

STAFF REPORT

Date: January 17, 2024

To: Mayor and City Council

Thru: Doug Thornley, City Manager

Subject: **Staff Report (For Possible Action): Case No. LDC23-00003 (Heiser Master Plan Amendment and Rezoning) – A request has been made for: 1) a Master Plan amendment from ±85.2 acres of Large-Lot Neighborhood (LL) to ±62.1 acres of Suburban Mixed-Use (SMU) and ±23.1 acres of Parks, Greenways, and Open Space (PGOS); and 2) a zoning map amendment from ±85.2 acres of Large Lot Residential -1 acre (LLR-1) to ±85.2 acres of Specific Plan District (SPD). The ±85.2-acre site is located south of Interstate 80 (I-80), ±1,320 feet east of Exit 9 (Robb Drive).**

From: Leah Piccotti, Associate Planner

Department: Development Services - Planning

Summary:

The ±85.2-acre site consists of a single parcel located on the south side of Interstate 80 (I-80), approximately one-quarter mile east of the Robb Drive interchange. This is a request for 1) a Master Plan amendment from ±85.2 acres of Large-Lot Neighborhood (LL) to ±62.1 acres of Suburban Mixed-Use (MU) and ±23.1 acres of Parks, Greenways, and Open Space (PGOS); and 2) a zoning map amendment from Large Lot Residential – 1 acre (LLR-1) to Specific Plan District (SPD). Key issues analyzed in this request include 1) the overall development plan; 2) traffic, access, and circulation; 3) compatibility of the proposed zoning with surrounding zoning and land uses; and 4) conformance with the Master Plan. With the recommended condition of approval, the proposed SMU and PGOS Master Plan land use designations, SPD zoning, and associated design standards are appropriate and compatible with the surrounding land uses and zoning.

Recommended Conditions of Approval:

1. Approval of the SPD Handbook is subject to the revisions contained in **Exhibit A** attached to the staff report and any modifications made by Council during the public hearing. All revisions shall be incorporated into the SPD Handbook and submitted in electronic and hardcopy formats to staff prior to Council adoption of the ordinance.

Alignment with Strategic Plan:

Economic and Community Development

Previous Council Action:

There is no recent Council action relevant to this item.

Background:

The Planning Commission staff report (**Exhibit A**) analyzed compatibility with the surrounding land uses, as well as conformity with the Master Plan. The proposed zone change from LLR-1 to SPD appears to be consistent and compatible with the existing and proposed land uses.

Historically, properties south of the Robb Drive interchange have had limited accessibility. With the recent approval and development of the adjoining FJM and TCA projects (LDC23-00059 and LDC23-00017), access to the Heiser property is achieved and the development potential of the property is greatly increased. Development of the site will be coordinated with the FJM and TCA projects, allowing for a more comprehensive development approach for the area. The Heiser SPD includes use types that will complement those approved within the FJM/TCA properties and provide for retail, residential, and flex industrial opportunities.

Discussion:

The December 20, 2023, Planning Commission meeting minutes were not available as of the submittal of this staff report. Staff gave a presentation at the hearing noting the recommended amendments to the SPD Handbook. The applicant's representative was opposed to an amendment regarding the dedication of four acres for public parks. Staff explained that the four acres could be located in the open space and that the cost could be offset by a refund of residential construction taxes from the City, pursuant to a park development agreement, at the discretion of Council. The applicant agreed to the amendment with language added to the SPD Handbook for clarification. The Planning Commission recommended approval, with the added language, with six in favor, and one opposed. The language recommended by the Planning Commission is shown in blue on page 14 of the SPD Handbook.

Planning Commission Vote: Recommendation for approval: six in favor, and one opposed.

Financial Implications:

None at this time.

Legal Implications:

Legal review completed for compliance with City procedures and Nevada law.

Findings:

General Review Criteria and Considerations: The decision-making body shall review all development applications for compliance with the applicable general review criteria stated below.

- (1) Consistency with the Reno Master Plan: The proposed development shall be consistent with the Reno Master Plan. The decision-making authority:
 - a. Shall weigh competing plan goals, policies, and strategies; and
 - b. May approve an application that provides a public benefit even if the development is contrary to some of the goals, policies, or strategies in the Reno Master Plan.
- (2) Compliance with Title 18: The proposed development shall comply with all applicable standards in this Title unless the standard is lawfully modified or varied. Compliance with these standards is applied at the level of detail required for the subject submittal.
- (3) Mitigates Traffic Impacts: The project mitigates traffic impacts based on applicable standards of the City of Reno and the Regional Transportation Commission (RTC).
- (4) Provides Safe Environment: The project provides a safe environment for pedestrians and people on bicycles.
- (5) Rational Phasing Plan. If the application involves phases, each phase of the proposed development contains all of the required streets, utilities, landscaping, open space, and other improvements that are required to serve or otherwise accompany the completed phases of the project and shall not depend on subsequent phases for those improvements.

Master Plan Amendment: To adopt an amendment to the Master Plan Land Use Map, Council shall find that:

- (1) The amendment is in substantial conformance with Master Plan priorities and policies;
- (2) Activities and development allowed by the proposed land use will be reasonably compatible with nearby land uses; and
- (3) Plans are in place to provide public services and facilities in accordance with the Master Plan Concurrency Management System.

Zoning Map Amendment: All applications for zoning map amendments shall meet the approval criteria in Section 18.08.304(e), *Approved Criteria Applicable to all Applications*, and the following findings:

- 1) The amendment, together with changed components of the Title, promotes, or does not conflict with the provisions of Nevada Revised Statute (NRS) 278.250(2) (outlined below):

The zoning regulations must be adopted in accordance with the Master Plan for land use and be designed:

- a. To preserve the quality of air and water resources;
- b. To promote the conservation of open space and the protection of other natural and scenic resources from unreasonable impairment;
- c. To consider existing views and access to solar resources by studying the height of new buildings which will cast shadows on surrounding residential and commercial developments;
- d. To reduce the consumption of energy by encouraging the use of products and materials that maximize energy efficiency in the construction of buildings;
- e. To provide for recreational needs;
- f. To protect life and property in areas subject to floods, landslides, and other natural disasters;
- g. To conform to the adopted population plan, if required by NRS 278.170;
- h. To develop a timely, orderly, and efficient arrangement of transportation and public facilities and services, including public access and sidewalks for pedestrians, and facilities and services for bicycles;
- i. To ensure that the development on land is commensurate with the character of the physical limitations of the land;
- j. To take into account the immediate and long-range financial impact of the application of particular land to particular kinds of development, and the relative suitability of the land for development;
- k. To promote health and general welfare;
- l. To ensure the development of an adequate supply of housing for the community, including the development of affordable housing;
- m. To ensure the protection of existing neighborhoods and communities, including the protection of rural preservation neighborhoods;
- n. To promote systems that use solar or wind energy; and
- o. To foster the coordination and compatibility of land uses with any military installation in the city, county, or region, taking into account the location, purpose, and stated mission of the military installation.

- 2) The amendment is in substantial conformance with the Master Plan.

Rezoning to Specific Plan District (SPD): All applications for zoning map amendments to SPD shall meet the approval criteria in Section 18.08.304(e), *Approval Criteria Applicable to all Applications*, and the following findings:

- (1) The amendment, together with changed components of the Title, promotes, or does not conflict with, the provisions of NRS Section 278.250(2);
- (2) The amendment is in substantial conformance with the Master Plan;
- (3) The SPD Handbook is consistent with the purpose of the SPD District (Section 18.02.506); and
- (4) The SPD Handbook addresses a unique situation, provides substantial benefit to the City, or incorporates innovative design, layout, or configuration resulting in quality over what could have been accomplished through strict application of a base zoning district.

Recommendation:

The Planning Commission recommends Council adopt the requested Master Plan amendment by resolution and zoning map amendment by ordinance, subject to compliance with Condition 1, which includes changes to the SPD Handbook.

Proposed Motion:

I move to uphold the recommendation of the Planning Commission.

Master Plan Amendment:

I move to adopt Resolution No. _____.

Zoning Map Amendment

First Reading:

I move to refer Bill No. _____ for a second reading and adoption.

Attachments:

Case Maps

Exhibit A – Planning Commission Staff Report

Heiser Master Plan Amendment and Rezoning Legal Notice

Staff Presentation

Applicant Presentation