

**LDC24-00051**

StoneGate Heinz Ranch

Master Plan and Zoning Map Amendment

Reno City Council

*May 21, 2025*

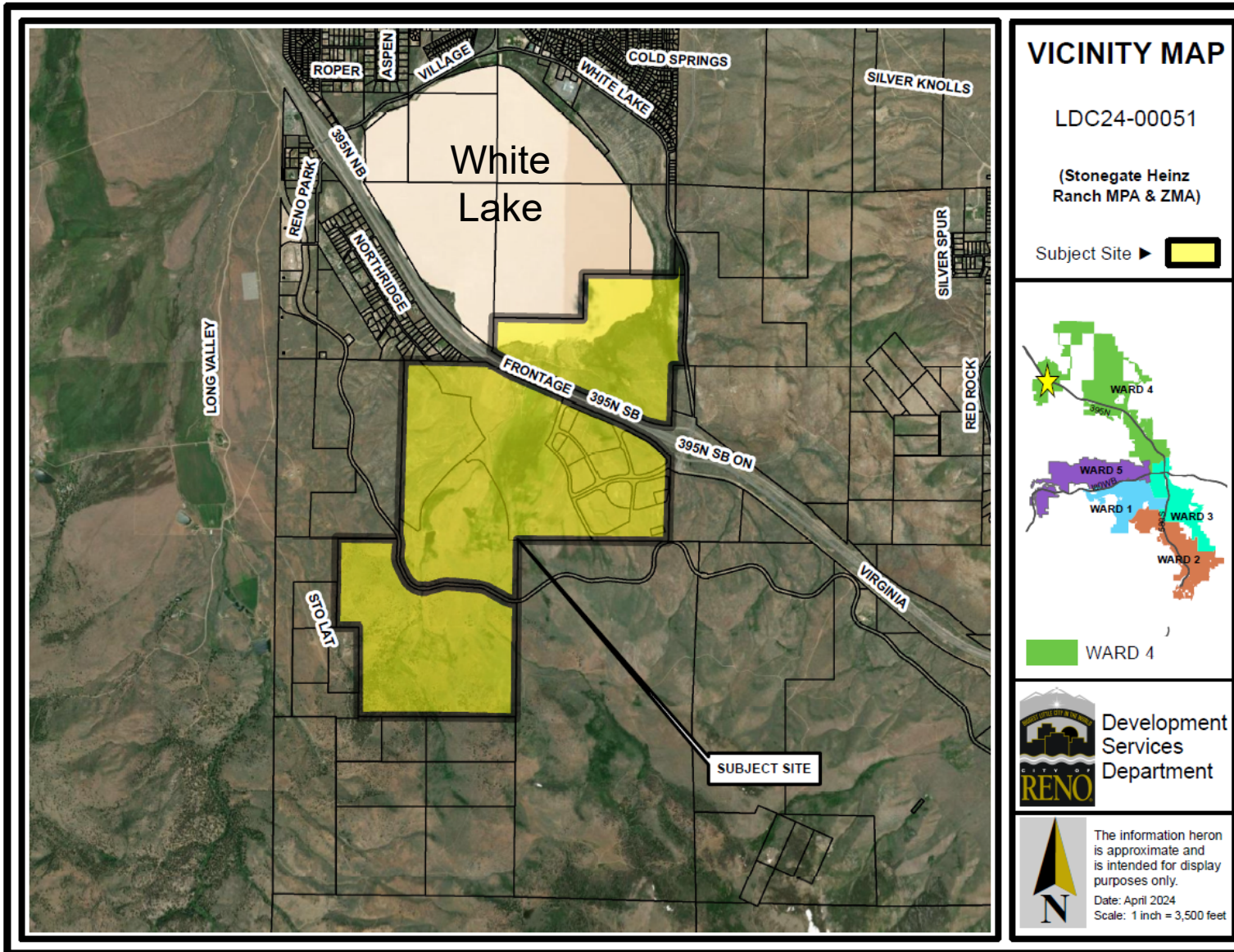




# Project Information

**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

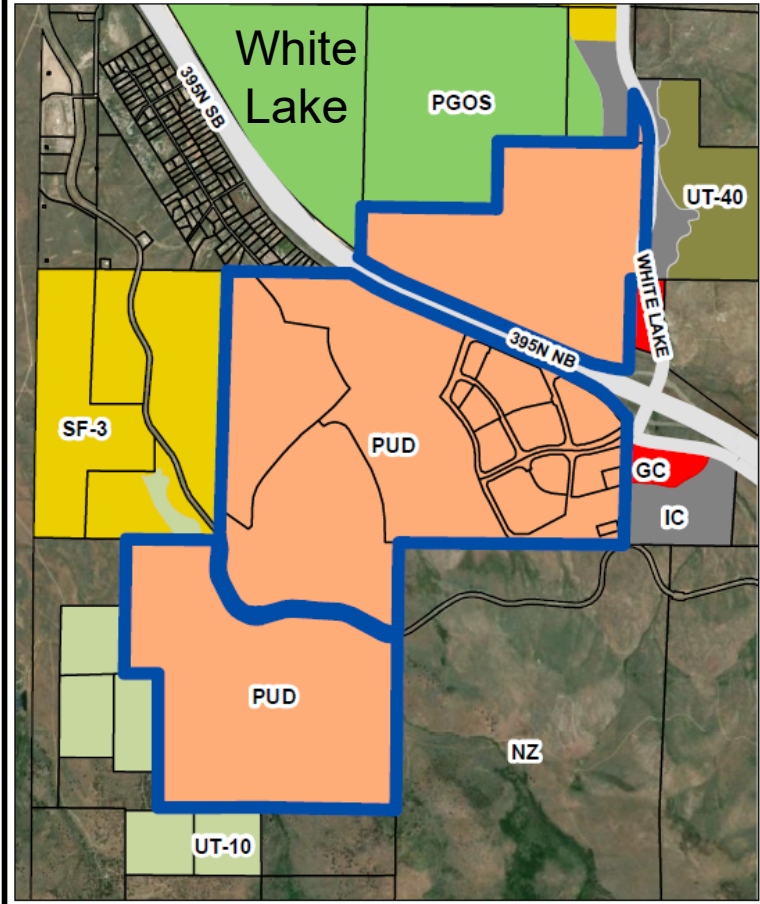


## ZONING MAP

LDC24-00051 (Stonegate Heinz Ranch MPA & ZMA)

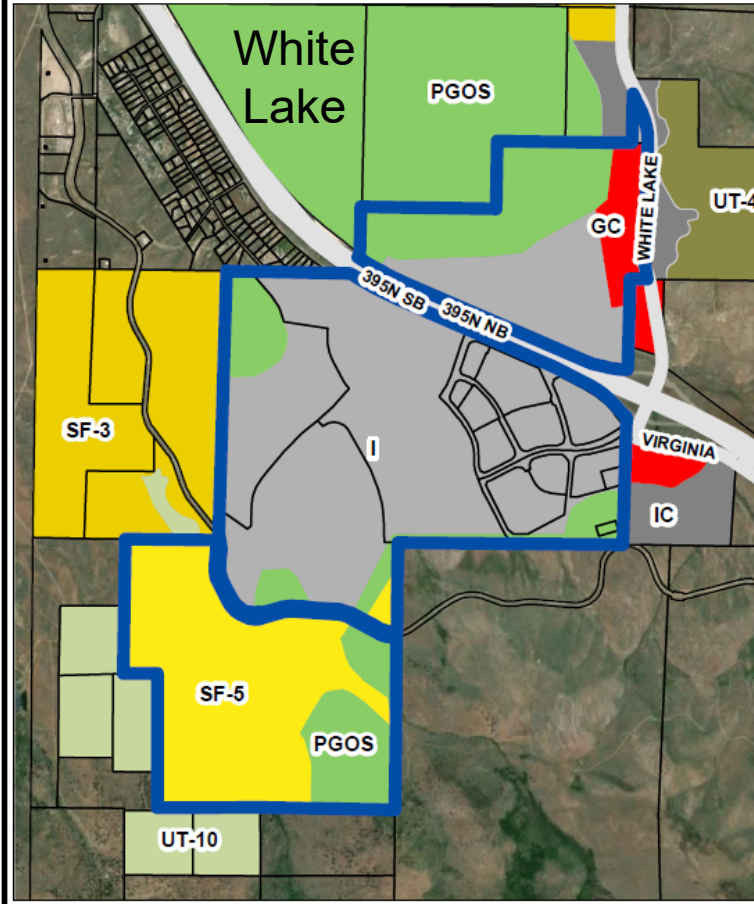
### Existing Zoning: PUD

Subject Site ► 



### Proposed Zoning: Multiple

Subject Site ► 



### Zoning Designations



Date: May 2024

Scale: 1 inch = 3,000 feet

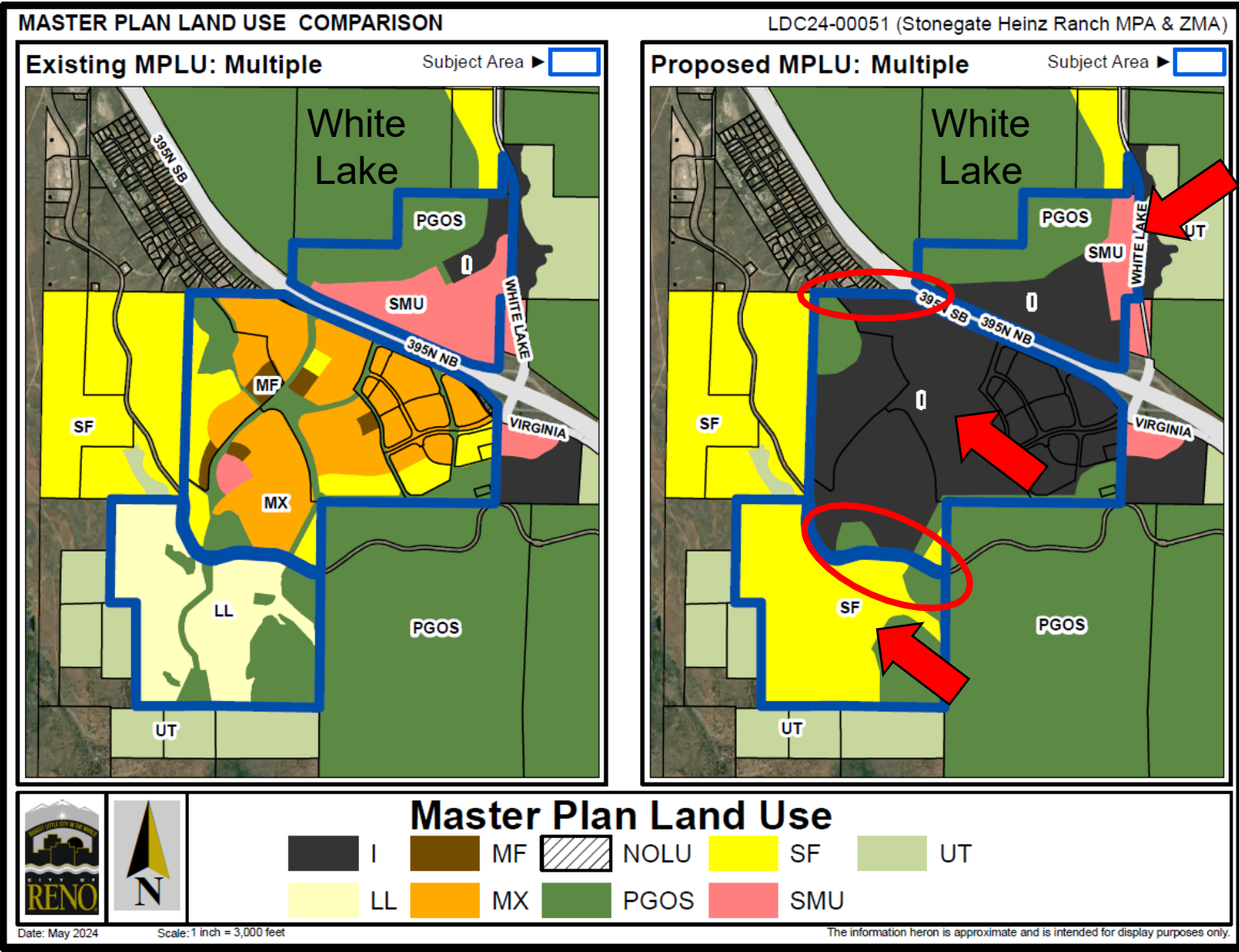
The information hereon is approximate and is intended for display purposes only.

## 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



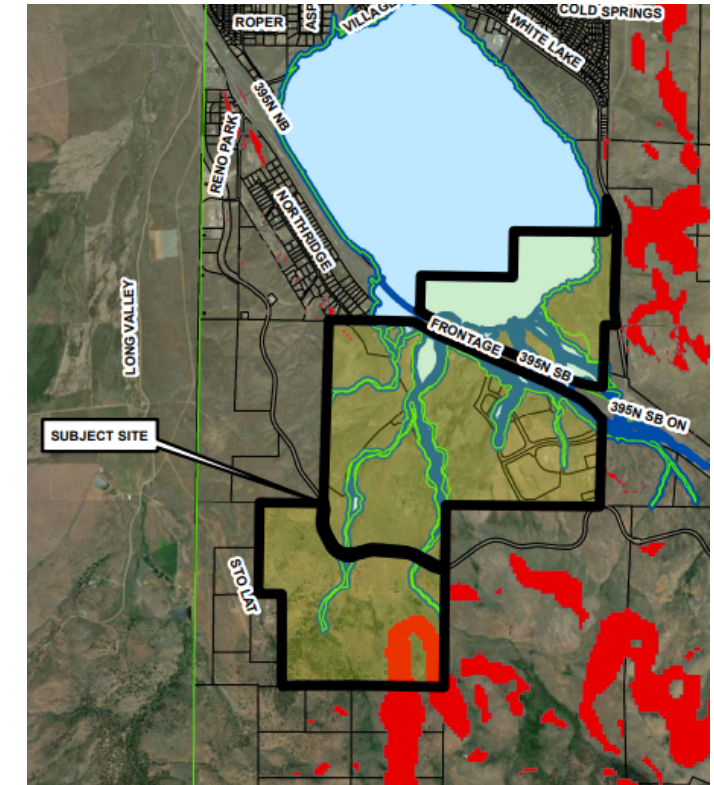
- Commercial land uses adjacent to major roads and industrial
- Proposed residential development would be separated from industrial uses by railroad tracks and open space buffers
- Industrial would also be adjacent to existing residential uses and zoning in Washoe County, separated by a 100-foot-wide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


# Project of Regional Significance Triggers


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

- **Relmagine 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

<b>MPA Findings</b>	<b>Analysis</b>	<b>Staff Review</b>
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

<b>ZMA Findings</b>	<b>Analysis</b>	<b>Staff Review</b>
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
<b>Residential Units</b>	5,000 residential units	1,350 residential units
<b>Commercial</b>	290,000 SF	210,000 SF
<b>Industrial</b>	950,000 SF	11.75 million SF
<b>Traffic</b>	60,554 average daily trips	49,778 average daily trips
<b>Students</b>	2,310 K-12 students	424 K-12 students
<b>Water Usage</b>	2,518 acre-feet per year	1,008 acre-feet per year
<b>Sewage</b>	1.4 million gallons per day	790,520 gallons per day
<b>Employment</b>	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	---
<b>Total</b>	<b>±1,767 acres</b>	<b>±1,767 acres</b>

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
<b>Total</b>	<b>±1,767 acres</b>	<b>±1,767 acres</b>

# 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

