

# **ANX24-00001**

## **(Pembroke Drive Annexation)**

*Reno City Council*  
*December 6, 2023*

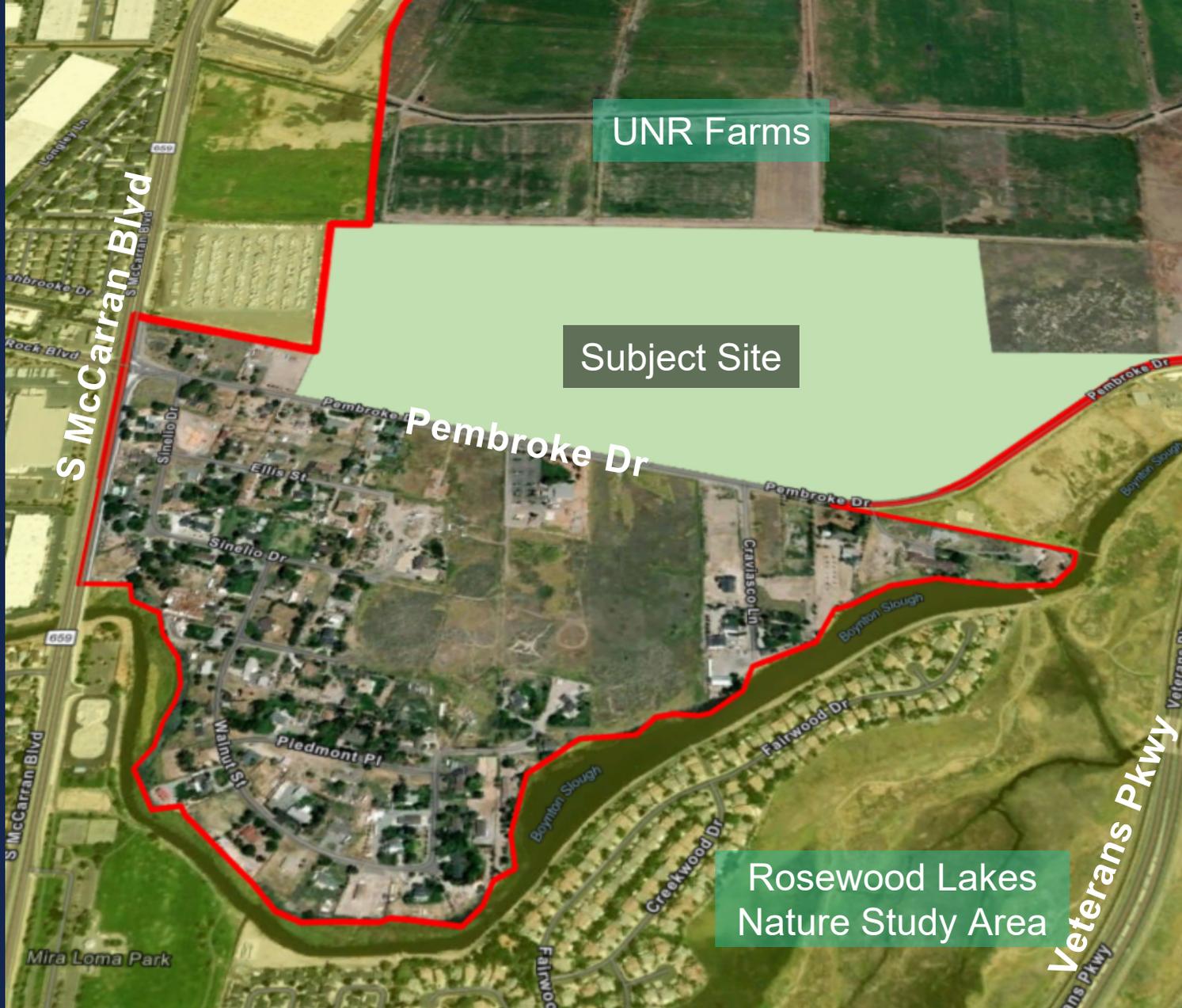


C I T Y O F  
**RENO**

# Project Information

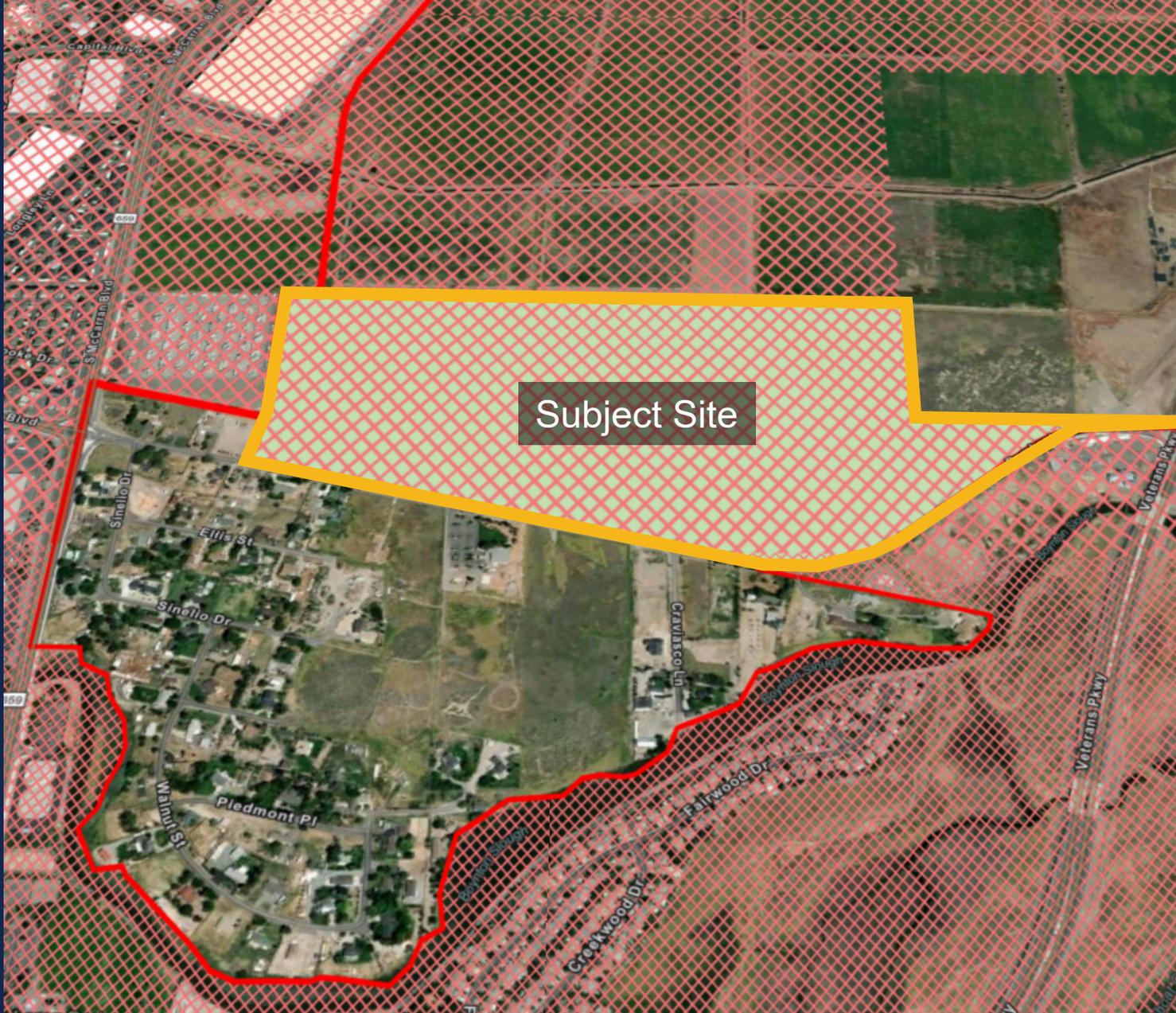
- ±112.4 acres
- Annexation abutting City Limits
- Public/Quasi-Public Master Plan
- Upon annexation, zoned Parks, Greenways, and Open Space

 Subject Site



# Sphere of Influence

- Located within Sphere of Influence
- The area the City plans to expand into based on population projections and capacity for growth



Subject Site



Sphere of Influence

# Review Considerations

- 1. Location:** Location of the property to be considered for annexation
- 2. Logical Extension:** The logical extension or boundaries of city limits
- 3. Regional Growth:** The need for the expansion to accommodate planned regional growth
- 4. Utilities:** The location of existing and planned water and sewer service
- 5. Community Goals:** Community goals that would be met by the proposed annexation
- 6. Efficient Service Areas:** The efficient and cost-effective provision of service areas and capital facilities
- 7. Fiscal Analysis:** Fiscal analysis regarding the proposed annexation
- 8. Community Management Plan:** Whether Washoe County has adopted a community management plan for the proposed annexation area
- 9. Islands:** Whether the annexation creates any islands
- 10. Other Factors:** Any other factors concerning the proposed annexation deemed appropriate for consideration by the City Council

# Review Considerations



## 1. Location

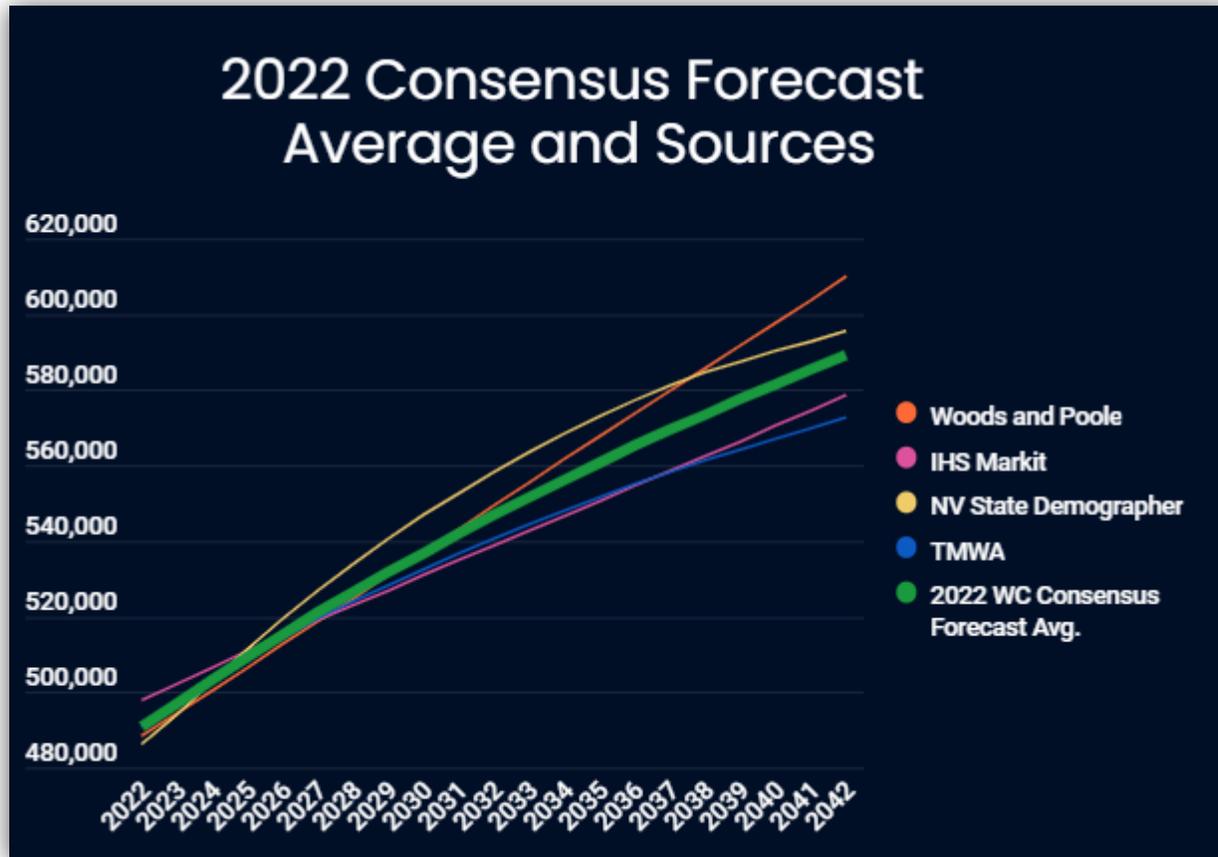
## 2. Logical Extension

- Bound by Reno city limits to the east and the west
- Represents a logical northward expansion from the planned island

-  Subject Site
-  Reno City Limits

# Review Considerations

## 3. Regional Growth



### Washoe County Forecast (2042)

Population Forecast: **+98,299**

Forecasted Dwelling Units: **+39,959**

# Review Considerations

## 5. Community Goals



### **Policy 4.2D: Community Amenities**

The Master Plan supports the integration of recreation opportunities. Whether this is retained as open space or developed into an active recreation facility, the annexation of this property supports this policy.

### **Policy 7.1B: Development Constraint Area**

Development would be further limited with the property being assigned PGOS zoning to protect the Critical Flood Zone 1

# Review Considerations

## 6. Efficient Service Areas



### Fire Response

**Reno Station 6**  
response time is  
**three minutes**

-  Reno Fire Station 6
-  Truckee Meadows Fire 37

# Additional Review Considerations

4. **Utilities:** City sewer and TMWA water facilities are available along Pembroke Drive
7. **Fiscal Analysis:** Fiscal analysis performed with Reimagine Reno Master Plan
8. **Community Management Plan:** Subject parcels are not located within a Washoe County Community Management Plan
9. **Islands:** Island to be created is contemplated within the Regional Plan

# Past Council Action

**November 8, 2023:**

Council approved the first ordinance reading by a vote of 5-1

# Recommended Motion

I move to refer case number ANX24-00001 (Pembroke Drive Annexation) for a second reading and adoption.