

## STAFF REPORT

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**Date:** February 14, 2024

**To:** Mayor and City Council

**Thru:** Doug Thornley, City Manager

**Subject:** Staff Report (For Possible Action): Ordinance Adoption – Bill No. 7258 Case No. LDC23-00003 (Heiser Master Plan Amendment and Rezoning) Ordinance to amend Title 18, Chapter 18.02 of the Reno Municipal Code, entitled "Zoning," rezoning a ±85.2-acre site located south of Interstate 80 (I-80), ±1,320 feet east of Exit 9 (Robb Drive) from Large Lot Residential 1 acre (LLR-1) to Specific Plan District (SPD); together with matters which pertain to or are necessarily connected therewith.

**From:** Leah Piccotti, Associate Planner

**Department:** Development Services - Planning

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**Summary:**

The ±85.2-acre site consists of a single parcel located on the south side of Interstate 80 (I-80), approximately one-quarter mile east of the Robb Drive interchange. The attached ordinance is a zoning map amendment from Large Lot Residential – 1 acre (LLR-1) to Specific Plan District (SPD). Staff recommends adoption of the attached ordinance.

**Previous Council Action:**

January 17, 2024: Council upheld the recommendation of the Planning Commission with modifications (**Exhibit B**) and approved the first reading:

Ayes: Reese, Taylor, Martinez, Duerr, Ebert

Nays: Brekhus

Abstain: None

Absent: Schieve

**Recommendation:**

Staff recommends Council adopt Ordinance No. \_\_\_\_\_.

**Proposed Motion:**

I move to adopt Ordinance No. \_\_\_\_\_.

**Attachments:**

Case Maps

Ordinance & SPD Handbook

Exhibit B – Explanation of Modifications