

## STAFF REPORT

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**Date:** April 24, 2024

**To:** Mayor and City Council

**Through:** Doug Thornley, City Manager

**Subject:** **Staff Report (For Possible Action): Ordinance Adoption – Bill No. 7264 Case No. LDC23-00020 (White Lake Parkway Master Plan and Zoning Map Amendments) – Ordinance to amend Title 18, Chapter 18.02 of the Reno Municipal Code, entitled “Zoning,” rezoning a ±218.69 acre site located south and west of White Lake Parkway in Cold Springs, East of White Lake and U.S. Highway 395 from ±124.32 acres of Single-Family – 3 units per acre (SF-3), ±38.67 acres of Neighborhood Commercial (NC), ±24.99 acres of Parks Greenways and Open Space (PGOS), and ±30.71 acres of Industrial Commercial (IC) to ±218.69 acres of Specific Plan District (SPD); together with matters which pertain to or are necessarily connected therewith.**

**From:** Grace Mackedon, Senior Management Analyst

**Department:** Development Services - Planning

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**Summary:**

The ±218.69-acre subject site consists of five parcels located on the southwest side of White Lake Parkway east of White Lake Playa. This is a request for 1) a Master Plan amendment from Suburban Mixed-Use (SMU), Single-Family Neighborhood (SF), and Parks, Greenways, and Open Space (PGOS) to Mixed Employment (ME); and 2) a zoning map amendment from Industrial Commercial (IC), Neighborhood Commercial (NC), Single-Family – 3 Units per Acre (SF-3), and PGOS to Specific Plan District (SPD). The proposed White Lake Parkway SPD would allow for a handful of industrial and commercial uses. Key issues analyzed in this request include 1) compatibility of the proposed zoning with the surrounding zoning and land uses, 2) available services and infrastructure, and 3) conformance with the Master Plan. The proposed ME Master Plan, SPD zoning, and associated design standards are appropriate and compatible with the surrounding land uses and zoning. Staff and Planning Commission recommend approval of this request.

**Previous Council Action:**

April 10, 2024: The City Council upheld the recommendation of the Planning Commission and approved the first reading by a vote of 6-1:

Ayes: Schieve, Reese, Duerr, Martinez, Taylor, Ebert

Nays: Brekhus

Absent: None

**Recommendation:**

Staff recommends Council adopt Ordinance No. \_\_\_\_\_

**Proposed Motion:**

I move to adopt Ordinance No. \_\_\_\_\_

**Attachments:**

Case Maps

Ordinance and SPD Handbook