

STAFF REPORT

Date: May 21, 2025

To: Mayor and City Council

Through: Jackie Bryant, City Manager

Subject: Staff Report (For Possible Action): Case No. LDC24-00051 (StoneGate Heinz Ranch MPA and ZMA) - A request has been made for: 1) a Master Plan amendment on ±1,363.33 acres from a mix of Industrial (I), Suburban Mixed-Use (SMU), Mixed Neighborhood (MX), Single-Family Neighborhood (SF), Multi-Family Neighborhood (MF), Large-Lot Neighborhood (LL), Parks, Greenways, and Open Space (PGOS), and No Land Use (NOLU) to a mix of I, SMU, and SF; and 2) a zoning map amendment from ±1,767.3 acres of StoneGate Planned Unit Development (PUD) to ±923.3 acres of Industrial (I), ±385.7 acres of Single-Family Residential 5 units per acre (SF-5), ±54.6 acres of General Commercial (GC), and ±403.7 acres of Parks, Greenways, and Open Space (PGOS). The ±1,767.3 acre site is generally located partly north of U.S. Highway 395 and west of White Lake Parkway and partially south of White Lake and U.S. Highway 395 in Cold Springs. The request seeks to amend an existing Project of Regional Significance (PRS) designation. The proposal is a PRS based on anticipated employment, housing, sewage, water usage, traffic, and student population thresholds being met, thereby requiring additional review at a regional level. [Ward 4]

From: Jeff Foster, Associate Planner

Department: Development Services - Planning

Summary:

This is a request for a Master Plan Amendment from a mix of Industrial (I), Suburban Mixed-Use (SMU), Mixed Neighborhood (MX), Single-Family Neighborhood (SF), Multi-Family Neighborhood (MF), Large-Lot Neighborhood (LL), Parks, Greenways, and Open Space (PGOS), and No Land Use (NOLU) to a mix of I, SMU, and SF, and a zoning map amendment from StoneGate Planned Unit Development (PUD) to a mix of Industrial (I), Single-Family Residential 5 units per acre (SF-5), General Commercial (GC), and Parks, Greenways, and Open Space (PGOS). The ±1,767.3 acre site is generally located partly north of U.S. Highway 395 and west of White Lake Parkway and partially south of White Lake and U.S. Highway 395 in Cold Springs. The key issues related to this request are: 1) compatibility of the proposed Master Plan

land use designations and zoning with surrounding land use designations and development; and 2) provision of public utilities and services. Prior to Planning Commission review, staff recommended approval of the application.

Alignment with Strategic Plan:

Economic and Community Development

Previous Council Action:

There is no recent Council action relevant to this item.

Background:

In March 2005, City Council approved annexation of ±7,045 acres of which this property was a part (LDC03-00148 – Granite, Petersen, Peavine).

In February 2006, City Council approved a Master Plan amendment on the site to Industrial (I) on ±821.93 acres, Single Family Residential (SFR) on ±412.34 acres, Unincorporated Transition (UT) on ±118.59 acres, and Urban/Residential Commercial (U/RC) on ±25.14 acres as part of a ±6,802 acre Master Plan and zoning map amendment decision (LDC06-00196 - Granite, Petersen, Peavine - Cold Springs). In conjunction with the Master Plan amendment, the site was rezoned to Industrial Commercial (IC) on ±821.93 acres, Large Lot Residential - 1 Acre (LLR1) on ±412.34 acres, Unincorporated Transition - 40 acres (UT40) on ±118.59 acres, and Arterial Commercial (AC) on ±25.14 acres.

In July 2016, applications were submitted proposing Master Plan and PUD zoning map amendments to allow a maximum of 5,000 dwelling units; ±80,000 square feet of nonresidential (office, commercial, restaurant); community center uses; commercial and industrial designations on the north side of U.S. Highway 395; ±435 acres of common open space; and ±50 acres for parks. In July 2018, City Council certified the Master Plan Amendment and StoneGate Planned Unit Development (PUD) Handbook.

In April 2024, applications were submitted proposing Master Plan and zoning map amendments to effectively dissolve the PUD and return to standard zoning designations. This includes an emphasis on industrial zoning similar to that which existed prior to the PUD rezoning. The applicant's shift towards predominantly non-residential zoning is a result of assessing evolving market demand within the foothill neighborhoods. With existing housing and workforce supply in Cold Springs and the North Valleys, in comparison with available employment and commercial service opportunities, many residents must commute out of the Cold Springs area for work and everyday services. Providing increased industrial and commercial zoning would allow for development of employment generating uses and support commercial uses that could create a better work-life balance within the valley(s). The current plan, under the proposed zoning,

envisions ±210,000 square feet of retail/commercial/medical office space in a town center area (along with multi-family units); ±11.75 million square feet of industrial space that is comparable to what would have been allowed prior to the PUD; and ±800 single family detached, ±150 single family attached, and ±400 multi-family units (total of 1,350 dwelling units).

Discussion:

A detailed analysis of the request and support for the required findings are included in the attached Planning Commission staff report (**Exhibit A**). In summary, the staff report highlights compatibility of the proposed Master Plan land use designations and zoning with surrounding land use designations and development, the availability of utilities and services, and Project of Regional Significance (PRS) considerations.

The Planning Commission heard the Master Plan amendment and zone change requests on April 2, 2025. Staff gave a presentation that analyzed compatibility of the requested amendments with the area as well as conformance with the Master Plan. Staff discussed reduced PRS estimates and impacts in comparison with the approved PUD, especially in relation to utilities and services as well as regional roadways. The applicant was available to answer questions. Public comments were received at the hearing. The Planning Commission discussed a variety of issues including land use compatibility, quality of life, potential data centers within the industrial zone, timing and sequence of development, the existing development agreements, straight zoning versus the PUD, bringing commercial uses to the Cold Springs area, and the applicant's intent and due diligence. Three Planning Commissioners cited concerns related to quality of life and incompatibility of uses. The Planning Commission voted three in favor of the amendment requests, three opposed, and one absent, resulting in a technical denial of the Master Plan amendment and zoning map amendment requests. Draft minutes from the Planning Commission hearing are included as **Exhibit B**.

Financial Implications:

None at this time.

Legal Implications:

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

Findings:

General Review Criteria: The decision-making body shall review all development applications for compliance with the applicable general review criteria stated below.

- 1) Consistency with the Reno Master Plan: The proposed development shall be consistent with the Reno Master Plan. The decision-making authority:
 - a. Shall weigh competing plan goals, policies, and strategies; and
 - b. May approve and application that provides a public benefit even if the development is contrary to some of the foals, policies, or strategies in the Reno Master Plan.
- 2) Compliance with Title 18: The proposed development shall comply with all applicable standards in this Title, unless the standard is lawfully modified or varied. Compliance with these standards is applied at the level of detail required for the subject submittal.
- 3) Mitigates Traffic Impacts: The project mitigates traffic impacts based on applicable standards of the City of Reno and the Regional Transportation Commission.
- 4) Provides Safe Environment: The project provides a safe environment for pedestrians and people on bicycles.
- 5) Rational Phasing Plan. If the application involves phases, each phase of the proposed development contains all of the required streets, utilities, landscaping, open space, and other improvements that are required to serve or otherwise accompany the completed phases of the project, and shall not depend on subsequent phases for those improvements.

Master Plan Amendment: To adopt an amendment to the Master Plan Land Use Map, the City Council shall find that:

- (1) The amendment is in substantial conformance with Master Plan priorities and policies;
- (2) Activities and development allowed by the proposed land use will be reasonably compatible with nearby land uses; and
- (3) Plans are in place to provide public services and facilities in accordance with the Master Plan Concurrency Management System.

Zoning Map Amendment: All applications for zoning map amendments shall meet the approval criteria in Section 18.08.304(e), *Approval Criteria Applicable to all Applications*, and the following findings:

- (1) The amendment, together with changed components of the Title, promotes, or does not conflict with the provisions of NRS 278.250(2) (outlined below):

The zoning regulations must be adopted in accordance with the master plan for land use and be designed:

- a. To preserve the quality of air and water resources;

- b. To promote the conservation of open space and the protection of other natural and scenic resources from unreasonable impairment;
- c. To consider existing views and access to solar resources by studying the height of new buildings which will cast shadows on surrounding residential and commercial developments;
- d. To reduce the consumption of energy by encouraging the use of products and materials which maximize energy efficiency in the construction of buildings;
- e. To provide for recreational needs;
- f. To protect life and property in areas subject to floods, landslides and other natural disasters;
- g. To conform to the adopted population plan, if required by NRS 278.170;
- h. To develop a timely, orderly and efficient arrangement of transportation and public facilities and services, including public access and sidewalks for pedestrians, and facilities and services for bicycles;
- i. To ensure that the development on land is commensurate with the character of the physical limitations of the land;
- j. To take into account the immediate and long-range financial impact of the application of particular land to particular kinds of development, and the relative suitability of the land for development;
- k. To promote health and the general welfare;
- l. To ensure the development of an adequate supply of housing for the community, including the development of affordable housing;
- m. To ensure the protection of existing neighborhoods and communities, including the protection of rural preservation neighborhoods;
- n. To promote systems which use solar or wind energy;

- o. To foster the coordination and compatibility of land uses with any military installation in the city, county or region, taking into account the location, purpose and stated mission of the military installation.

(2) The amendment is in substantial conformance with the Master Plan.

Recommendation:

The Planning Commission vote resulted in a technical denial (three in favor, three in opposition, one absent).

Proposed Motion:

I move to uphold the recommendations of the Planning Commission.

Alternative Motion:

I move to approve the Master Plan amendment by resolution and the zoning map amendment by ordinance subject to the approval of conformance review by the Truckee Meadows Regional Planning Commission of the Master Plan amendment.

Master Plan Amendment: I move to adopt Resolution No. _____ subject to conformance review by the Regional Planning Commission.

Zoning Map Amendment: I move to refer Bill No. _____ for a second reading and adoption.

Attachments:

Case Maps

Exhibit A – Planning Commission Staff Report

Exhibit B – Planning Commission Minutes (DRAFT)