



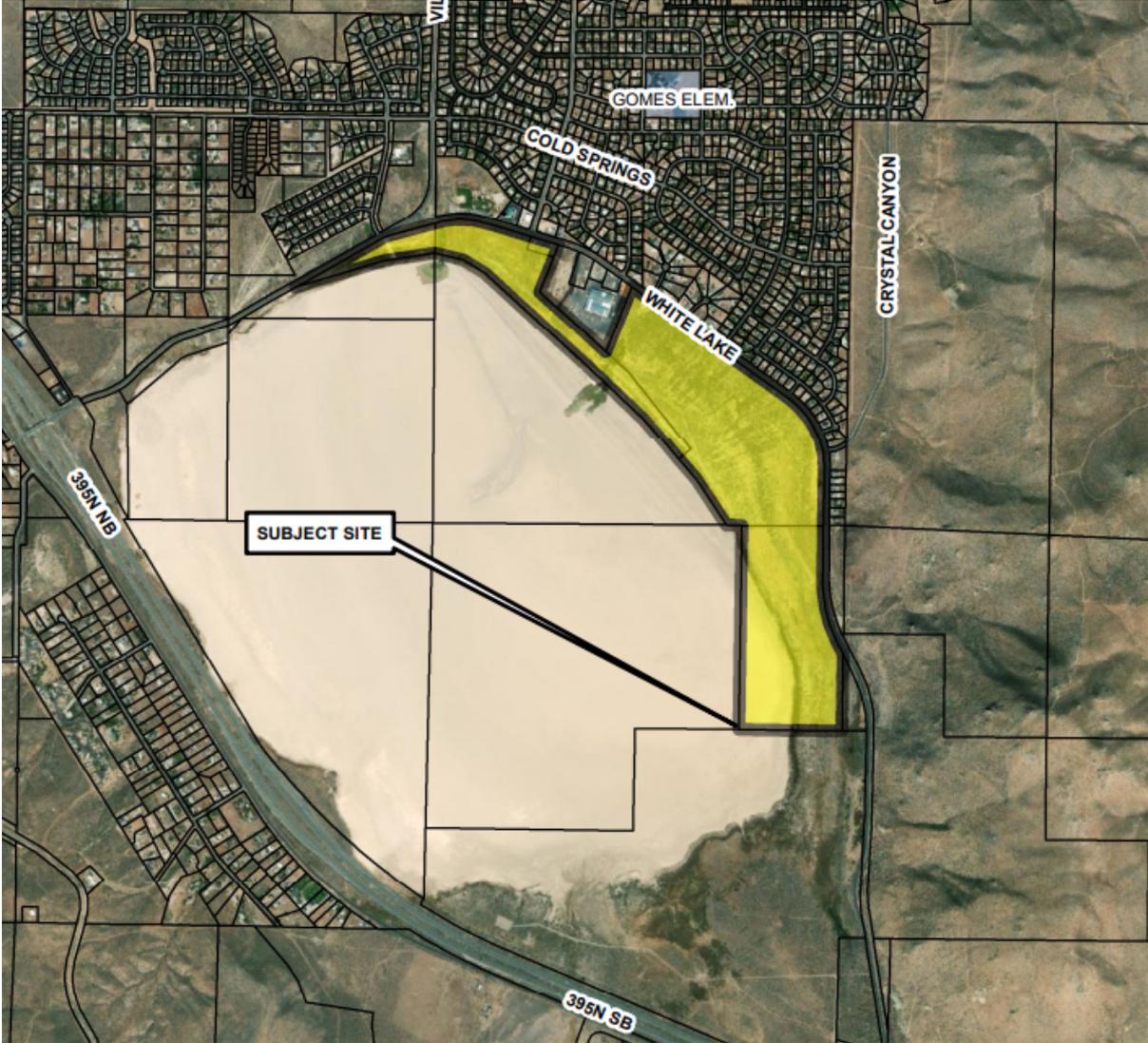
WHITE LAKE PARKWAY COMMERCE CENTER

Master Plan and Zoning Map Amendments

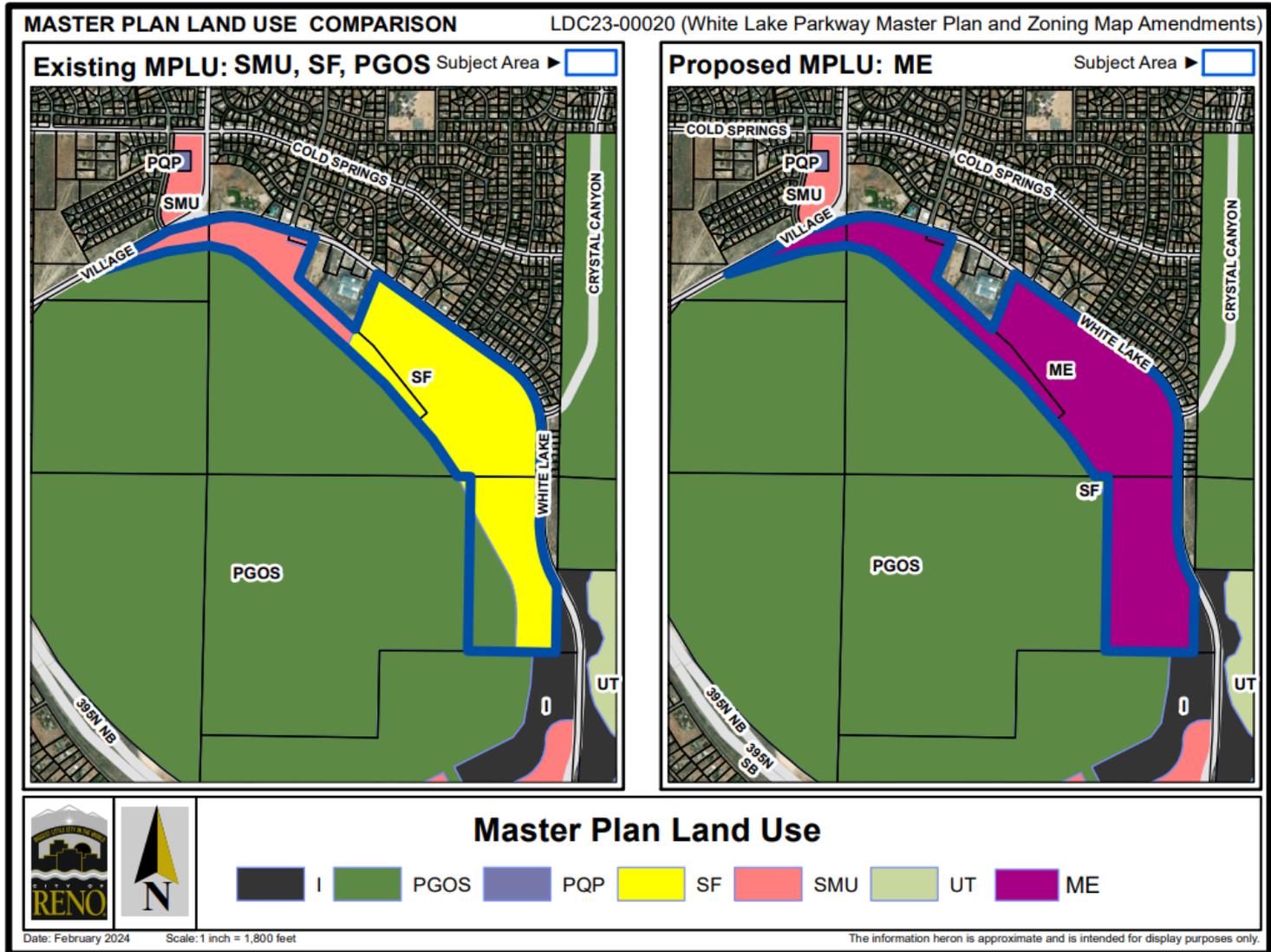
Reno City Council

April 10, 2024

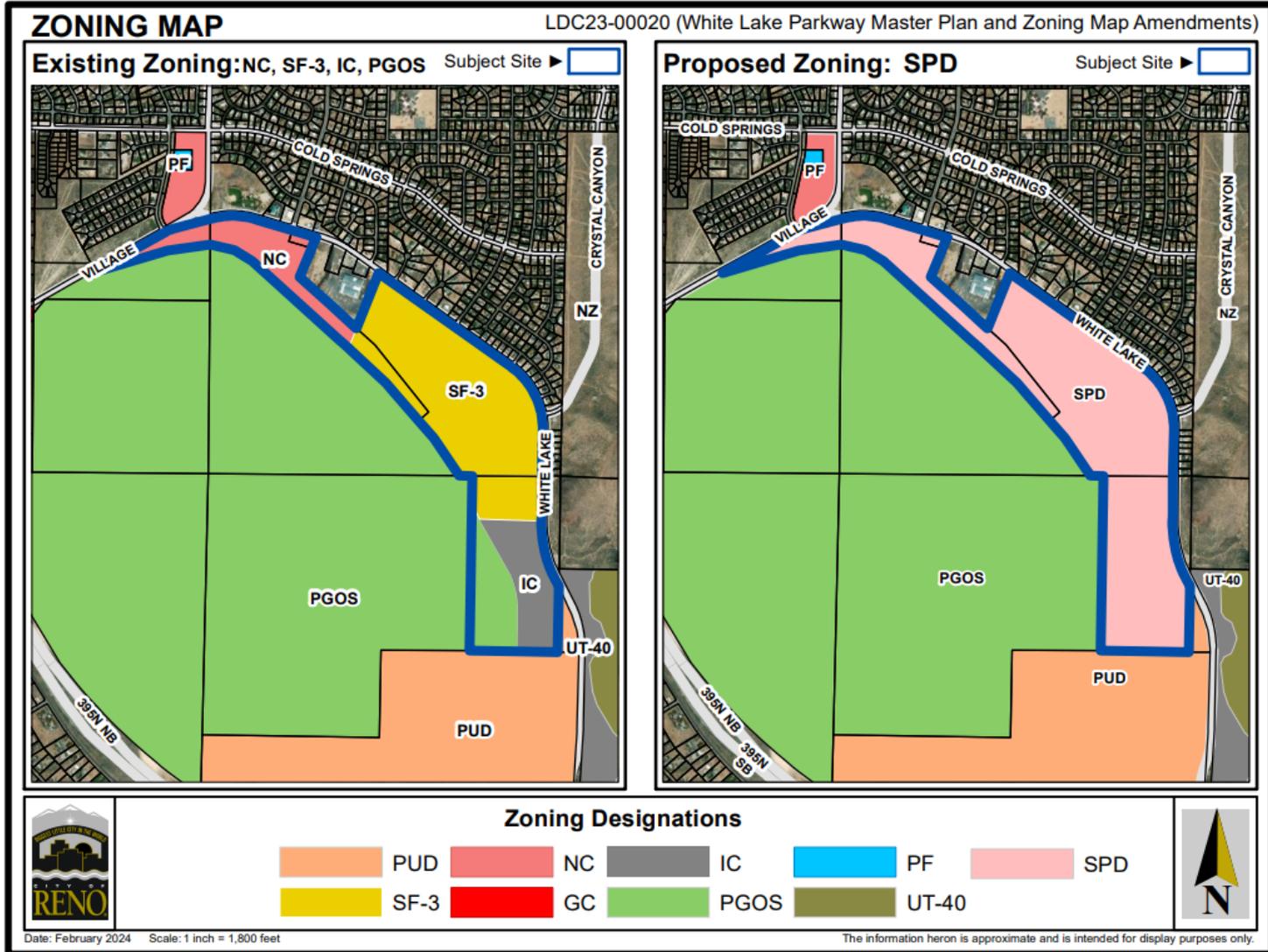
AREA MAP (APPROXIMATELY 218 ACRES)



MASTER PLAN



ZONING MAP



WHITE LAKE COMMERCE CENTER SPD

WHITE LAKE COMMERCE CENTER – SPECIFIC PLAN DISTRICT

- Development Schedule
- Land Use Plan
- Development Standards
- Site Planning Standards

WHITE LAKE COMMERCE CENTER

**SPECIFIC PLAN DISTRICT
HANDBOOK**

March 6, 2024



1.5 Development Schedule

This SPD shall be valid and enforceable for **15 years**. The 15-year timeframe shall commence upon final approval of this SPD (as evidenced by the initial recording date of the certified handbook). If the project is not completed at the end of the 15 years, then the SPD shall require an application to the Reno City Council to determine if it is appropriate to extend the development schedule prior to further development.

LAND USE PLAN

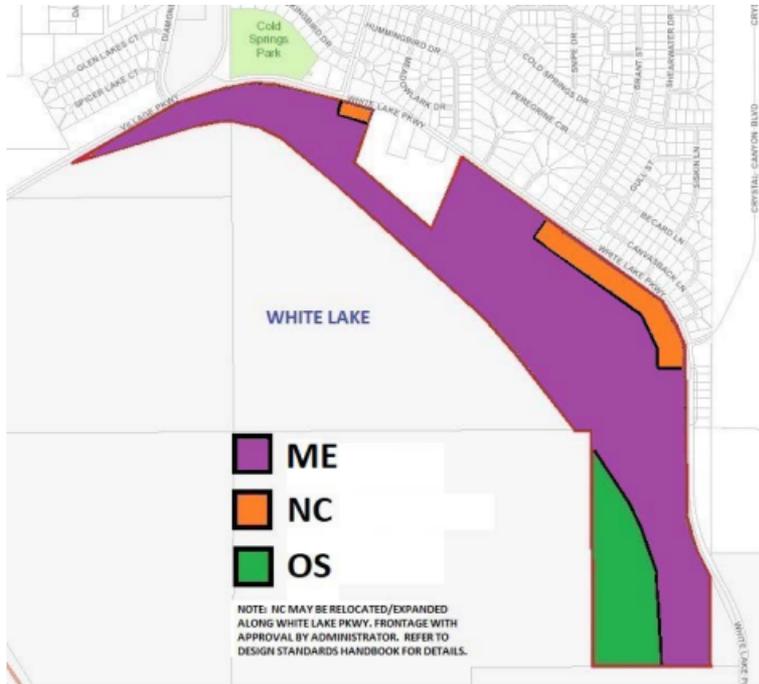


Figure 6 – Land Use Plan

- ❑ Mixed Employment (182.24 acres)
- ❑ Minimum of 11.45 acres of Neighborhood Commercial
- ❑ Open Space (25 acres) does not change

The Land Use Plan identifies 25 acres as OS. This reflects a portion of the site previously identified in the Reno Master Plan as Parks, Greenways, and Open Space (PGOS). The SPD does not propose to alter the boundary of the PGOS land use and designates this area as OS on the Land Use Plan.



- Minimum of 11.45 acres of Neighborhood Commercial
- Uses such as retail, restaurants, personal service, childcare and community serving office uses (i.e. medical offices)
- A minor conditional use permit for business operating between 11:00 pm to 7:00 am



COMMERCIAL, COMMERCIAL!





Mixed Employment (24-Hour Operation) with following standards:

- Employee parking behind a 10-foot combination berm/rock decorative wall within 200 feet of residential
- No loading docks within 300 feet of residential use / Orient away from White Lake Parkway
- No docks facing White Lake Parkway within 500 of residential use unless screened by another building
- All loading and unloading between 10:00 pm and 7:00 am between enclosed trailer and sealed dock door
- No back-up alarms/beepers between 10:00 pm and 7:00 am
- No running refrigerator equipment between 10:00 pm and 7:00 am

Single tenant buildings limited to 500,000 sf. Multi-tenant buildings over 500,000 sf require CUP.

PROJECT ENTRIES

- **Project Entries/Access Points**

Entries to individual projects within the SPD shall incorporate common landscape theme. The following standards shall apply:

- a) A minimum 10-foot landscape area shall be preserved at either side of the entry drive.
- b) A minimum of two (2) deciduous, two (2) evergreen, and five (5) accent trees shall be planted at each side of project entries.
- c) Deciduous and accent trees shall be a minimum 24-inch box size at time of planting.
- d) Evergreen trees shall be a minimum of 6-feet in height at the time of planting.



SIDEWALKS

- **Sidewalks**

- a) Sidewalks and landscaping are to be installed concurrently with adjacent new construction. This applies to landscaping within the White Lake Parkway/Village Parkway streetscape.
- b) A minimum 6-foot sidewalk shall be installed along White Lake Parkway and Village Parkway. The sidewalk may be located at the outside edge of the right-of-way
- c) Behind the sidewalk a 20 foot landscape buffer is required. This landscape area shall at a minimum include ten-foot high minimum columnar evergreen trees planted a maximum of 15 feet apart. This landscape strip may also include a berm and fencing per section 2.2 of this handbook (24 hour use). Additionally, this landscape strip shall also include a minimum of six shrubs per tree.



TRAFFIC ANALYSIS

- **Roadway Improvements/Traffic Analysis**
 - a) Prior to the issuance of a building permit the Master Developer or their designated assignee shall be required to provide a **trip generation letter** to the City of Reno for the associated project that includes all other uses developed within the SPD boundary. Should cumulative trip generation exceed 100 peak hour trips, **a comprehensive traffic impact analysis** shall be submitted for review and approval by the City of Reno.

Traffic impact analysis reports shall be prepared by a Nevada licensed traffic engineer. The scope of the analysis shall be coordinated with City of Reno Engineering and Public Works staff. Any identified mitigation measures and/or improvements necessary to maintain acceptable levels of service (LOS) on adjoining roadways shall be required to be completed by the developer prior to the issuance of a certificate of occupancy for the associated project. White Lake Parkway currently functions at LOS C on a daily basis, which is in conformance with the regional level of service policy.

3.7 Trails and Open Space

- a) A minimum 10-foot wide greenbelt shall be preserved from the historic high-water line of White Lake (5,083 elevation contour) along the eastern and northeastern project boundary, adjacent to the White Lake playa.
- b) An all-weather surface (i.e. decomposed granite, road base, etc.) pedestrian path shall be located within the greenbelt and included for the entire White Lake playa frontage. The path shall be a minimum of 6 feet in width and include a public access easement.
- c) A minimum of two interpretive signs discussing the history of the area, facts about White Lake and the Cold Springs Valley, or similar shall be located within the greenbelt. See examples below:



- d) A minimum of three benches facing westerly shall be located along the length of the greenbelt trail.

Access to the trail shall be provided from a minimum of two locations within the SPD boundary. Additionally, the trails shall connect to sidewalks along White Lake Parkway and Village Parkway at the northern and southern SPD boundaries.





The proposed trail shall be installed prior to the approval of a building permit for vertical construction. An implementation phasing plan shall be provided with the first building permit, subject to approval by the Administrator. Additionally, trail features shall be owned and maintained by the Master Developer. Maintenance and ownership may be transferred to future owners and developers.

FISCAL IMPACT ANALYSIS

A Fiscal Impact Analysis (**Exhibit D**) was submitted as part of the Master Plan Amendment request. The analysis contemplated 30,000 square feet of commercial and 1,352,000 square feet of industrial space built over a two-year period. Although the actual square footage for each use is not known yet, this analysis anticipates a revenue surplus for the City in the amount of \$210,000 to the City's general fund and \$1.84 million to the City's street fund over their 20-year analysis period.



Conformance with the Master Plan: With the approval of the Master Plan Amendment the subject site would have a Master Plan land use designation of Mixed Employment and is within the Outer Neighborhood per the Structure Plan Framework of the Reno Master Plan. The proposed amendments are supportive of the following Master Plan policies.

Policy 1.1B: Community Development

Policy 1.2B: Modern Industrial Hub

N-G.16: Neighborhood Services

N-ON.2: Neighborhood Centers

N-ON.4: Transition to Unincorporated County/Open Space

CHANGES AS A RESULT OF PUBLIC ENGAGEMENT

- ❑ COMMERCIAL, COMMERCIAL!!
- ❑ Remove multi-family as allowed use in Neighborhood Commercial
- ❑ Strict 24-hour use standards for residential adjacency
- ❑ Traffic impact safeguards



- ❑ Applicant Agrees with ALL Conditions of Approval
- ❑ Staff Recommends Approval
- ❑ Numerous Public Comments in Support
- ❑ Planning Commission voted **Unanimously** to Approve the Applications



EXAMPLE SITE PLAN

