

LDC24-00051

StoneGate Heinz Ranch

Master Plan and Zoning Map Amendment

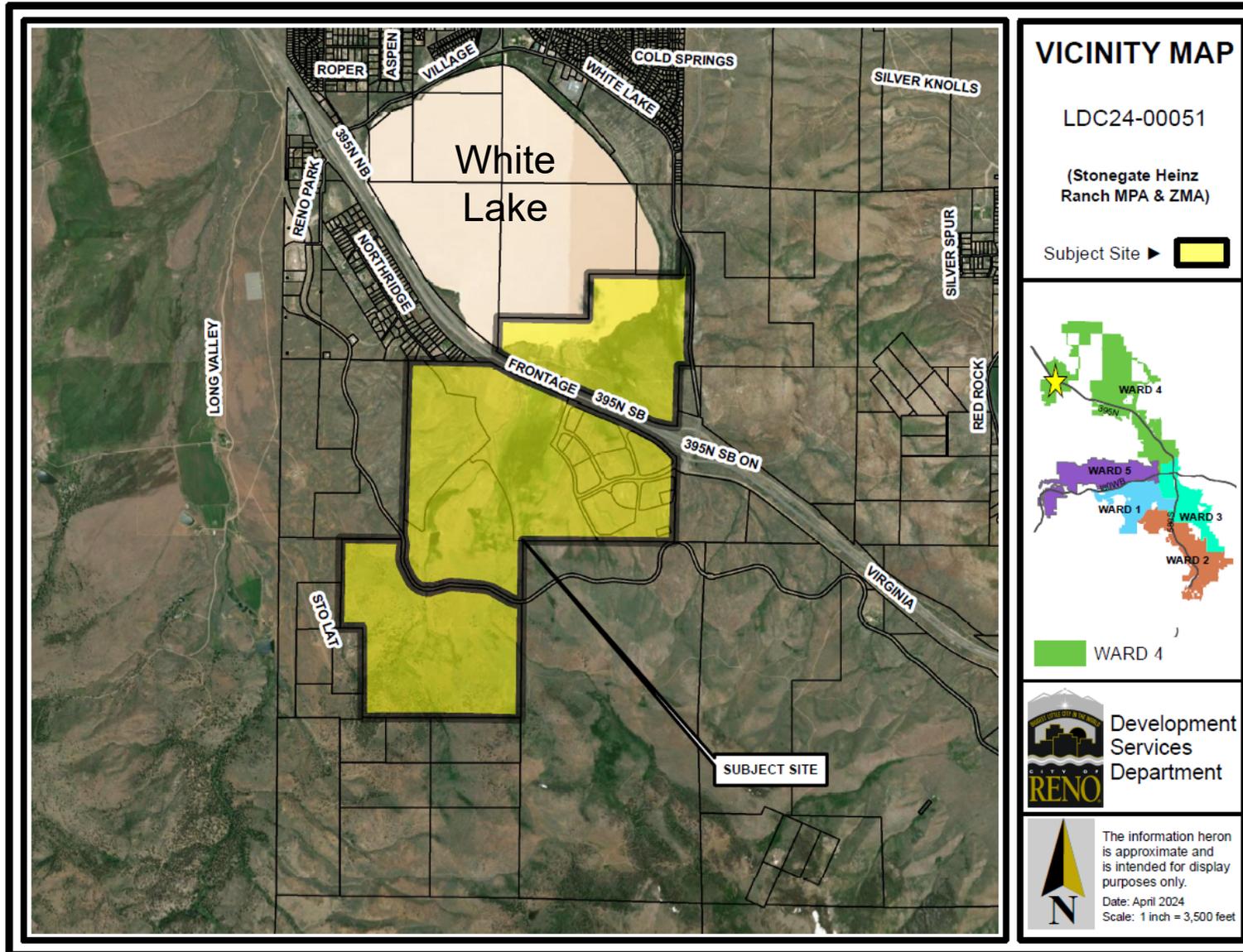
Reno City Council

May 21, 2025



C I T Y O F
RENO

Project Information



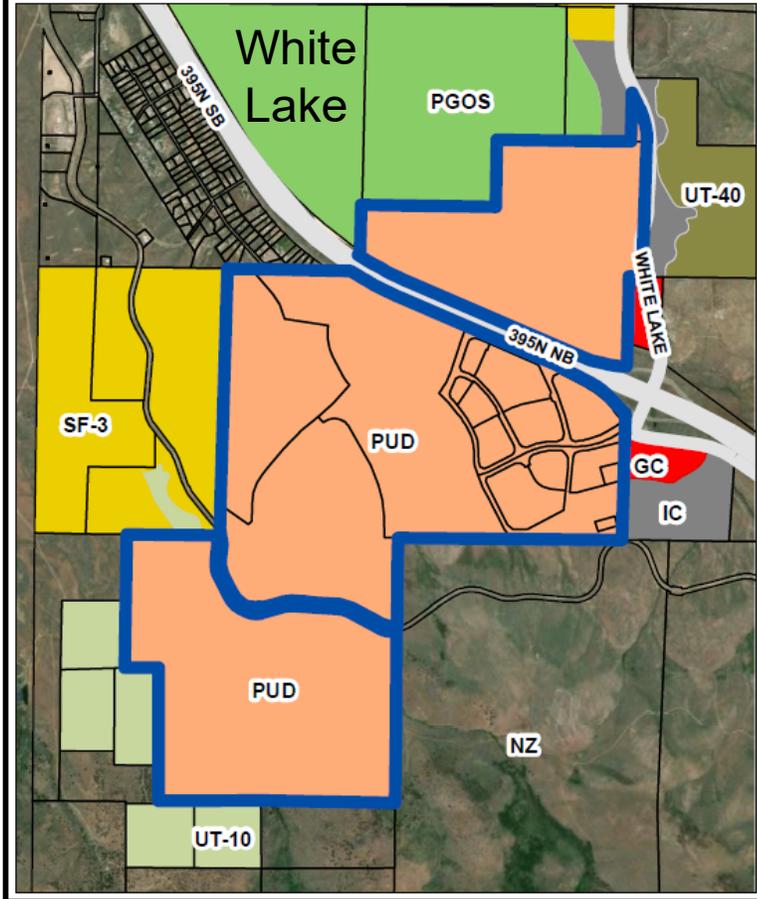
Site size: ±1,767 acres

- Master Plan Amendment
- Zoning Map Amendment from StoneGate PUD to:
 - ±923 acres of Industrial
 - ±385 acres of SF-5
 - ±54 acres of General Commercial
 - ±403 acres of Open Space
- Project of Regional Significance

ZONING MAP

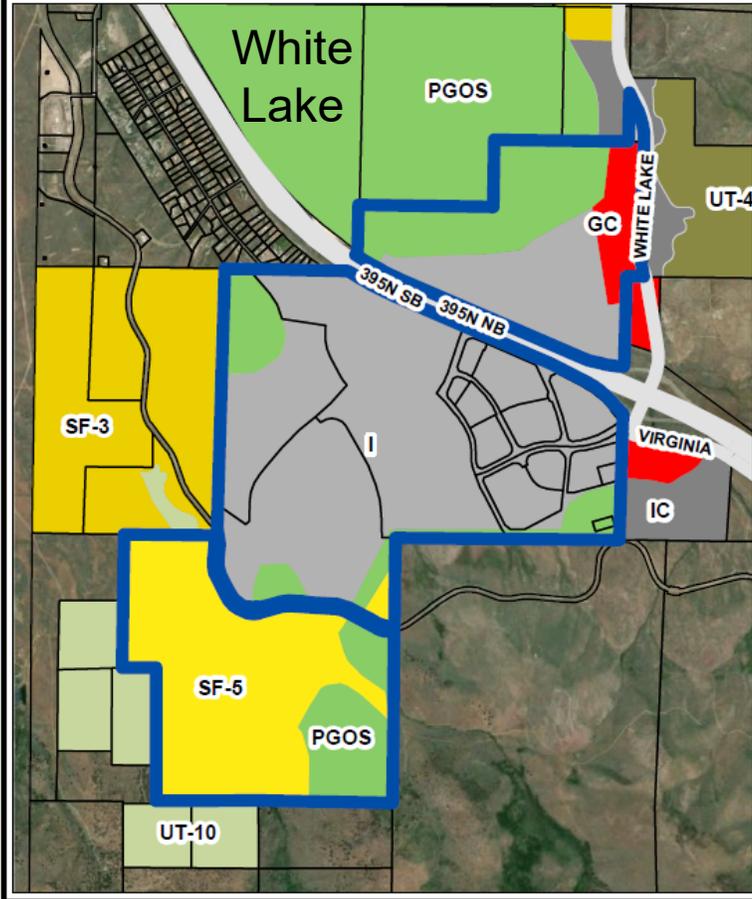
Existing Zoning: PUD

Subject Site 

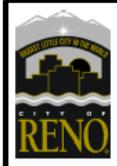


Proposed Zoning: Multiple

Subject Site 



Zoning Designations



Date: May 2024

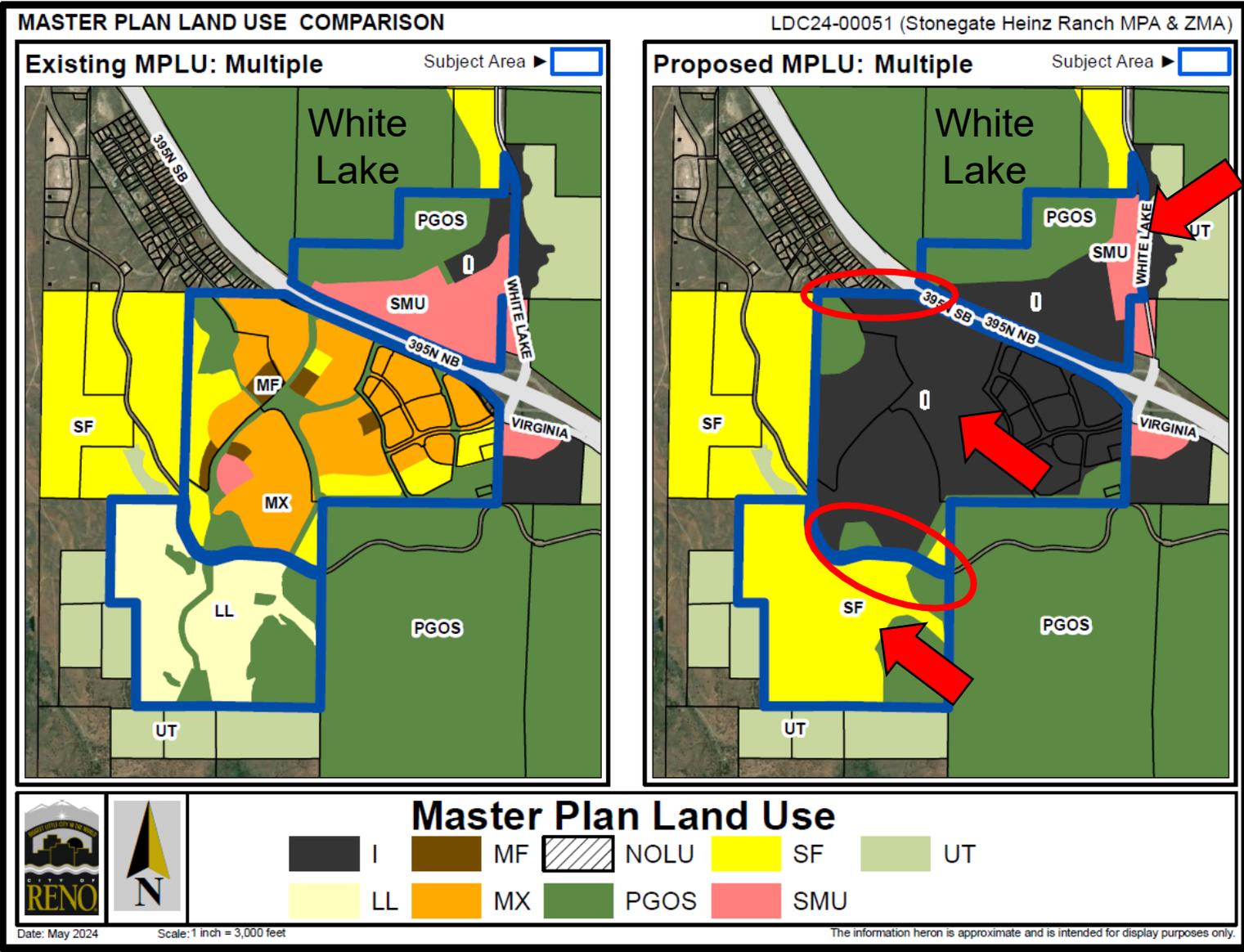
Scale: 1 inch = 3,000 feet

The information hereon is approximate and is intended for display purposes only.

Zoning Districts

- Applicant is requesting to dissolve PUD and return to standard zoning designations
- Emphasis on industrial zoning, similar to what existed prior to PUD rezoning

Land Use Compatibility



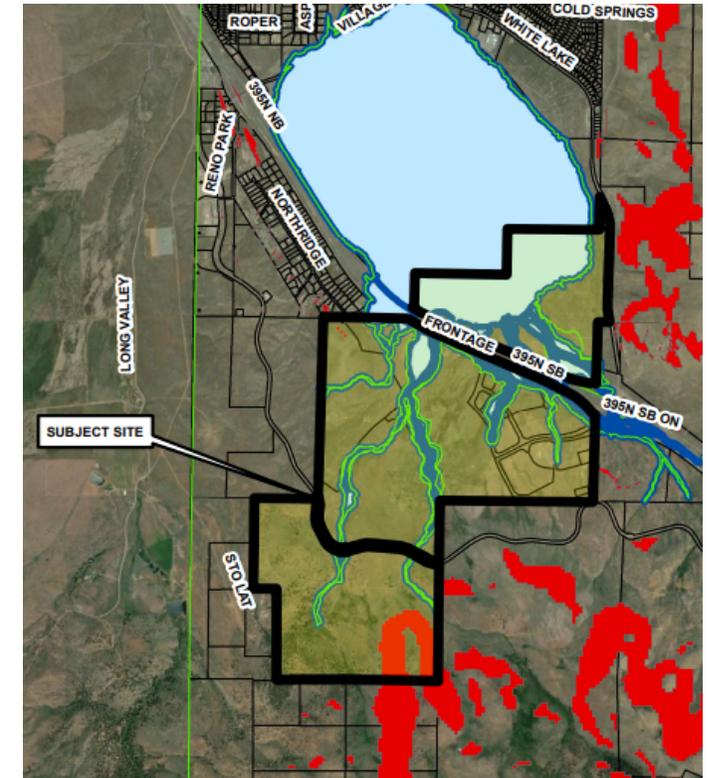
- Commercial land uses adjacent to major roads and industrial
- Proposed residential development would be separated from industrial uses by railroad tracks and open space buffers
- Industrial would also be adjacent to existing residential uses and zoning in Washoe County, separated by a 100-foot-wide open space buffer

Project of Regional Significance Triggers

	Trigger	Proposed Zone Change
Housing	<i>>625 units</i>	1,350 residential units
Traffic	<i>>6,250 average daily trips</i>	49,778 average daily trips
Students	<i>>325 students</i>	424 K-12 students
Water Usage	<i>>625 acre-feet per year</i>	1,008 acre-feet per year
Sewage	<i>>187,500 gallons per day</i>	790,520 gallons per day
Employment	<i>>938 employees</i>	8,881 jobs

Future Development Requires Public Review Process

- Master Plan and Zoning Map Amendment **cannot** be “conditioned”
- Site constraints include topography, vegetation, year-round streams and existing easements
- Subject to future public review entitlements and/or building permits:
 - ✓ Steep slopes
 - ✓ Cuts/fills
 - ✓ Disturbance of major drainageways
 - ✓ Residential adjacency
 - ✓ Specific industrial uses trigger review
 - ✓ Tentative map review for residential



Slopes >30% ▶ 

Flood Zone AE:
Floodway ▶ 

Flood Zone X:
Minimal Flood
Hazard ▶ 

Master Plan Conformance

- **Reimagine Reno Master Plan - Outer Neighborhood and Foothill Neighborhood**
- Mix of over 1,300 residential units combined with jobs supports policies:
 - GP 1.1B – Community development
 - N-ON.1 – Mix of housing types
- The mix of commercial and industrial land uses supports policies:
 - GP 1.2B – Modern industrial hub
 - GP 1.2D – Employment centers
 - GP 1.2G – Business retention and attraction
 - EA-ILA.1 – Overall mix
- Use of open space buffers between residential and industrial supports policies:
 - EA-ILA.3 – Residential compatibility
 - N-ON.5 – Cluster development
- Over 400 acres of open space supports policies:
 - GP 1.5A – Quality of life
 - GP 2.3E – Parks and recreational facilities
 - N-FN.5 – Viewsheds
 - N-FN.9 – Access to public lands



General Review Criteria

Criteria	Analysis	Staff Review
Consistency with Master Plan	Conforms with over 15 goals and policies	✓ Yes
Compliance with Title 18	Will be analyzed with future development	TBD
Mitigates traffic impacts	Potential reduced trip generation, will be analyzed with future development	✓ Yes/TBD
Provides safe environment	Provides a mix of residential, commercial, industrial and open space; specifics will be analyzed with future development	TBD
Rational phasing plan	Development will be phased over years, backbone infrastructure will be developed first	✓ Yes

Master Plan Amendment Recommended Findings

MPA Findings	Analysis	Staff Review
Conforms with Master Plan	Conforms with over 15 goals and policies	✓ Yes
Compatible with nearby land uses	Generally compatible with existing uses, land use designations, and zoning bordering project site	✓ Yes
Provision of public services and facilities	Public services and facilities exist or are planned to be extended to project site; agreements in place	✓ Yes

Zoning Map Amendment Recommended Findings

ZMA Findings	Analysis	Staff Review
Conforms with state law NRS Section 278.250(2)	Conforms to all requirements listed in NRS and current RMC zoning regulations	✓ Yes
Conforms with Master Plan	Conforms with over 15 goals and policies	✓ Yes

Planning Commission Recommendation (Denial)

In the matter of case LDC24-00051, based upon non-compliance with the applicable findings, I move to uphold the recommendation of the Planning Commission and deny the Master Plan and Zoning Map Amendment.

Recommended Motion (Approval)

D.4 - In the matter of case LDC24-00051, based upon compliance with the applicable findings, I move to overturn the recommendation of the Planning Commission and approve the Master Plan and Zoning Map Amendment.

D.5 - ***Master Plan Amendment***: In the matter of case LDC24-00051, I move to adopt the resolution subject to conformance review by the Regional Planning Commission.

D.6 - ***Zoning Map Amendment***: In the matter of case LDC24-00051, I move to refer the ordinance for a second reading and adoption.

I vs. IC

	Industrial	Industrial Commercial
Chemical Manufacturing	C	C
Indoor Manufacturing	P	P
Outdoor Manufacturing	C	C
Data Center	C	C
Mini Warehouse	P	P
Truck Terminal	C	C
Warehouse or Distribution	P	P
Heavy Machinery Rental/Sales/Service	P	P
Salvage or Reclamation (Indoors)	P	P
Wrecking/Salvage Yard	C	--
Asphalt/Concrete Plant	C	--
Cannabis Cultivation/ Production/Laboratory	P	P

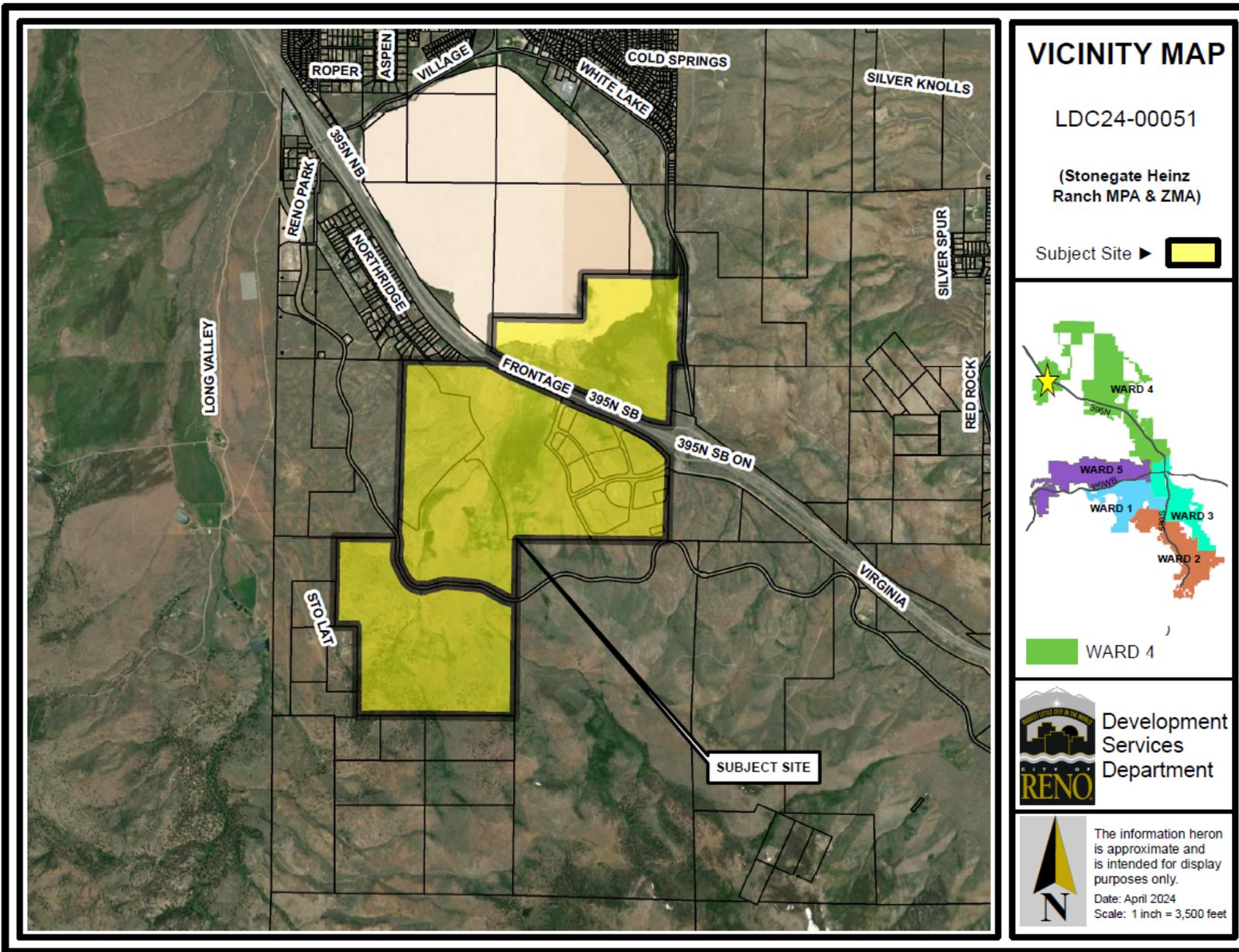
Potential Project Plan and PRS Triggers

	StoneGate PUD	Proposed Zone Change
Residential Units	5,000 residential units	1,350 residential units
Commercial	290,000 SF	210,000 SF
Industrial	950,000 SF	11.75 million SF
Traffic	60,554 average daily trips	49,778 average daily trips
Students	2,310 K-12 students	424 K-12 students
Water Usage	2,518 acre-feet per year	1,008 acre-feet per year
Sewage	1.4 million gallons per day	790,520 gallons per day
Employment	2,257 jobs	8,881 jobs

MPA and ZMA Breakdown

Master Plan Designation	Current Acreage	Proposed Acreage
Single-Family Neighborhood (SF)	±172 acres	±385.7 acres
Large-Lot Neighborhood (LL)	±337 acres	---
Mixed Neighborhood (MX)	±475 acres	---
Multi-Family Neighborhood (MF)	±39 acres	---
Suburban Mixed-Use (SMU)	±188 acres	±54.6 acres
Industrial (I)	±41 acres	±923.3 acres
Parks, Greenways, and Open Space (PGOS)	±485 acres	±403.7 acres
No Land Use (NOLU)	±30 acres	---
Total	±1,767 acres	±1,767 acres

Zoning District	Current Acreage	Proposed Acreage
StoneGate Planned Unit Development (PUD)	±1,767.3 acres	---
Single-Family Residential - 5 units/acre (SF-5)	---	±385.7 acres
General Commercial (GC)	---	±54.6 acres
Industrial (I)	---	±923.3 acres
Parks, Greenways, and Open Space (PGOS)	---	±403.7 acres
Total	±1,767 acres	±1,767 acres



Key Issues

- Compatibility of the proposed Master Plan land use designations and zoning with surrounding land use designations and development
- Provision of public utilities and services