

STAFF REPORT

Date: April 10, 2024

To: Mayor and City Council

Through: Doug Thornley, City Manager

Subject: Staff Report (For Possible Action): Ordinance Introduction – Bill No. _____
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

Summary:

A request has been made for a zoning map amendment from Industrial Commercial (IC); Neighborhood Commercial (NC); Single-Family – 3 Units per Acre (SF-3); and Parks, Greenways, and Open Space (PGOS) to Specific Plan District (SPD). Staff analysis focused on the compatibility of proposed zoning with surrounding zoning and land uses. Staff and the Planning Commission made all the findings and recommend approval of the zoning map amendment.

Alignment with Strategic Plan:

Economic and Community Development

Previous Council Action:

There is no recent Council action relevant to this item.

Financial Implications:

None at this time.

Legal Implications:

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

Recommendation:

The Planning Commission recommends Council adopt the requested zoning map amendment by ordinance.

Proposed Motion:

I move to uphold the recommendation of the Planning Commission and refer Bill No. _____ for a second reading and adoption.

Attachments:

Ordinance and SPD Handbook