

Recent Town of Truckee Planned Development and Density Bonus Projects and Requested Reductions/Flexibility

	PD or DB	PD Mandatory Feature/DB Bonus	Front Setback	Rear Setback	Side Setback	Height	Coverage	Open Space	Private Exterior Space	Parking	Landscaping	Other (Project Specific)
Soaring Ranch Phase 2 (2019-00000178)	DB (PD for unrelated items)	26% (14 additional units) 69 units total								85% of parking required; 267 parking spaces (313 spaces required per the DC, 268 spaces required per DBL) Carport parking for 35 of the required parking spaces (instead of fully enclosed garage parking for 61 spaces)		
Frishman Hollow II (2019-00000074)	DB	15% Dwelling Unit Equivalents 40% Units (29 additional units) 100 total units	Reduction of front setback from 20' to 11.3'			Increase of building height up to 40' (southeast building) and 50' (southwest building)			Reduction of private open space requirement (only 29.4% of the units have private outdoor spaces)	87.1% of the parking required 201 spaces (For Phases 1 and 2, 226 spaces required per the DC; 176 spaces required per DBL) Parking in the ROW		
Donner Lake 6 (2019-00000141)	PD	LEED Silver equivalent	Front setback reduction – 10' for building walls, 8.5' for retaining walls, 7' for eaves	Rear setback reduction – Encroachments into the 20' rear yard setback for retaining walls; 16'-11 1/8" rear setback for roof eave	West side property line reduction – 2.7' for 6' to 11' retaining wall				Private exterior space – 41 s.f. decks (instead of 60 s.f.)			
Pioneer Industrial Park (2019-00000143)	PD	Old PD, part of Pionner Commerce Center								Fully enclosed garage parking spaces are not required for the two residential units	Landscaping strip on side property lines are waived	Scenic Corridor Standards – 3' roof encroachment into 100-foot setback; buildings required to be setback 50', with parking and fences allowed if no there is no visual impact
Tahoe Truckee Lumber Company “The Crossing” (2020-00000002)	PD/Minor Exception	Public Plaza										PD – Allow parking spaces in the PF zoning district for the commercial use Minor Exception – Setbacks on nonprimary street 174' setback (maximum 25' from back edge) Minor Exception – Streetwall Articulation – none proposed
Estates Meadows (2020-00000135)	PD	Affordable housing project 30 units	15 feet for building walls and 12 feet for building eaves	18 feet for trash enclosure			51% (instead of 50%)		Reduced patio sizes *72.5 sf instead of 90 sf) for ground floor (balconies on upper floors are in compliance)	71% of the parking required 40 parking spaces (56 spaces required per DC)	Landscaping – Reduced parking lot landscaping	
Silver Creek Estates (2021-00000060)	DB	11% (4 additional units) 40 total units				Height – 42' (7 feet taller)	65% instead of 50% maximum		Not all of the units have private exterior space and the spaces provided are smaller than required	89.4% of the parking required 76 spaces with 26 in individual garages (85 spaces required per DC, 48 spaces required per DBL)	Parking lot interior landscaping reduction Setback landscaping – No landscaping in the front yard and a reduction in the side yard Parking lot perimeter landscaping – Does not provided the full 6' buffer	
Residences at Jibboom (2024-00000014)	DB	50% (21 additional units) 62 total units						Common open space reduction (8,150 s.f. of common open space instead of 10,250 s.f. (2,100 s.f. less))	Waiver of this requirement for 7 units (out of 62); and reduce the area from 60 s.f. to 38 s.f., with a minimum dimension of 4.5' instead of 6'.	63.7% of the parking required 58 off-street spaces and 3 on-street parallel spaces (91 spaces required per DC, 46 spaces required per DBL)	Perimeter landscaping – reduced/waived 5' wide landscaping strip along frontages	Downtown Truckee Plan Commercial frontage and depth: 52% (instead of 75%) commercial frontage and 12' (instead of 30') depth. Long-term bicycle parking dimension requirements – modification to location, access, and dimensional development standard requirements.