

# LDC24-00051

(StoneGate Heinz Ranch MPA and ZMA)

Reno Planning Commission

*April 2, 2025*



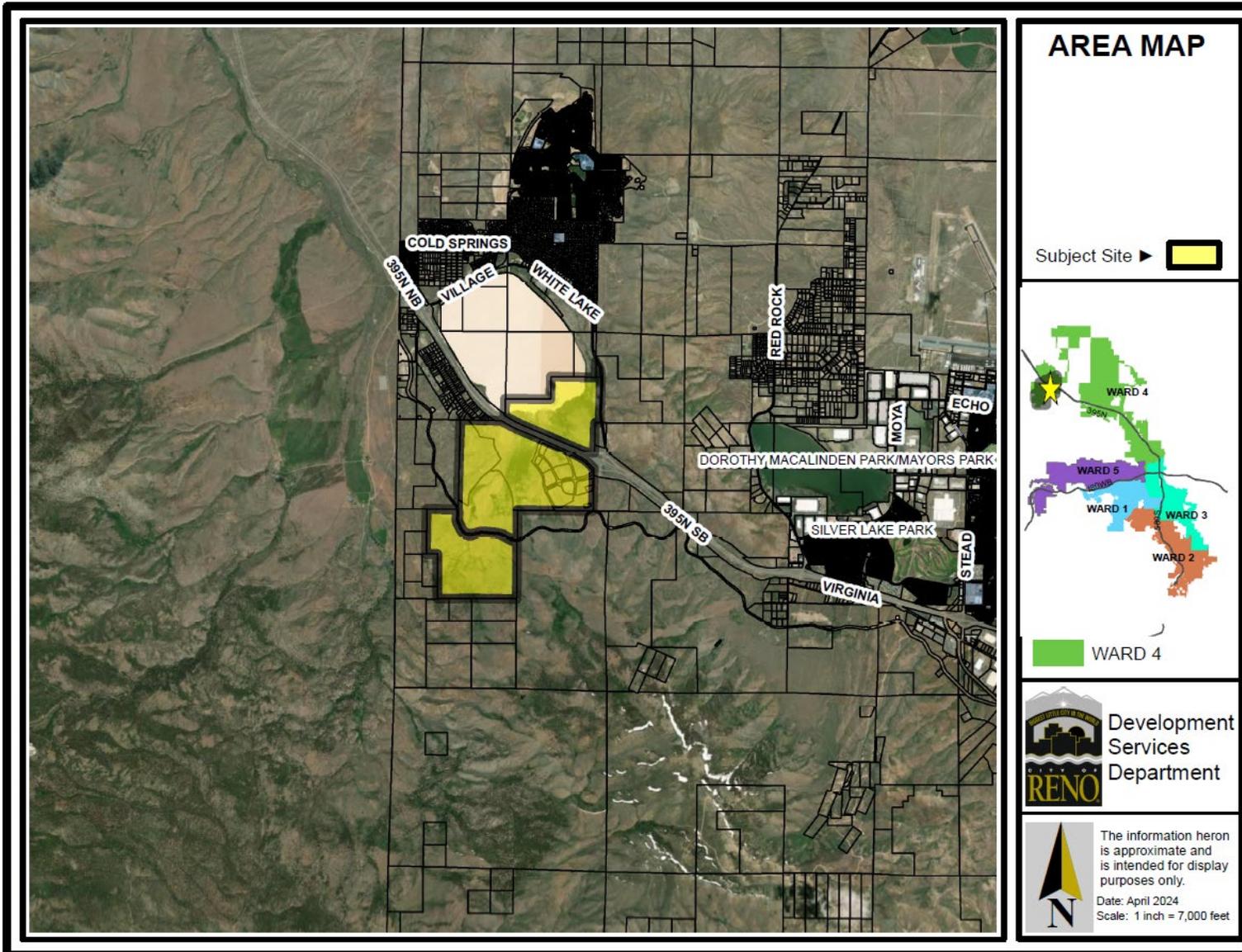
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**RENO**

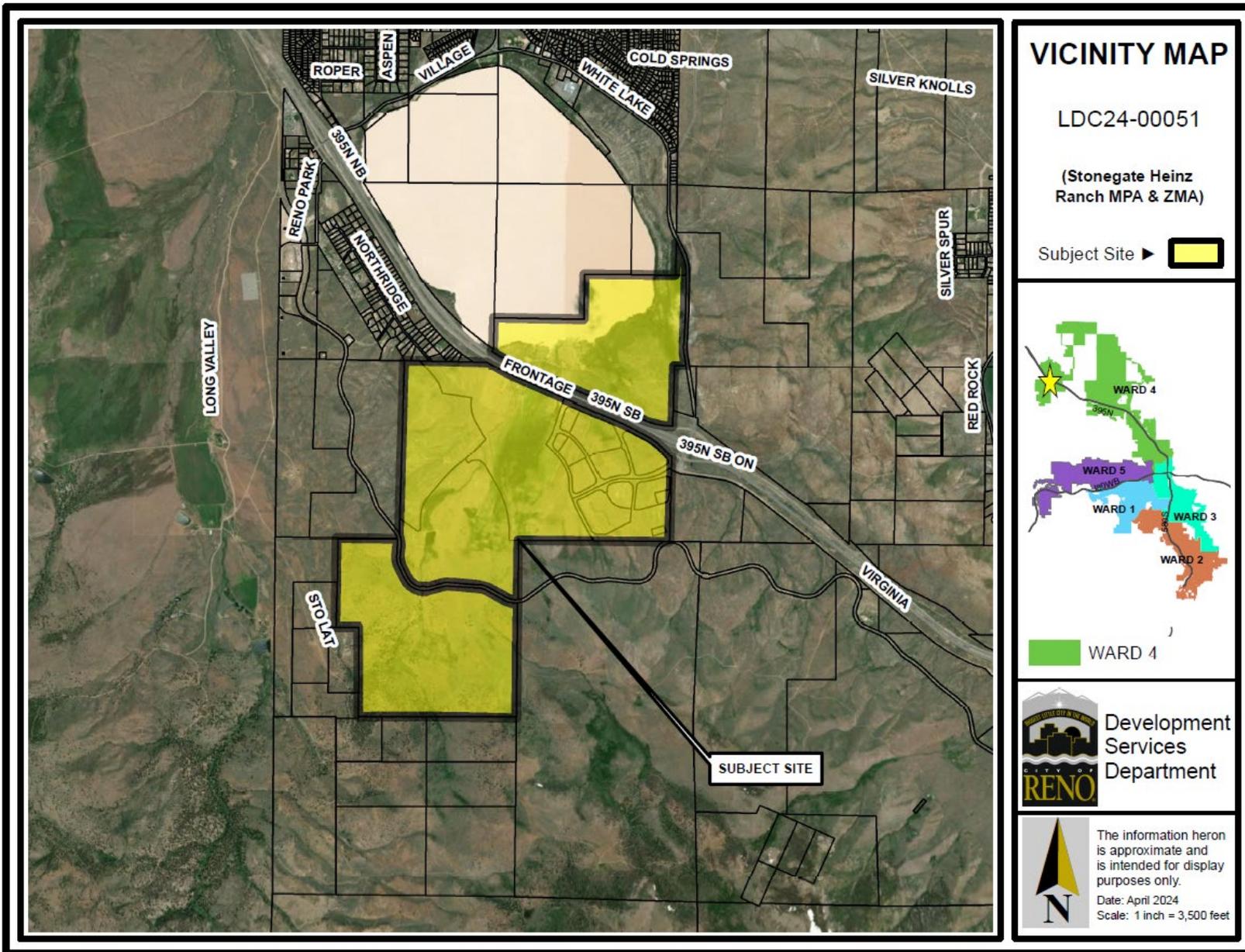
# Project Information

**Site size:** ±1,767.3 acres

## Requests:

- MPA on ±1,363.33 acres from a mix of I, SMU, MX, SF, MF, LL, PGOS, and NOLU to a mix of I, SMU, and SF
- ZMA from ±1,767.3 acres of StoneGate PUD to ±923.3 acres of I, ±385.7 acres of SF-5, ±54.6 acres of GC, and ±403.7 acres of PGOS





# Key Issues

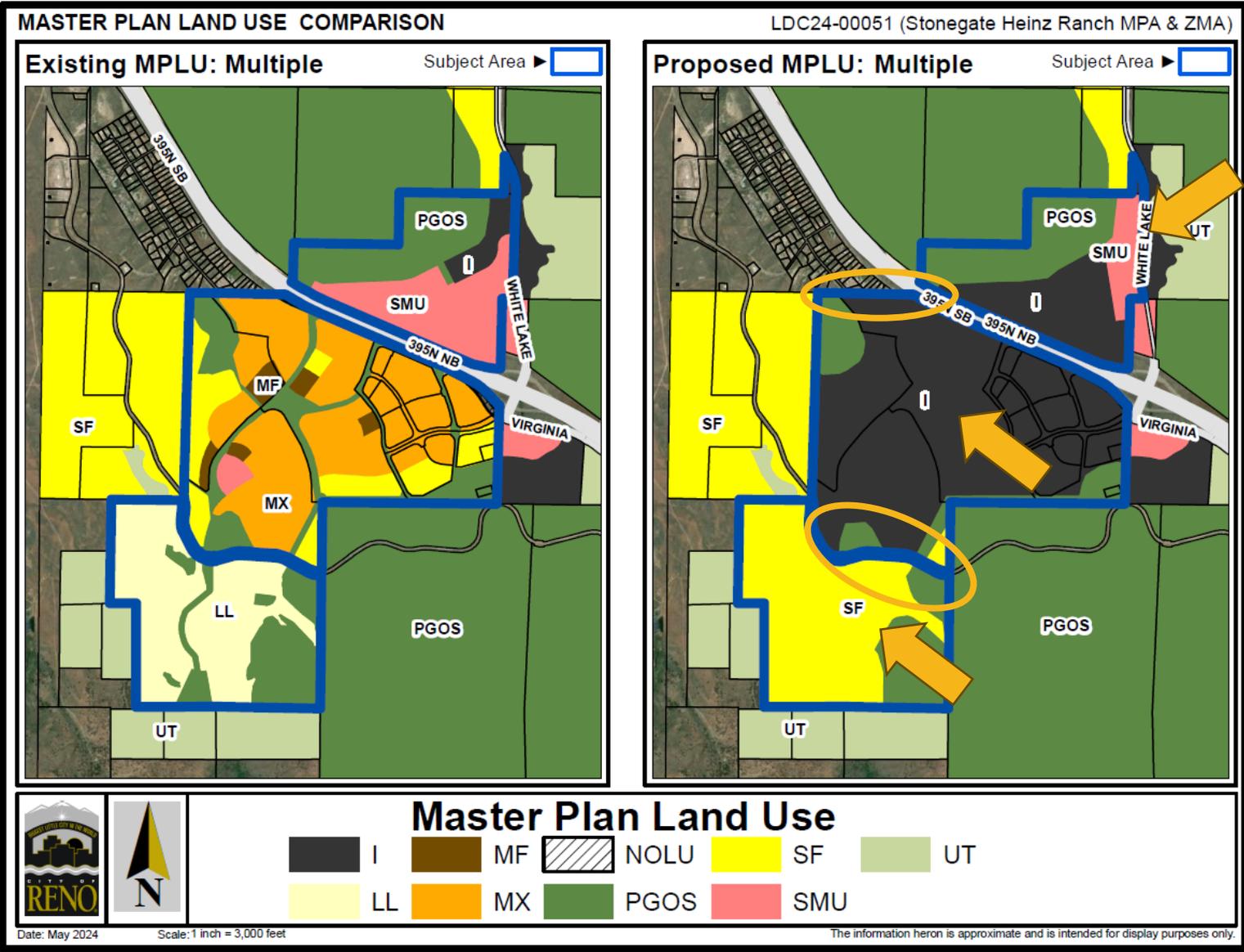
- Compatibility of the proposed Master Plan land use designations and zoning with surrounding land use designations and development
- Provision of public utilities and services

# 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>

# Land Use Compatibility

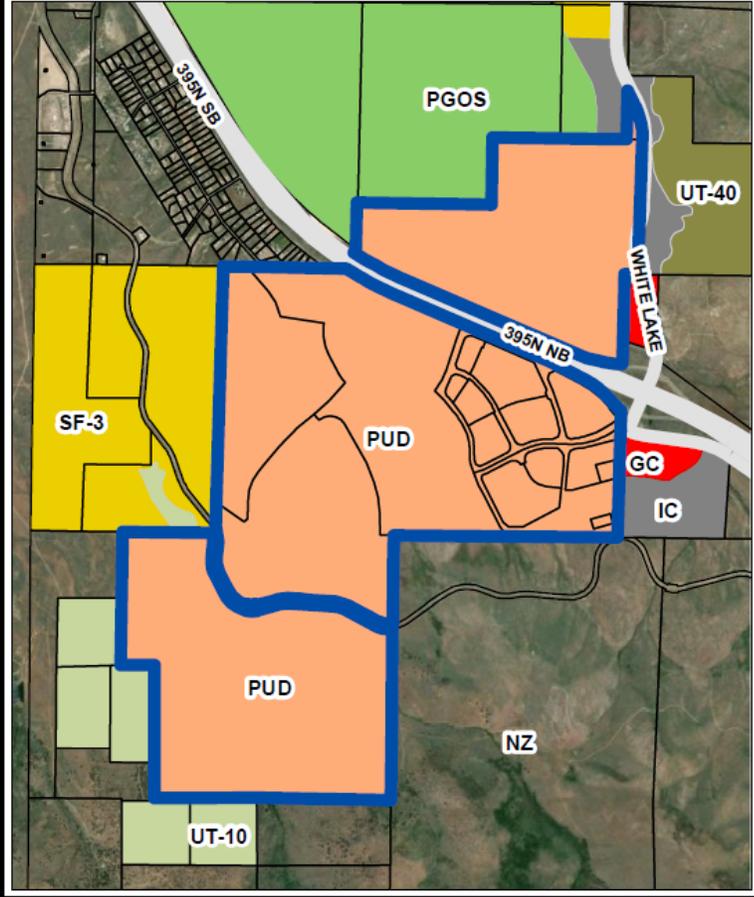


- SMU, I, and SF land use designations are generally compatible with existing uses, land use designations, and zoning bordering site
- SMU land use and corresponding GC zoning would mostly adjoin I and PGOS land use and industrial and commercial zoning
- SF land use and zoning are adjacent to undeveloped open space and rural parcels in County, undeveloped unincorporated transition parcels, other SF property, and PGOS
- SF land use would be separated from industrial by UPRR tracks and PGOS buffers
- Industrial would be adjacent to existing PGOS, SF, SMU, and I land use designations surrounding site
- Industrial would also be adjacent to existing residential uses and zoning in County; 100-foot wide PGOS buffer is proposed in this area (satisfied Washoe County Community Services Department)

# ZONING MAP

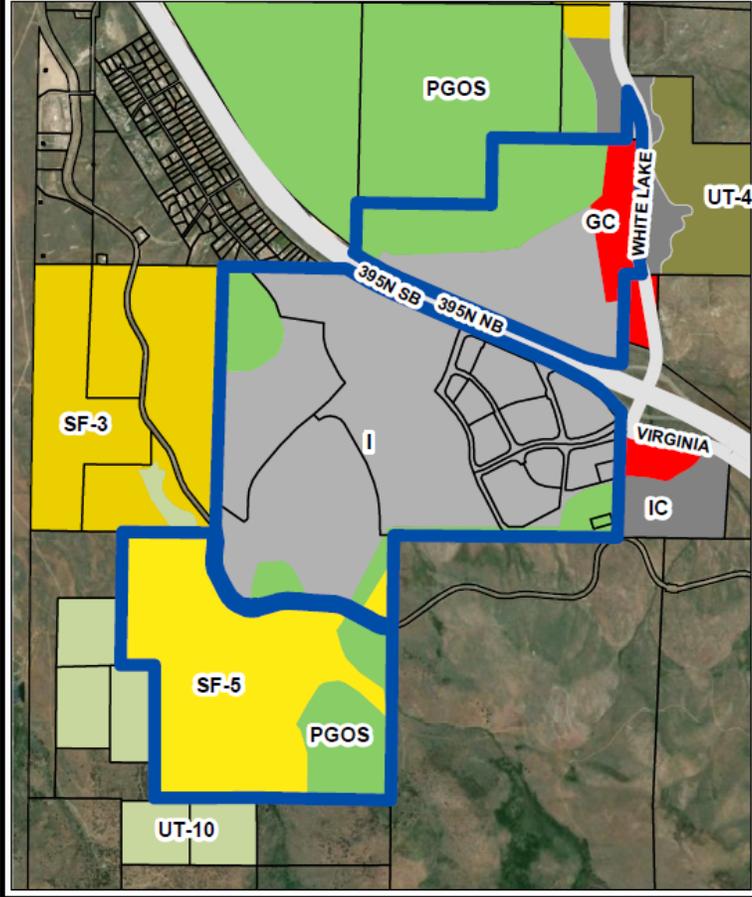
Existing Zoning: PUD

Subject Site 

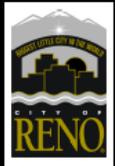


Proposed Zoning: Multiple

Subject Site 



## Zoning Designations



Date: May 2024

Scale: 1 inch = 3,000 feet

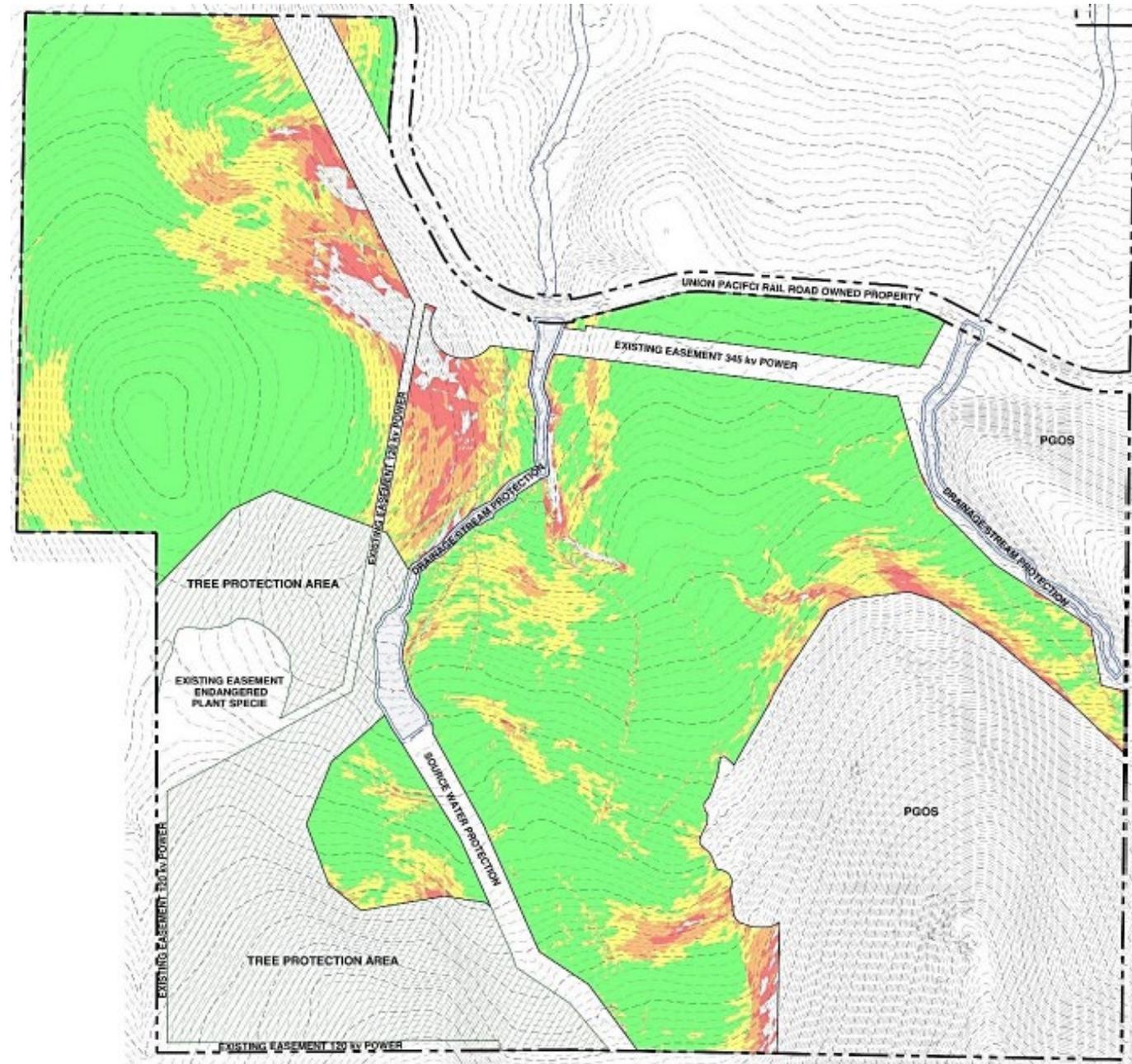
The information hereon is approximate and is intended for display purposes only.

# 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

# Development Potential

- Portions of property are constrained by topography, vegetation, year-round streams, and existing easements
- Will be subject to constraints review with future entitlements and/or building permits



# Project of Regional Significance

2018 Approved PUD	2024 Potential Project Plan
5,000 residential units	1,350 residential units
290,000 SF retail/commercial/medical office	210,000 SF retail/commercial/medical office
950,000 SF industrial/warehouse	11.75 million SF manufacturing/distribution/data center
2,310 K-12 students	424 K-12 students

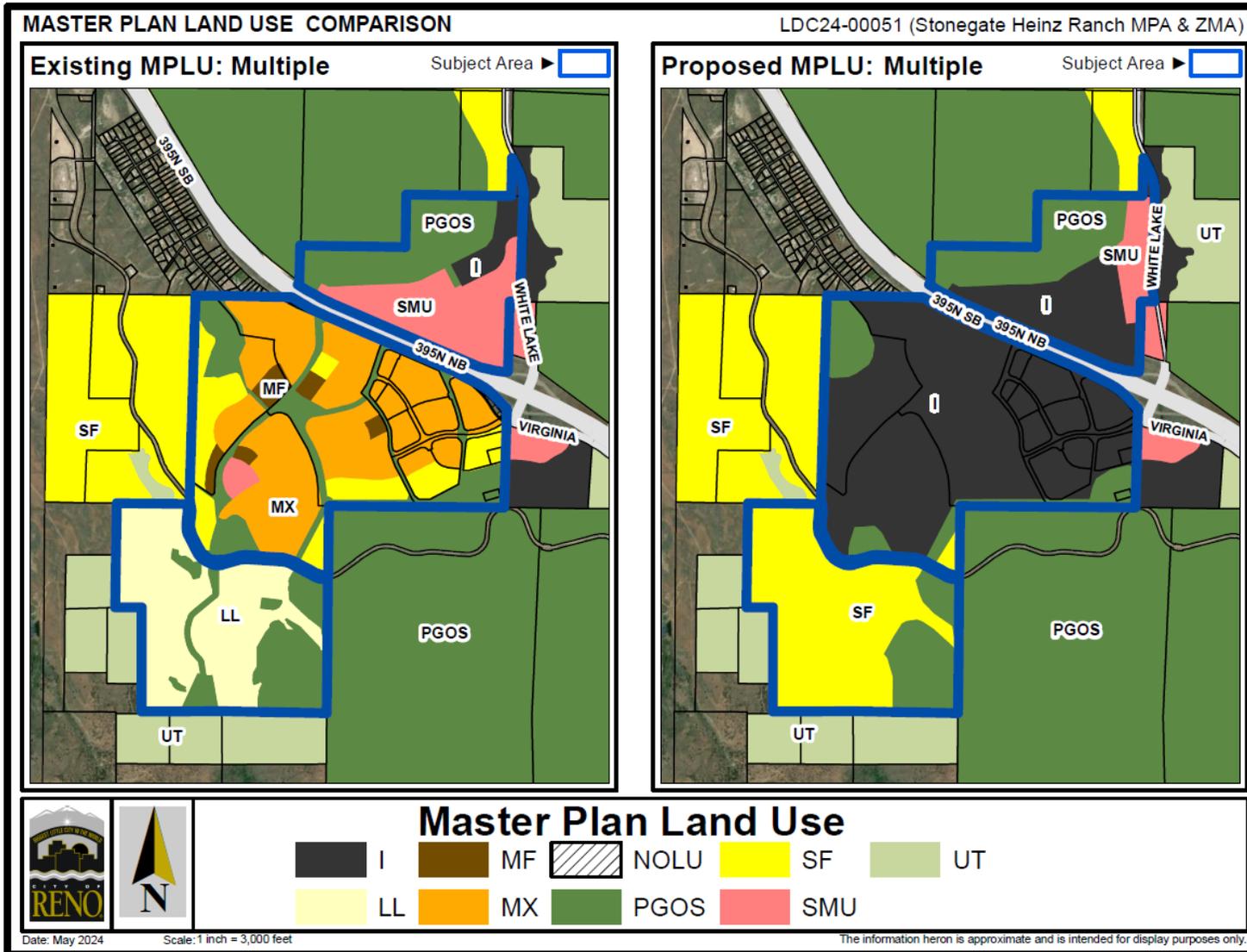
Project of Regional Significance (PRS) Trigger		2018 PRS	2024 PRS Estimates
Housing Units	>625 units	5,000 units	1,350 units
Traffic	>6,250 average daily trips (ADT)	60,554 ADT	49,778 ADT
Water Usage	>625 acre-feet (AF)/year	2,518 AF/year	1,008 AF/year
Sewage	>187,500 gallons/day (GPD)	1,401,649 GPD	790,520 GPD
Student Population	>325 students	2,310 students	424 students
Employment	>938 employees	2,257 jobs	8,881 jobs

# Utilities and Services

- Great Basin Water is primary water purveyor in Cold Springs and has expressed interest in serving development
- Sewer service will be provided by Washoe County Cold Springs Water Reclamation Facility
- Anticipated that existing school facilities are adequate to serve projected students
- Fire and Public Safety Services Agreement and Parks and Open Space Agreement remain in place and are proposed to be amended with City Council approval



# Master Plan Conformance



- GP 1.1B: Community Development
- GP 1.2B: Modern Industrial Hub
- GP 1.2D: Employment Centers
- GP 1.2G: Business Retention and Attraction
- GP 1.5A: Quality of Life
- GP 2.1B: Concurrency Management System
- GP 2.3E: Parks and Recreational Facilities
- EA-ILA.1: Overall Mix
- EA-ILA.3: Residential Compatibility
- N-ON.1: Mix of Housing Types
- N-ON.2: Neighborhood Centers
- N-ON.3: Connectivity
- N-ON.5: Cluster Development
- N-FN.1: Cluster Development
- N-FN.5: Viewsheds
- N-FN.9: Access to Public Lands

# 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

# Recommended Motion

In the matter of case LDC24-00051, based upon compliance with the applicable findings, I move to adopt the Master Plan amendment by resolution and recommend that City Council adopt the Master Plan and zoning map amendments by ordinance, subject to conformance review by the Regional Planning Commission.