in a more suburban context while also preserving opportunities for higher density infill and redevelopment in the future. The SMU land use designation supports several base zoning districts including the proposed Specific Plan District zoning district.

The project's location with adjacency to South McCarran Boulevard, an arterial roadway, provides proximity to city tourist amenities. Furthermore, the site is located in the transition zone between mixed-use development and single-family residential development which makes it an ideal location for a golf resort which will be both local- and visitor- serving. The goal of the Lakeridge SPD is to complement the existing golf course. While the Lakeridge SPD does not include the golf course fairways or tee boxes, the golf-resort will help to support the course's continued operation as a premier semi-private facility by introducing an adjacent golf-resort component. This addition aims to expand the golf course's offerings by providing enhanced commercial and recreational opportunities that align with and support the surrounding Lakeridge Golf Course. Together, the golf course and the Lakeridge SPD businesses will work in concert to serve hotel guests, Lakeridge Resort club members, and local residents.

The development area itself is surrounded to the north, south, and west by fairways, pathways, or amenities of the Lakeridge Golf Course, but beyond which the course is largely surrounded by single- or multi-family residential development, with the eastern development area boundary directly adjacent to multi-family residential development. Given the site's location in proximity to residentially zoned parcels, residential adjacency standards have been identified herein (refer to **Residential Adjacency** in Section 4 of this Handbook). In addition, the SPD has been strategically located to ensure a minimum 30 foot (ft) wide PGOS zoned buffer between the southwest boundary of the SPD and the adjacent residentially zoned parcels in order to further limit any potential impacts to residentially zoned properties.

b. Site Description and Existing Conditions

The Lakeridge Golf Course, a community amenity since its opening in 1969, was designed by the renowned golf architect Robert Trent Jones, Sr. The course features a variety of challenging holes and beautiful views, making it a popular destination for golfers. The golf course comprises four parcels, containing the existing 18-hole Lakeridge Golf Course, which includes a restaurant, pro shop, surface parking, and several maintenance buildings. The only public vehicular access to the site is from Plumas Street via Golf Club Drive.

The course spans diverse topography characterized by gently rolling hills and elevated terrain. The terrain includes a mix of manicured fairways, natural vegetation, strategically placed water features, and approximately 530 linear feet (ft) of shoreline along Lake Stanley. The golf course itself is an 18-hole, par-71 layout, known for its signature 15th hole, which requires an elevated tee shot over scenic Lake Stanley.

Existing buildings on the site include a clubhouse, pro shop, and maintenance facilities. The approximately 10,000 square foot (sf) clubhouse offers dining, event spaces, and locker rooms. The approximately 2,000 sf pro shop provides golfing equipment, apparel, and accessories. Additionally, there are maintenance buildings totaling about 5,000 sf, which house equipment and supplies necessary for course upkeep. The 12.5-acre development area is a portion of one of

the golf course parcels previously used as the driving range (Site). The Site has isolated areas of steep slopes, but the vast majority of the Site (82%) has slopes ranging between 0 and 15%, which is considered unconstrained and most appropriate for development.

c. Project Description

The development proposed under the Lakeridge SPD is limited to a portion of APN 042-011-28, where future improvements are anticipated on approximately ± 12.5 -acres (8% of the entire golf course area) between Golf Club Drive and S. McCarran Boulevard. The project aims to adaptively reuse the area previously utilized as a driving range, which due to nearby residential development has become underutilized.

The Lakeridge SPD envisions transforming this area into a golf resort to support the adjacent 18-hole golf course that will remain the primary feature of the site. Maintaining the existing 18-hole golf course and including the additional improvements of a golf resort will transition the site from a local-serving to a dual local- and visitor-serving amenity. The SPD approach is appropriate for Lakeridge as it will ensure that the existing golf course remains while allowing integration of new complimentary uses to the site that support the resort-style business model, to better serve the changing needs of the community.

Development plans (see **Figure 2** below) include the following site features:

- Restaurant/Bars
- Outdoor Dining/Patio
- Spa
- 100-room non-gaming hotel (4-story)
- 15 hotel villas
- Sports area with tennis and pickleball courts
- Putting greens
- Pool
- Garden
- New maintenance building
- New surface parking (*not exceed 357 spaces total*)

Primary access to the site will continue to be from Plumas Street via Golf Club Road. Necessary improvements to serve the site will include expanded parking facilities to accommodate resort guests. The existing parking lot will be reconfigured and resurfaced. Additional parking areas will be constructed and onsite circulation and access will be reconfigured to accommodate new uses.

All development, design, and use standards shall adhere to the Mixed-Use Suburban (MS) zoning designation, unless otherwise outlined or modified herein. Enhanced standards have been incorporated to support compatible uses, including resort/hotel, hotel villas, pool, spa, restaurant/bar, and additional recreational amenities such as tennis courts, pickleball courts, putting greens, and a pool (refer to **Section 3: Land Use** and **Section 4: Development Standards**

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of this Handbook). The project is planned to include a mix of building types and sizes. All development within the SPD boundaries shall be in accordance with the design standards outlined in this SPD. Where the SPD is silent, Reno Municipal Code (RMC), as amended applies.

The SPD includes specific provisions for land use, hours of operations, noise limitations, landscaping, signage, open space, residential adjacency, lighting, and architectural design. All district standards not explicitly modified in this handbook shall remain in effect, as amended.

Figure 2 - Site Plan



The proposed development includes the addition of a resort, while the surrounding golf course will remain unchanged and thus will continue to function as open space and will retain its master plan designation of PGOS (Parks, Greenways, and Open Space). This designation ensures that the golf course continues to be recognized for its open space value, even as the former driving range is redeveloped.

In addition, prior to the issuance of a certificate of occupancy for a Hotel, a deed restriction shall be recorded on Washoe County Assessor's Parcel Numbers 042-011-28, 023-271-14 and 023-272-36, but excluding the approximately 12.5-acre project area described in this Lakeridge Resort Specific Plan District Handbook (the "Deed Restricted Property"), that limits the Deed Restricted Property to a golf course/golf facilities land use for a period of twenty-five (25) years.

d. Development Schedule

Development shall be in substantial conformance with the submitted site plan. Buildout of the project will be dependent on market conditions but is estimated to occur within 7 years of final approval/recording of the SPD. If the project is not substantially completed at the end of the 7 years, the Owner may submit an application to the Reno City Council to determine if it is appropriate to extend the development schedule prior to further development. If development does not occur and/or an application to extend the development schedule prior to the 7 year timeframe, the Handbook shall at such time become invalid and the site will revert back to PGOS zoning. This includes adherence to all standards of the PGOS zoning designation at that time, pursuant to procedures outlined within RMC for such reversion such as approval by City Council. The Developer shall provide a written report of the status of the project to City Planning staff annually, with the first report to be completed within two years of handbook adoption.

The developer shall apply for a building permit within 18 months of the date of approval of the grading permit. If an application for building permit is not received within 18 months following issuance of the grading permit, the owner shall apply for a new grading permit.

e. Administration

The SPD shall be administered by the Administrator or their designee, as defined in RMC. The Administrator shall have the authority to reasonably interpret and apply this Handbook.

f. Review Process

Individual projects within the SPD shall be subject to review and approval as outlined in this Handbook. Although new development shall be reviewed in context with the standards and requirements of this Handbook, all statutory public review requirements set forth in NRS shall remain in full effect and shall be applied to new development requests within the Lakeridge Resort SPD.

The Handbook establishes development standards that ensure compatibility between the SPD and surrounding land uses, including specific provisions for residential adjacency. Many of these standards are more stringent than those found in the MS zoning district. Refer to Appendix A: Development Standards Table for a comparison of the Lakeridge SPD standards and MS zoning district standards at the time of approval of this Handbook. By aligning with and expanding upon the requirements of RMC, the Handbook guarantees that projects within the Lakeridge SPD are compatible with adjacent development and do not pose a risk to public health, safety, or welfare.

As a result, projects that comply with the standards outlined in this Handbook are considered to have met the necessary findings related to residential adjacency and grading typically required for entitlements such as Major Site Plan Review (MSPR), Site Plan Review (SPR), and Conditional Use Permits (CUP).

Residential adjacency shall be evaluated at the time of development permit by the Administrator. Requirements set forth in RMC for Site Plan Review for residential adjacency shall be waived pending determination by the Administrator if the proposed development adheres to the standards set forth in this handbook. Detailed residential adjacency standards can be found in the **Residential Adjacency** of Section 4: Design Standards of this Handbook.

Grading shall be evaluated at the time of development permit by the Administrator. Requirements set forth in RMC for Site Plan Review for cuts or fills (grading) shall be waived pending determination by the Administrator whether the proposed development adheres to the grading plan submitted in tandem with this Handbook. Detailed information regarding proposed grading of the site can be found in Section 2: Infrastructure **Grading** of this Handbook.

Land use shall be evaluated at the time of development by the Administrator. Entitlements required for the use of land (i.e. Conditional Use Permit) shall be waived for all land uses identified in this Handbook and on the site plan for the Lakeridge SPD, pending review by the Administrator and determination the proposed use adheres to all operational standards set forth herein. Refer to **Section 3: Land Use** of this handbook for details regarding allowed land uses within the Lakeridge SPD.

g. Conflicts

In the event of a conflict between the Handbook standards and RMC, the Handbook standards shall govern development of the SPD. When a specific standard is not addressed by the SPD, then the applicable section of *RMC Title 18*, as amended, at the time of review shall prevail.

h. Modifications

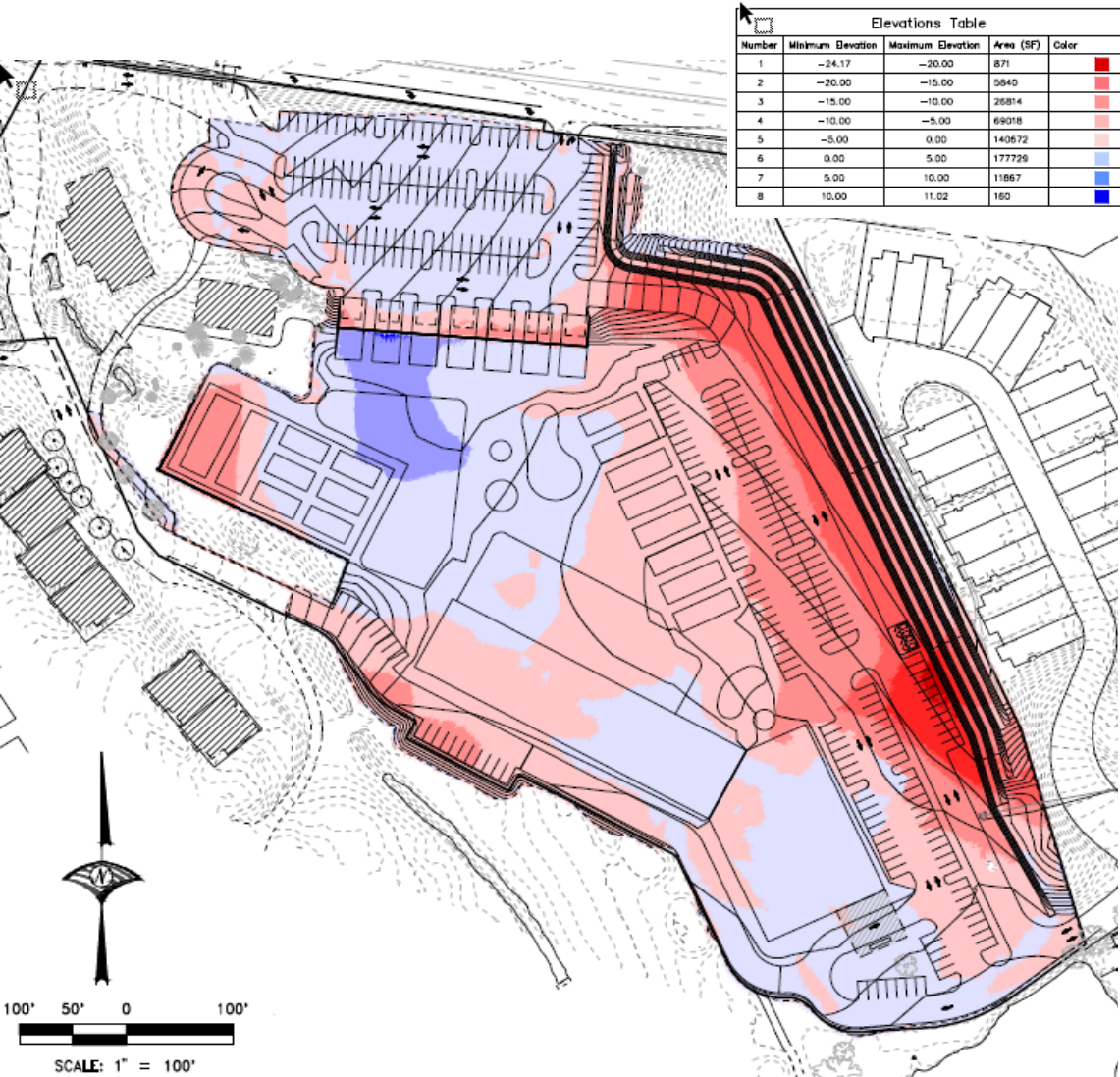
The Administrator shall have the ability to grant minor deviations (less than 10%). Deviations of 10% or more shall conform to the required process as outlined in RMC, as amended, including but not limited to review and approval by the Planning Commission. Through the Major Deviations process certain site modifications are not allowed. Modifications to the size of the SPD, allowed building height, sign regulations, or the required number of trees are not allowed through a Major Deviation (*RMC §18.08.804[b][2] [Minor Deviations in PUD or Specific Plan Districts]*). The size of the SPD may be amended in the future through a modification to the SPD Handbook pursuant to RMC procedural standards for SPD amendments.

Section 2: Infrastructure

a. Grading

The site is relatively flat, with the majority (82%) of the site having slopes less than 15%. A grading design has been provided with the SPD that addresses the requirements of RMC §18.04 Article 3 (Grading, Erosion Prevention, and Sedimentation Control). The grading design includes a total disturbance area of ±10.7 acres. Preliminary civil improvement plans (refer to Figure 3) include cuts to a maximum depth of 25 ft and fills to a maximum height of 12 ft. As designed proposed development will include approximately 45,000 cubic yards (cu yd) of cut and approximately 12,000 cu yd of fill, effectively an export site with a net loss of approximately 33,000 cu yds of earthwork.

Figure 3 - Grading Analysis Map



Adequate flexibility to respond to final design considerations shall be permitted, provided that the total disturbed area of ± 10.7 acres and/or maximum cut/fill depth are not exceeded by more than 10%. Grading/disturbance area shall substantially comply with preliminary designs provided with this SPD Handbook. Modifications to cut or fill depth or disturbance area of less than 10% are permitted. Modifications of 10% or greater shall be subject to processing requirements for major deviations as outlined in this Handbook (refer to Section 1: Introduction **Modifications** of this Handbook).

Although it is anticipated development will occur commensurate with grading, in an effort to avoid the site being graded but undeveloped, a requirement is included outlining the timeframe for development in relation to the original permit. As outlined in Section 1: Introduction **Development Schedule** of this Handbook, the application for a building permit shall be applied for within 18 months of the date of approval of the grading permit.

Although the SPD has several areas with steep hills, the proposed development will occur on a relatively flat portion of the site, with slopes typically less than 15%. In accordance with *RMC §18.04.406*, any future improvements within the disturbed area will not trigger Hillside Development Standards including open space requirements. In accordance with the development standards set forth herein and in excess of those applicable to the MS zoning district, the site shall dedicate a minimum of 25% of the developed area to landscaping, as discussed further below in **Section 4: Development Standards** of this Handbook.

b. Traffic, Access, and Circulation

A Traffic Impact Study (TIS) prepared by GCW (formerly) Headway Transportation) was prepared to evaluate potential traffic impacts associated with future development of the Lakeridge Golf Course (refer to Appendix D). The TIS takes into account the existing traffic generated from the Lakeridge Golf Course as well as anticipated new trips from a mix of potential uses including, but not limited to, a boutique hotel with restaurant, bar, swimming pool, spa, pickleball/tennis courts, and outdoor dining/patio.

For the purpose of identifying traffic impacts generated by future development, the TIS focused on trips generated by anticipated future uses. As discussed in the study, future improvements are anticipated to generate approximately 1,742 Daily, 101 AM peak hour, and 156 PM peak hour net **new** trips on the external roadway network.

Access to the Lakeridge Golf Course is provided via Golf Course Drive, a two lane privately maintained road. From Plumas Street, Golf Club Drive connects to the main golf course parking lot and clubhouse near McCarran Blvd. In addition, there is a gated fire access on the east edge of the parking lot which connects to S. McCarran Blvd. In the future, Golf Club Drive will be slightly reconfigured to accommodate future development but will remain a two-lane private drive.

NDOT has reviewed and approved the Traffic Impact Study, with the condition that the project access on S. McCarran Boulevard remain a gated fire access only. Per the Traffic Impact Study (provided in Appendix D), no other intersection or roadway improvements are recommended. However, if the McCarran Boulevard widening project between Lakeside and Plumas Streets is not substantially completed before the hotel Certificate of Occupancy is issued, the Developer will construct a minor traffic signal modification adding a northbound right turn overlap phase at the McCarran Boulevard – Plumas Street intersection, subject to City of Reno and NDOT approval.

c. Utilities

The site is currently developed, and utilities including water, sewer, and electricity are already serving the site. Additionally, the site is surrounded by development and additional services can be extended into the site to serve future improvements. Should additional services or connections be required with future development, it is anticipated that these services can be extended into the site via Golf Club Drive or brought into the site through S. McCarran Blvd. Sizing of utility lines will be further evaluated during the building permit process.

Water Service: The site is currently within Truckee Meadows Water Authority's (TMWA) service territory. The site is currently developed and served by existing water infrastructure. Future redevelopment of the site would be coordinated with TMWA and infrastructure improvements would be designed to meet storage and pressure requirements.

Sewer Service: The Site is currently developed and served by existing sewer infrastructure. The nearest sewer infrastructure is a privately owned 8-inch PVC sewer main along Golf Club Drive, abutting the property directly. The nearest City of Reno public sewer infrastructure is a 10-inch ACP sewer main along Plumas Street approximately 540 ft to the east of the site.

Sewer generation has been based on the site plan included in this handbook to establish a baseline of sewer generation for the site. As final building designs are not known at this time, a Sanitary Sewer Study will be required/provided with each building permit/application to ensure that connection to existing sewer lines and/or adequate facilities are available to serve the site. Any sanitary sewer facilities constructed to serve the project will be designed in conformance with the City of Reno Public Works Design Manual, as amended.

Section 3: Land Use

a. Permitted Uses

All development and design standards shall be based on the Mixed-Use Suburban (MS) zoning district, as depicted in Reno Municipal Code (RMC), as amended. All proposed uses of the golf resort are permitted by right and do not require additional entitlements if all of the design and development standards herein are met. Any use not specifically listed below or identified on the site plan would require discretionary review or be permitted in accordance with RMC §18.03.206 (Table of Allowed Uses), as amended. Additional or new or unlisted uses may be permitted by the Administrator if it is found that the use is similar to other uses listed and allowed in the same use category. The definition of each use shall be as described in RMC.

The following uses as defined by RMC §18.03.206 (Table of Allowed Uses) are allowed within the Lakeridge SPD and do not require any additional entitlements for use:

- Golf Course/Golf Facilities
- Hotel (non-gaming)
- Public Park or Recreation Area (swimming pool, tennis courts, landscaping)
- Personal Service, General (spa)
- Utilities, Minor
- Private Club, Lodge, or Fraternal Organization
- Bar, Lounge, or Tavern
- Restaurant
- Restaurant with Alcohol Service
- Indoor and Outdoor Live Entertainment (accessory use)

Any uses listed above that are proposed within the Lakeridge SPD will not require additional entitlements for use (i.e Conditional Use Permits) because the SPD Handbook incorporates comprehensive design standards that ensure compatibility with surrounding development through enhanced setbacks, step backs, and open space buffers, particularly along residential edges (refer to **Section 4: Development Standards** of this Handbook). With this Handbook satisfying typical findings required for use entitlement approvals, all uses identified in the SPD are considered principally permitted, provided they comply with the established standards herein.

b. Hours of Operations and Noise Limitations

The site plan includes an outdoor dining and patio space which could host private outdoor events. The patio area is located on the interior of the site, buffered from the western property boundary by the proposed hotel building and from the eastern property boundary by villas, parking and retaining walls. Regardless, stricter indoor and outdoor live entertainment, hours of operation, and noise limitations have been incorporated into the handbook to enhance compatibility between the resort and surrounding neighborhoods.

- Live entertainment shall be limited to the hours of 10:00 AM to 10:00 PM for both indoor

and outdoor live entertainment.

- Outdoor live entertainment may be amplified until 10:00 PM. Outdoor live entertainment shall not be located within 200 ft of any residentially zoned property.
- Noise levels, including intermittent noise, shall not exceed 65 decibels at the exterior of the property line during daytime hours and 49 decibels after 10:00 p.m.
- After 10:00 PM all doors and windows shall be shut.

The site plan includes additional outdoor recreation amenities such as a pool, spa, and a sports area for pickleball and tennis courts. Hours of operation for other outdoor uses are further restricted as follows:

- Main Pool and Spa operating hours shall be limited to 6:00 AM to 10:00 PM.
- Pickleball courts operating hours shall be limited to daytime hours, no earlier than 7:00 AM. Daytime hours vary depending on time of year, with sunrise in Reno ranging between approximately 5:30 AM to 7:30 AM and sunset ranging between approximately 5:00 PM and 8:30 PM. Pickleball courts operating hours shall be limited to 7:00 AM to SUNDOWN year-round in order to ensure compatibility with adjacent residentially zoning.

Section 4: Development Standards

Development of the proposed golf-resort will occur on a ±12.5-acre area of the existing ±155.21-acre Lakeridge Golf Course which was formerly used for the driving range to support such uses accessory/ancillary to the golf course and hotel (golf resort). All development shall comply with the MS zoning district development standards, as amended, unless otherwise noted below. Specific permitted uses are outlined in **Section 3: Land Use** of this Handbook. This section addresses site planning development standards and guidelines for all permitted uses. Unless otherwise noted below, lot and building standards shall be in accordance with RMC §18.02.308 (Mixed-Use Suburban), as amended.

Table 1: Lakeridge SPD Building Standards

General Standards	
Lot Width, minimum	50 ft
FAR, minimum	--
FAR, maximum	--
Setbacks, minimum	
Front	10 ft ^{[1] [2]}
Side	5 ft/20 ft ^{[1] [2]}
Rear	5 ft/20 ft ^{[1] [2]}
Building Separation	10 ft between principal buildings
Height, maximum	
Height	55 ft ^[2]
Stories	4

^[1] The building shall be set back a minimum of 5 ft. However, if the building is located immediately adjacent to a residentially zoned property, a minimum setback shall be 20 feet.

^[2] When a building is located within 150 feet of a residentially zoned property, for any portion of the building above 24 feet in height, a minimum of an additional 1-foot horizontal setback, or a 1:1 building height/step back, or a combination thereof is required for each foot of height over 24 feet.

a. Site Design

In addition to the standards identified above, the following additional RMC references are hereby modified by this SPD:

- RMC §18.04.1003(a)(1)(a) Development **is not required to** be oriented toward any adjoining arterial and/or collector streets as designated by the City.

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- RMC §18.04.1003(a)(8) “Street Frontage Requirements” shall not apply. No minimum percentage of building street frontage shall be required.
- RMC §18.04.1003(b) “Circulation and Access” standards of this section shall not apply as the proposed development will be designed for use by private members or visitors, with public access not anticipated and connectivity to adjacent parcels unnecessary. Existing private pedestrian walkways and golf cart paths shall be retained and maintained.

b. Residential Adjacency

The subject property is located in an area where the city transitions from single-family residential development to the west and mixed-use development to the east. The golf-resort development concept is contained within a ±12.5-acre area of the ±155.21-acre Lakeridge Golf Course. The ±12.5-acre area where future development will occur is bordered to the east by parcels zoned MF-21 and bordered to the north, west, and south by fairways, pathways, or amenities for the PGOS zoned golf course, beyond which are single family neighborhoods.

This section is provided to help promote the allowance of golf-resort focused amenities on site while providing appropriate limitations to help mitigate potential use conflicts between the non-residential and residential uses. The means of accomplishing this will be through limitations of compatible transitions between land use areas of differing intensities and to reduce potential negative impacts that may occur when non-residential development is located near residential zoning districts.

Building Configuration Transitions – If the proposed building height exceeds that of the allowed building height of the adjacent residentially zoned property, a minimum of an additional 1-foot horizontal setback, or 1:1 building height/step back, or a combination thereof is required for each portion of the building height over 24 feet and within 150 feet of a residentially zoned property. Alternative mitigation for building configuration transitions adjacent to residential zoning may be used, as reviewed and approved by the Administrator.

Open Space Buffer – A minimum 30-foot-wide perimeter PGOS-zoned buffer has been included in the site design adjacent to the SPD’s southwestern boundary. This buffer will ensure additional separation of structures above and beyond the setback requirements set herein, which are substantially more restrictive than the underlying zoning district. The open space buffer combined with side and rear setback requirements ensure that any new structures constructed adjacent to existing residential are a minimum of 50 ft from the shared property line. This buffer shall preserve existing trees along the golf course and ensures additional separation of structures.

Screening – Beyond the 30 ft wide PGOS buffer discussed above which borders the southwest boundary of the site, additional screening is required. For any new development fronting along Golf Club Drive within the site, the developer shall provide a 15-ft wide landscape buffer that includes trees, a berm, or a combination of both. New trees shall be planted along Golf Club Drive for screening purposes at a rate of one [1] tree per 20 ft, with six shrubs per tree. At the time of installation, deciduous trees shall have a minimum caliper of two (2) inches, and evergreen trees shall have a minimum height of six (6) feet.

Where the Site abuts MF zoning (eastern property boundary) a minimum 50-ft-wide buffer area

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including tiered stack rockery walls and landscaping has been included in the site design.

Shading – Standards have been set forth herein to help ensure there are no shading impacts to adjacent residentially zoned property including increased setbacks, height step backs, and open space perimeter buffers. Additionally, pursuant to RMC §18.04.101(c)(2) (Residential Shading) structures that exceed 35 feet in height shall not cast a shadow on residentially zoned property between the hours of 10:00 AM and 2:00 PM on December 21, except structures allowed up to 45 ft in height may shadow other properties designated MF-21 or MF-30. Development permits for structures within the SPD proposed above 35 ft in height shall be required to submit preliminary shading analysis at the time of building permit review.

Signage – On-premises signage for Lakeridge SPD shall follow the requirements set forth in RMC, as amended, unless specified below.

The proposed use of the site presents a neighborhood-commercial makeup, as the proposed development concept is for a boutique-style hotel/resort on an existing golf course, neighbored to the west and east by residential development. As such, the Neighborhood Commercial (NC) standards for permanent on-premises signs were used when identifying appropriate sign standards for the Lakeridge SPD:

- Height (freestanding sign) 8 ft (maximum)
- Area (freestanding sign) 60 sf (maximum) per access to the site
- Area (wall sign) 1 sf/100 sf of gross floor area
All wall signs combined shall not exceed 400 sf
3 ft (maximum) letter height
- Illumination Indirect
- Flashing Animation Not allowed
- Digital Not allowed

Any proposed signs oriented towards a residentially zoned property are subject to the aforementioned sign standards, with the following additional limitations:

- a. Signage visible from property lines shared with residentially zoned properties shall not be illuminated between the hours of 8:00 PM and 6:00 AM. All other signage shall not be illuminated outside of business hours.
 - i. Exception: One internally illuminated wall sign is allowed on the façade of the hotel building where the hotel's primary entrance is located and may be illuminated 24 hours per day. This south-facing wall sign must adhere to all other sign standards outlined herein. No other advertising signage shall be permitted on a rear or side building façade that faces an abutting residentially zoned property.

Lighting/Illumination – All lighting along building facades or pathways between adjacent residentially zoned property shall be shielded or recessed and directed downward and away from adjacent residentially zoned properties or vehicular and pedestrian pathways in order to reduce light trespass and glare impacts. The use of flood lights, strobe lights, or bare bulbs is prohibited.

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Light fixtures within 100 feet of a residential zoned property shall not exceed 16 feet in height both attached to a building or freestanding. For portions of the site greater than 100 ft from residentially zoned property, light fixtures may not exceed 30 feet in height both attached to a building and freestanding light poles. Additional height may be permitted by the Administrator.

Freestanding light poles greater than four [4] ft in height are only allowed in parking areas throughout the site. All other lighting shall be attached to a building consistent with the height restrictions noted here. Pedestrian scaled (2-4 ft in height) bollard-style lighting, or a similar alternative as determined by the Administrator, are allowed throughout the site.

Warm lighting that possesses a color temperature below 4,000 degrees Kelvin is required. White and blue-white are prohibited.

Sports and recreational area style lighting is prohibited. More specifically, the sports area identified on the site plan is prohibited from having overhead lighting.

c. Landscaping

General site landscaping shall comply with all Mixed-Use Suburban (MS) standards of RMC §18.04.804 (Minimum Landscape Required).

In addition to RMC landscaping requirements for MS zoning districts applicable throughout the Lakeridge SPD, the following landscaping standards are here by added:

- Minimum Landscape Area (% Gross Land Area). A minimum of 25% of gross land area of the Site must be permanently landscaped.
- Tree Protection Plan. Prior to approval of any building permit, the Developer shall provide plans that demonstrate tree preservation procedures have been implemented. Specifically, existing mature trees within the areas outlined in **Figure 4 - Preserved Trees** shall be preserved unless deemed dead or unsafe to the public by a licensed arborist.

For any other trees removed from the Site, the developer shall provide evidence that mitigation has been provided as follows: for any one (1) tree removed from the Site over six [6] inches in caliper (measured 4.5 ft above base) during development activity, a minimum of two (2) trees, either 10-foot evergreen or 2.5 inch deciduous trees, will be planted anywhere within the SPD boundary or within the adjacent golf course parcel to the south.

Additional landscaping standards regarding screening and open space can be found above under **Residential Adjacency**.

Figure 4 - Preserved Trees



d. Architectural Design Standards

Architecture style choices may vary depending on the developer and market conditions. However, architecture must be consistent within the SPD. Unless otherwise noted below, standards of RMC §18.04.1003 (General Standards for Urban Districts) shall apply.

Color Palette – All exterior building colors shall emulate the natural landscape of the Lakeridge area and shall include natural tones similar to those found in native vegetation and landscape. Prohibited colors include high-saturation primary colors, neon tones, and reflective metallic finishes.

Texture Variety – All building façades shall incorporate a minimum of *two* distinct textures to provide visual interest. Any combination of the texture strategies below could be incorporated into building design in order to achieve this standard. Texture variety is subject to review by the Administrator during the building permit process. Alternative texture strategies can be utilized upon approval by the Administrator.

- a. Use of any combination of materials such as wood, stone, glass, metal, or living walls;
- b. Surface treatments like stucco, scoring, board-and-batten, or brick; and/or
- c. Architectural detailing such as reveals, shadow lines, or decorative panels.

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Wall Articulation – A minimum of three of the below listed design elements shall be incorporated on all façades facing Golf Club Drive or a residentially zoned property:

- a. Variations in roof form or parapet height;
- b. Variations in building height;
- c. Projected or recessed building mass;
- d. Wall plane off-sets;
- e. Window openings;
- f. Balconies;
- g. Recessed entries; or
- h. An alternative unique design element as approved by the Administrator.

Developer Flexibility – Developers may choose from a variety of methods to meet architectural design standards and the Lakeridge SPD encourages creative expression which will harmonize naturally with the surrounding golf course and residential neighborhoods. The Administrator may approve alternative methods proposed by the applicant at the time of building permit.

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Color Building Elevations – Four-sided color building elevations shall be provided with any building permit for a structure within the Lakeridge SPD. Refer to **Figure 5: Conceptual Architectural Intent**.

Figure 5: Conceptual Architectural Intent



e. Sustainability

- All plants shall be native, drought resistant with low-pressure emitting drip systems.
- Incorporate “cool roofs” by use of light colored membrane.
- No less than ten (10) parking spaces to be EV-Installed (complete charging station).
- High efficiency roof top HVAC units.
- During construction, separate dumpsters for trash and recycling, shall be provided subject to approval of an enforcement plan by the City of Reno and coordination with Waste Management.
- Preferred parking for carpool, electric, and hybrid vehicles.
- Tinting of glazing/windows to reduce solar ray index (SRI) shall be above code minimum.
- Solar or renewable pool heating (to the extent feasible).
- A minimum of 50 parking spaces shall be covered (carport) and designed to accommodate solar panels.