

RESOLUTION NO. ____

RESOLUTION ADOPTING AN AMENDMENT TO THE LAND USE PLAN OF THE CITY OF RENO MASTER PLAN, FROM ±0.31 ACRES OF SINGLE-FAMILY NEIGHBORHOOD (SF) TO SUBURBAN MIXED-USE (SMU) ON A PARCEL LOCATED ON THE EAST SIDE OF SOUTH ARLINGTON AVENUE ±260 FEET NORTH OF ITS INTERSECTION WITH WEST PLUMB LANE WITHIN THE PLUMAS NEIGHBORHOOD RESIDENTIAL CORE PLANNING AREA OVERLAY (PL). THE ADOPTION IS CONTINGENT ON THE APPROVAL OF A CONFORMANCE REVIEW BY THE TRUCKEE MEADOWS REGIONAL PLANNING COMMISSION.

WHEREAS, the Reno City Council, on December 13, 2017, approved Resolution No. 8475, adopting the Reno Master Plan; and

WHEREAS, the Reno City Planning Commission, on March 5, 2025, approved Resolution No. 01-25, adopting the amendment to the Land Use Plan of the Reno Master Plan attached hereto as Attachment 1, and has recommended that the Council make the determinations required by law and adopt the proposed amendment;

WHEREAS, this Council has held a duly noticed public hearing on _____ as required by NRS 278.220 and made the determinations required by law to adopt the proposed amendment;

NOW, THEREFORE, BE IT RESOLVED by the Reno City Council:

1. In accordance with NRS 278.220 and NRS 278.230, based on the written and testimonial information presented to it, this Council determines that the proposed Master Plan amendment may be applied to the development of the city for a reasonable period next ensuing and
 - (a) That the Amendments (i) are consistent with the overall intent of the Master Plan; (ii) are required based on changed conditions or further studies; (iii) are compatible with the surrounding areas; (iv) will not have a negative effect on adjacent properties or on transportation services and facilities; (v) will have minimal effect on service provision and/or are compatible with existing and planned service provision and future development of the area; (vi) will not cause detriment to the public health, safety, and general welfare of the people of Reno; and (viii) that strict adherence to the current goals and policies of the Master Plan would result in a situation neither intended by nor in keeping with other guiding principles, goals, and policies; and

- (b) That with the Amendments, the Master Plan will continue to serve as a pattern and guide for orderly physical growth and development of the City which will cause the least amount of natural resource impairment, conform to the adopted population plan, and ensure an adequate supply of housing, including affordable housing; and form a basis for the efficient expenditure of funds relating to the subjects of the City of Reno Master Plan.
2. That this Council hereby adopts all the maps, descriptive matter and other materials contained in Master Plan Amendment Case No. LDC25-00038, including changes to the Land Use Map as set forth in Exhibit A hereto and certified herein, and amends Resolution No. 8475 accordingly, subject to a conformance review by the Regional Planning Commission.
3. That this Resolution be forwarded to the Regional Planning Commission for a determination that it conforms to the Truckee Meadows Regional Plan.
4. That the Master Plan amendment adopted hereby shall become effective only if and when the Regional Planning Commission determines that it conforms to the Truckee Meadows Regional Plan.

Upon motion of Councilmember _____, seconded by Councilmember _____, the foregoing Resolution was passed and adopted this _____ day of _____, 20____, by the following vote of the Council:

AYES: _____
NAYS: _____
ABSTAIN: _____ ABSENT: _____

APPROVED this _____ day of _____, 20____.

Hillary Schieve, Mayor

ATTEST:

Mikki Huntsman, City Clerk

ITEM NO. 3
LEGAL DESCRIPTION
TO ACCOMPANY MASTER PLAN AMENDMENT
APN: 014-204-16

A portion of the Southwest quarter of the Southeast quarter of Section 14, Township 19 North, Range 19 East, MDB&M, which is described as follows:

Commencing at the point on the Southern line of the Southeast quarter of said Section 14; where said line intersects the Eastern side line of Arlington Avenue and from which point the corner common to Sections 14, 15, 22 and 23 in said Township and Range bears South 89°25'14" West 2671.18 feet; thence along the Eastern line of Arlington Avenue, North 0°30'00" West 399.03 feet to the Southwestern corner of the parcel conveyed to L. V. Redfield by Deed recorded March 26, 1955, under Document No. 241083, Deed Records; thence North 89°30'00" East along the Southern line of said parcel, 7.50 feet to the point of beginning; thence continuing along the Southern line of the parcel conveyed to L. V. Redfield, North 89°30'00" East 122 feet; thence South 0°30'00" East 110 feet; thence South 89°30'00" West 122 feet; thence North 0°30'00" West 110 feet to the point of beginning.

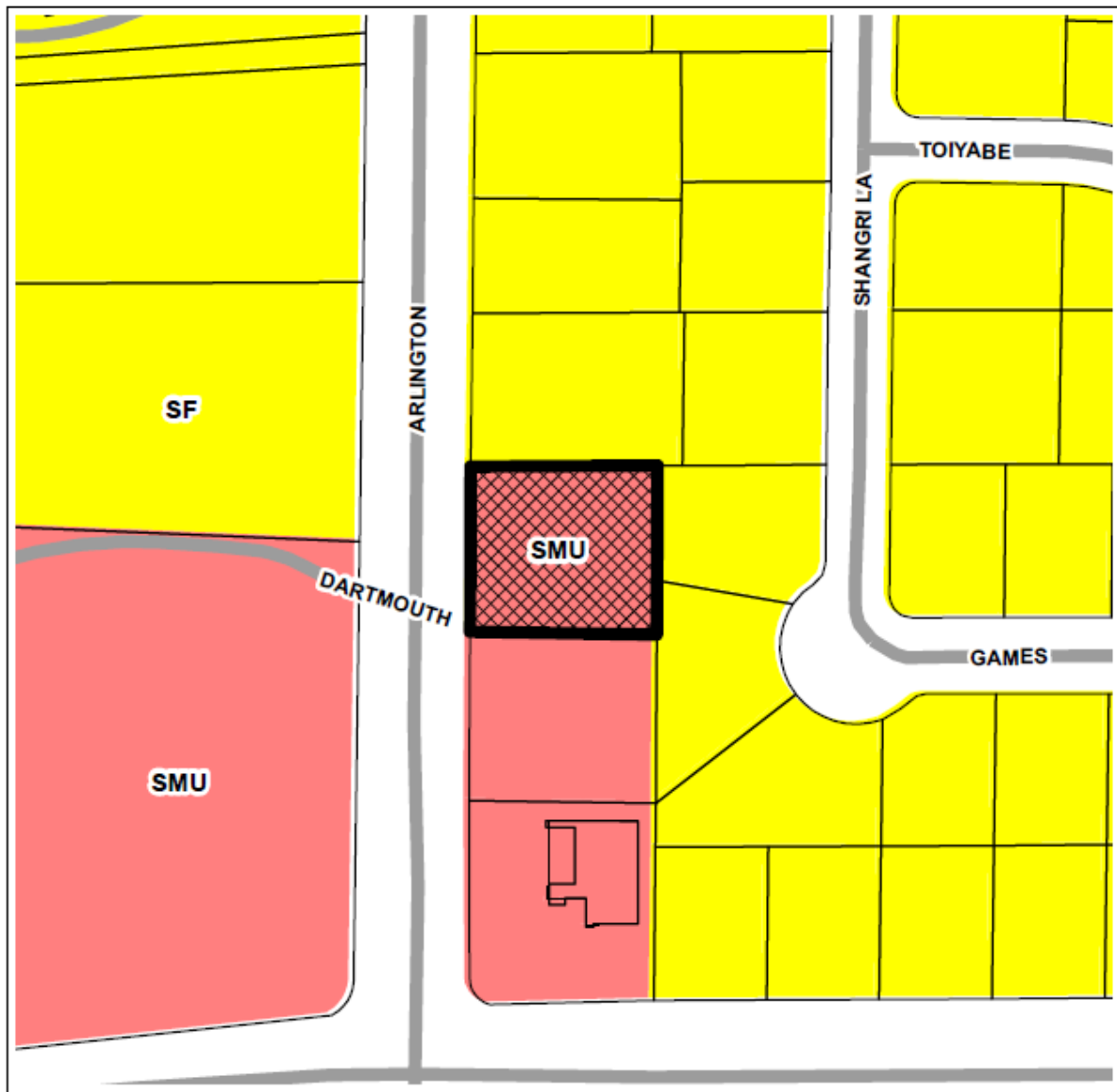
Note: The above legal description appeared previously in that certain Grant Deed recorded October 30, 2003, as Document No. 2947641 in the official records of Washoe County, State of Nevada.

Description Prepared By:


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1-10-2025



LDC25-00038
(Arlington Office Master Plan
Amendment & Zoning Map Amendment)

 **MASTER PLAN AMENDMENT**
 FROM | ± 0.31 Acres of SF
 TO | ± 0.31 Acres of SMU



0 0.005 0.01 0.02
 Miles

The information hereon is approximate and is intended for display purposes only. Reproduction is not permitted. For additional information, please contact the City of Reno Development Services Department



Development Services
Department

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 P.O. Box 1900 Fax: 334-2043
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Map Produced: January 2025