

**PLANNING COMMISSION
STAFF REPORT**

Date: December 20, 2023

To: Reno City Planning Commission

Subject: Staff Report (For Possible Action – Recommendation to City Council): Case No. LDC23-00003 (Heiser Master Plan Amendment and Rezoning) – A request has been made for: 1) a Master Plan amendment from ±85.2 acres of Large-Lot Neighborhood (LL) to ±62.1 acres of Suburban Mixed-Use (SMU) and ±23.1 acres of Parks, Greenways, and Open Space (PGOS); and 2) a zoning map amendment from ±85.2 acres of Large Lot Residential -1 acre (LLR-1) to ±85.2 acres of Specific Plan District (SPD). The ±85.2 acre site is located south of Interstate 80, ±1320 feet east of Exit 9 (Robb Drive).

From: Leah Piccotti, Associate Planner

Ward #: 5

Case No.: LDC23-00003 (Heiser Master Plan Amendment and Rezoning)

Applicant: Blake Smith, S3 Development Company

APN: 039-161-10

Request:

1. **Master Plan Amendment:** From ±85.2 acres of Large-Lot Residential (LL) to ±62.1 acres of Suburban Mixed-Use (SMU) and ±23.1 acres of Parks, Greenways, and Open Space (PGOS).
2. **Rezoning (Zoning Map Amendment):** From ±85.2 acres of Large Lot Residential – 1 acre (LLR-1) to Specific Plan District (SPD).

Location: See Case Maps (**Exhibit A**)

Proposed Motion: Based upon compliance with the applicable findings, I move to adopt the Master Plan amendment by resolution and recommend that City Council approve the Master Plan, and zoning map amendment, subject to Condition 1 and conformance review by the Regional Planning Commission.

Recommended Condition of Approval:

SPD Amendment

1. Approval of the SPD Handbook is subject to the staff revisions contained in **Exhibit I** attached to the staff report, and any modifications made by the Planning Commission and City Council at their respective public hearings. All revisions shall be incorporated into the SPD Handbook and submitted in electronic and hardcopy formats to staff prior to City Council adoption of the ordinance.

Summary: The ±85.2-acre site consists of a single parcel located on the south side of Interstate 80, approximately one-quarter mile east of the Robb Drive interchange. This is a request for 1) a Master Plan amendment from ±85.2 acres of Large-Lot Neighborhood (LL) to ±62.1 acres of Suburban Mixed-Use (MU) and ±23.1 acres of Parks, Greenways, and Open Space (PGOS) and 2) a zoning map amendment from Large Lot Residential – 1 acre (LLR-1) to Specific Plan District (SPD). Key issues analyzed in this request include: 1) the overall development plan; 2) traffic, access, and circulation; 3) compatibility of the proposed zoning with surrounding zoning and land uses; and 4) conformance with the Master Plan. With the recommended condition of approval, the proposed SMU and PGOS Master Plan land use designations, SPD zoning, and associated design standards are appropriate and compatible with the surrounding land uses and zoning. Staff recommends approval, subject to the condition listed in the staff report.

Background: Historically, properties south of the Robb Drive interchange have had limited accessibility. With the recent approval and development of the adjoining FJM and TCA projects (LDC23-00059 and LDC23-00017), access to the Heiser property is achieved and the development potential of the property is greatly increased. Development of the site can be coordinated with the FJM and TCA projects, allowing for a more comprehensive development approach for the area. Vacant property east of the site was recently approved for 432 multi-family units (LDC23-00062 – Viewpoint Apartments). The FJM and TCA properties to the west include General Commercial (GC) zoning. The TCA property is approved for 202 townhome units while the FJM property was recently granted a major site plan review to allow for grading of pad sites and installation of infrastructure to serve future mixed-use development. The Heiser Specific Plan District (SPD) includes use types that will complement those approved within the FJM/TCA properties and provide for retail, residential, and flex industrial opportunities.

Analysis:

Overall Development Plan & Development Standards: The proposed SPD will establish allowed uses and standards for future development. The applicant is proposing to utilize Mixed Use Suburban (MS) as the base zoning within the SPD.

The SPD calls for two distinct development pads within the site, as shown on the SPD's Land Use Plan (**Exhibit B**). The Northern Pad is situated at the northwest corner of the parcel, adjacent to Interstate 80. The Southern Pad is located central to the site, north of the ridgeline that forms the

southern project boundary. These pad areas are defined in the Land Use Plan, with the remainder of the site designated as open space.

The Northern Pad consists of ± 11.5 acres and may be developed with residential or non-residential use. Determination of residential versus non-residential use will be determined with the initial building permit for new development. In other words, if the first permit is for residential use, the entire Northern Pad will be dedicated to residential use types. Conversely, if the non-residential use is requested, the entire Northern Pad shall only allow for non-residential use types with no residential allowed. Non-residential uses would include those permitted within the MS zoning district, subject to any further restrictions/requirements included in the SPD standards or RMC.

The Southern Pad includes ± 22.4 acres and is restricted to residential and public/quasi-public use types only. With the SPD's use of the MS zoning standards, no density restrictions are applied. However, the traffic impact analysis submitted by the applicant contemplated a maximum of 750 multi-family units and 100,000 square feet of commercial (shopping center) use. If development occurs with traffic impacts beyond this threshold, a trip generation analysis shall be submitted to demonstrate that overall trip generation is consistent with that contemplated in the SPD, to the satisfaction of the Administrator, and additional traffic improvements may be required.

As required by RMC 18.04.406, Table 4-4, Hillside Developments are required to provide dedicated open space. The applicant submitted a color slope analysis map (**Exhibit C**) that groups pre-grading slopes into categories. Utilizing Table 4-3, Hillside Density Calculation, a minimum of ± 42.7 acres of open space shall be provided within the SPD boundaries. Compliance with the Hillside Development standards/requirements shall be evaluated by staff during the building permit review process.

The Handbook varies the MS standards with further regulation of uses, street standards, etc. The varied standards are summarized below:

- Initial entitlements required for grading, hillside development, and disturbance of a major drainageway have been waived provided that the site is developed in accordance with the preliminary grading plan. Should a significant deviation, over 10% occur, a major site plan review will be required.
- Total disturbed area shall not exceed 52.9 acres by more than 10%, without a major site plan review.
- Site development consistent with the plans submitted for grading, hillside development, disturbance of major drainageway, and internal residential and school adjacency will not require further discretionary review.
- The minimum lot width has been modified from 50 feet to 40 feet.
- A minor conditional use permit, rather than a conditional use permit, shall be required for operations between the hours of 11:00 p.m. to 6:00 a.m.

- Land uses on the southern pad shall be residential or public/quasi-public uses only.
- Land uses on the northern pad may be residential or non-residential depending on what use is developed first.
- Some uses allowed in MS have been prohibited (see page 10 of the SPD Handbook)
- Street Frontage Requirements (RMC 18.04.1003(a)(8)) shall not apply.
- Shading of Parks and Residences (RMC 18.04.1003(c)(7)) shall not apply to any park or residence within the SPD.
- Supplemental standards for Large Retail Establishments (RMC 04.1006) shall not apply except for Minimum Wall Articulation (RMC 18.04.1006(f)(1)(b)(1)), Roof Form and Articulation (RMC 18.04.1006(f)(3)), Visual Prominence (Customer Entrances) (RMC 18.04.106(f)(4)(d)), Transparency and Light (Customer Entrances) (RMC 18.04.106(f)(4)(e)), Weather Protection (Customer Entrances) (RMC 18.04.106(f)(4)(f)), and Building Materials and Colors (RMC 18.04.106(f)(5)).
- The maximum letter height for wall signs shall be 6 feet instead of 5 feet.
- Two on premise freestanding freeway signs, not to exceed 400 square feet each and 40 feet in height (measured from grade of freeway travel lane) is proposed. Staff recommends this section be removed from the SPD Handbook (**Condition No. 1**), with sign standards remaining consistent with the MS zoning district.

Grading and Drainage: As part of the SPD review, the applicant submitted a preliminary grading and drainage plan (**Exhibit D**). RMC 18.04.302(d) requires the approval of a major site plan review (MSPR) for hillside developments and grading resulting in cuts deeper than 20 feet and fills greater than 10 feet. The proposed development includes maximum cuts of 92 feet and maximum fills of 13 feet. The applicant is proposing to eliminate the MSPR requirement within the SPD development standards. The justification for this is that staff has reviewed the grading plan concurrently with this Master Plan and Zoning Map Amendment requests. Since the SPD review process is a higher level of review than a MSPR, staff is agreeable to waiving this requirement for the initial development included in the **Exhibit D**. If final grading deviates substantially (over 10%) from that reviewed with the SPD, the applicant shall be required to obtain a MSPR to demonstrate compliance with RMC standards/requirements. All other development requiring a MSPR will be required to obtain a site plan review (SPR).

A portion of the site has been previously graded and was utilized as a receiving site for fill materials generated from various major infrastructure projects within the region. This area, located at the northwest quadrant of the SPD area (in and around the Northern Pad) was subject to a previously approved Special Use Permit (LDC11-00002) that approved both hillside development as well as cuts and fills. Grading is primarily focused in and around the two proposed pad sites, as well as with the proposed access and circulation routes. Fill will be placed within the Northern Pad area (up to a maximum of ± 92 feet) which will result in a finished pad grade that varies from approximately ± 10 -below the grade of the eastbound Interstate 80 travel lanes on the west side of

the pad to 6± above the travel lanes on the east. The Northern Pad steps up to an internal access road on the south side. Grading continues to step up to the Southern Pad to the south. The Southern Pad is in an area that is generally flat, requiring less grading than the Northern Pad area. The ridgeline located at the south side of the parcel will remain undisturbed. 3:1 slopes will primarily be used to transition graded areas to natural slopes surrounding the pad sites. The preliminary grading plan includes grading for a potential emergency access road through the TMWA Chalk Bluff property. Easements for this roadway have not been secured. Future off-site grading associated with this road would require the approval of a major site plan review, as well as acknowledgements (i.e. easements and signed affidavit) from TMWA.

There are two major drainageways located within the SPD boundaries. A major drainageway analysis (**Exhibit E**) was submitted by the applicant and the grading plan included with the SPD demonstrates the treatments of each of the two drainageways. The northern drainage runs west to east across the site, adjacent to Interstate 80, is predominantly the outflow from the urban watershed upstream, including the Sharlands Planned Unit Development and associated drainpipe network. This drainageway will be rerouted into a pipe that outlets to the second onsite major drainageway which runs north to south along the east side of the SPD site (also identified as Chalk Creek). This eastern major drainageway is proposed to remain natural and undisturbed with development.

Traffic, Access, and Circulation: Access to the SPD area will be from an extension of Robb Drive. The Robb Drive access has been coordinated with adjacent property owners to accommodate for future development of the entire area south of Interstate 80. In general, Robb Drive will be extended as an arterial roadway into the SPD, with planned collector and driveway intersections to serve adjacent properties. The existing interchange will require additional improvements, including a combination of turn lanes and traffic signals to help mitigate future traffic demands.

Secondary emergency access roads are planned to connect the development pads within the SPD, as well as multiple access routes to the west through the adjacent Robb Drive Mixed Use project's east pad (LDC23-00059). Additionally, an emergency access is proposed and approved as part of the adjacent projects (FJM/TCA - LDC23-00015, LDC23-00016 and LDC23-00017) that provides an additional emergency access for the entire area south of Interstate 80.

The Reno Fire Department has reviewed the backbone circulation and access plan. The SPD also contemplates an emergency access road, connecting the SPD area to West Fourth Street to the south. If the Fourth Street connection is made, an updated traffic impact analysis contemplating additional development shall be prepared to identify any additional roadway improvements needed to accommodate development intensification. This analysis shall be reviewed and approved by the Administrator prior to the issuance of any subsequent permits.

Per requirements of the Fire Department, without the Fourth Street access, residential uses within the Northern Pad shall be limited to no more than 100 without fire sprinklers and may be increased to 200 if fire sprinklers are incorporated. Similarly, commercial/industrial use types within the Northern Pad shall be limited to 62,000 square feet without fire sprinklers and 124,000 square feet with fire sprinklers.

The Heiser SPD is being coordinated with the adjoining FJM and TCA projects, including access and overall circulation. The applicant submitted a comprehensive traffic impact analysis (**Exhibit F**) that contemplates new development within the SPD area and accounts for the uses approved/planned within the FJM and TCA projects, as well as the overall surrounding area. The traffic study estimates that the SPD will generate 10,502 average daily trips (ADT) with 467 a.m. and 714 p.m. peak hour trips at buildout. The analysis identifies improvements that need to be made to ensure acceptable levels of service on the adjoining roadway network, including the Robb Drive/Interstate 80 interchange. These improvements are to be completed in three phases and will be implemented concurrently as a future project(s) is developed.

The traffic analysis contemplates 750 multi-family units and 100,000 square feet of commercial uses. The SPD standards allow for a variety of residential and non-residential uses. The applicant shall be required to provide a trip generation letter at the time of building permit to demonstrate that traffic generated by site-specific uses is consistent with that contemplated in the traffic study. If substantial deviation is identified, the applicant shall be required to update the traffic impact analysis to determine if additional mitigation measures/improvements are needed.

Land Use Compatibility: The project site is located within the McQueen Neighborhood Plan Overlay and is currently undeveloped. This overlay remains in place and will require buildings to be setback a minimum of 30 feet from the freeway right-of-way line with a ten-foot landscaped buffer and one tree planted for every 30 linear of frontage. Vacant parcels lie to the west, south, and east. Parcels to the north (across Interstate 80) include a mix of commercial use types including general retail, medical office, congregate care, and self-storage. The Truckee Meadows Water Authority (TMWA) Chalk Bluff water treatment facility borders the site to the east/southeast. A prominent ridgeline to the south of the site screens the property from view of uses south of West Fourth Street and the Truckee River. A ±23.39 acres parcel designated as LL and zoned LLR-1 is located immediately west of the Heiser property, north of the FJM site (APN 212-112-03). Like the subject property included with this request, this parcel has historically been challenged from an access and infrastructure perspective. Given its location along Interstate 80 and the improvements occurring within the adjoining properties, staff anticipates this parcel to intensify in the future.

Master Plan and Zoning Conformance: Conformance with the Master Plan: The current Master Plan land use designation of Large-Lot Neighborhood (LL) primarily provides for single-family

detached homes along with common open space, agricultural uses, and accessory dwelling units. Generally, LL land use is located in areas where public services and infrastructure are limited or in areas where the rural character of existing neighborhoods is intended to be preserved. The subject site is in a Foothill Neighborhood per the Structure Plan of the Reno Master Plan. Foothill Neighborhoods are located on the fringe of the City and have unique considerations based on their context. This includes steep slopes, drainages, and other natural hazards. The Reimagine Reno Master Plan envisions that Foothill Neighborhoods may include a mix of housing types that support the City's housing needs. Given the site location adjacent to Interstate 80, availability of infrastructure and services, and adjoining land uses, the existing LL designation is inconsistent with the goals and policies of the Master Plan.

The proposed Master Plan land use designations of Suburban Mixed-Use (SMU) and Parks, Greenways, and Open Space (PGOS) provide an opportunity for a broader mix of uses, including higher-density housing types, and the protection of steep slopes and drainages, consistent with the Foothill Neighborhood vision. The proposed SMU land use designation matches that of the FJM and TCA parcels to the west and is complementary to the Public/Quasi-Public (PQP) designation to the east (reflective of the TMWA Chalk Bluff Treatment Facility). The applicant proposes ±23.1 acres of PGOS land use which includes development constraint areas such as steep slopes, drainageways, and the Chalk Creek drainage. This land use pattern is consistent with the Viewpoint Apartments site to the east which implements a similar land use approach.

The current LLR-1 zoning designation would become non-conforming with the change to the SMU and PGOS Master Plan land use designations. Although the adjoining FJM and TCA properties to the west are zoned General Commercial (GC), the applicant is choosing to implement Specific Plan District (SPD) zoning. The SPD will allow for the protection of the site's natural features, and designate residential uses, while providing a broader range of allowed commercial and industrial use types on the Northern Pad. A comparison of uses currently allowed for the MS zone is provided in **Exhibit G** (as modified by the prohibited uses listed on page 10 of the Handbook – **Exhibit I**). Given the mix of existing zoning patterns in the area, SPD zoning is compatible with surrounding land uses as well as the proposed SMU and PGOS Master Plan designations. With the approval of the Master Plan amendment the subject site would have the designations of Suburban Mixed-Use and Parks, Greenways, and Open Space. The proposed amendments are supportive of the following Master Plan policies:

- 2.1B: Concurrency Management System
- 2.2B: Underutilized Properties
- 7.1C: Hillside Development
- 7.1F: Major Drainageways
- 7.3D: Flexible Design
- N-G.2: Freeway Corridors

N-FN.3: Cut and Fill Slopes

N-FN.6: Drainages

A Fiscal Impact Analysis (**Exhibit H**) was submitted as part of the Master Plan Amendment request. The analysis contemplated 1,000 apartment units and 200,000 square feet of industrial space at the site. The unit count assumed is 25% higher than that permitted within the SPD and the non-residential square footage is approximately 38% higher. However, should the West 4th Street emergency access be achieved, the unit counts and square footages included in the analysis could theoretically be achieved. The fiscal analysis identifies a \$4,000 surplus to the City's General Fund and a \$2.7 million surplus to the City's Street Fund over the 20 year analysis period.

Public and Stakeholder Engagement: The project was reviewed by various City divisions and partner agencies and comments are attached (**Exhibit J**). The City of Reno Parks and Recreation Department does not support the development due to the lack of parks and recreational opportunities in the area. The Master Plan states that a developer should meet the park service level of two acres of parks and seven acres of open space per 1,000 residents for infill development. This development should be required to provide four acres of parks and fourteen acres of open space based on the estimated occupancy of $\pm 2,000$ residents. They also expressed concerns that the open space is reserved for areas with slopes at or greater than 30%, deeming them unusable for recreational purposes. Staff has recommended an amendment to the SPD Handbook to address this concern (page 14, **Exhibit I**).

The project was originally presented to the Ward 1 Neighborhood Advisory Board on August 8, 2022. The applicant also held a virtual neighborhood meeting to satisfy requirements of NRS 278.210 on August 30, 2022. One person attended the meeting and expressed interest in how the project would be accessed, utility connections, and potential uses. No objections were raised. As a courtesy, the applicant presented the project and all updates to the Ward 1 Neighborhood Advisory Board on December 11, 2023. The primary concerns expressed by the NAB members was related to the inclusion of parks and recreation facilities. Any future comments will be forwarded to the Planning Commission as they are received.

Findings:

General Review Criteria and Considerations: 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 an application that provides a public benefit even if the development is contrary to some of the goals, 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), *Approved 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.

Rezoning to Specific Plan District (SPD): All applications for zoning map amendments to SPD 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 Section 278.250(2);
- (2) The amendment is in substantial conformance with the Master Plan;
- (3) The SPD Handbook is consistent with the purpose of the SPD District (Section 18.02.506); and

- (4) The SPD Handbook addresses a unique situation, provides substantial benefit to the City, or incorporates innovative design, layout, or configuration resulting in quality over what could have been accomplished through strict application of a base zoning district.

Attachments:

Exhibit A – Case Maps

Exhibit B – Land Use Plan

Exhibit C – Slope Analysis Map

Exhibit D – Preliminary Grading Plan

Exhibit E – Major Drainageway Analysis

Exhibit F – Traffic Analysis

Exhibit G – Table of Allowed Land Uses

Exhibit H – Fiscal Impact Analysis

Exhibit I – SPD Handbook (with recommended revisions)

Exhibit J – Agency Review Comments

Resolution No. 05-23

RESOLUTION ADOPTING AN AMENDMENT TO THE MASTER PLAN, PLANNING CASE NO. LDC24-00003 (HEISER MASTER PLAN AMENDMENT AND REZONING), FROM ±85.2 ACRES OF LARGE-LOT NEIGHBORHOOD (LL) TO SUBURBAN MIXED-USE (SMU) AND ±23.1 ACRES OF PARKS, GREENWAYS, AND OPEN SPACE LOCATED SOUTH OF INTERSTATE 80 AND ±1,320 FEET EAST OF EXIT 9 (ROBB DRIVE), AND FURTHER DESCRIBED IN PLANNING CASE NO. LDC24-00003 (HEISER MASTER PLAN AMENDMENT AND REZONING), AS A PART OF THE LAND USE PLAN, AND RECOMMENDING THE SAME TO THE RENO CITY COUNCIL.

WHEREAS,

- A. In accordance with NRS 278.150, the City of Reno Master Plan was adopted by the Reno City Planning Commission and the Reno City Council as a long-term general plan for the physical development of the City;
- B. In accordance with NRS 278.210 through 278.320 amendments to that plan are to be adopted by the Planning Commission who also makes certain recommendations to the City Council, and based on the recommendations of the Planning Commission, the City Council makes certain determinations (set out in NRS 278.320) and adopts such parts of the Master Plan as may practicably be applied to the development of the city for a reasonable period of time next ensuing (NRS 278.220);
- C. In the above referenced Planning Case, the Planning Commission has been asked to consider a change to the Land Use Plan of the City Master Plan as described above;
- D. Following a public hearing on December 20, 2023, in compliance with NRS 278.210 through 278.230, the Planning Commission has considered all evidence before it, including documents and testimony;

NOW, THEREFORE, BE IT RESOLVED BY THE RENO CITY PLANNING COMMISSION:

- 1. That the maps, documents and descriptive material in Planning Case No. LDC24-00003 (Heiser Master Plan Amendment And Rezoning) (hereafter referred to as “the

Amendments”) are related to the planning and physical development of the City and are hereby **ADOPTED** as Amendments to the City of Reno Master Plan; and

2. That the Planning Commission recommends that the City Council make the determination that with the Amendments, the City of Reno Master Plan will continue to serve as:
 - (a) A pattern and guide for that kind of orderly physical growth and development of the city which will cause the least amount of natural resource impairment and will conform to the adopted population plan, where required, and ensure an adequate supply of housing, including affordable housing; and
 - (b) A basis for the efficient expenditure of funds thereof relating to the subjects in the master plan.
3. That the Planning Commission recommends that the City Council adopt such parts of the Amendments as may practicably be applied to the development of the city for a reasonable period of time next ensuing, subject to conformance review of the Regional Planning Commission.

Upon motion of _____, seconded by _____,
the foregoing Resolution was passed and adopted this 20th day of December, 2023, by the
following vote of the Commission:

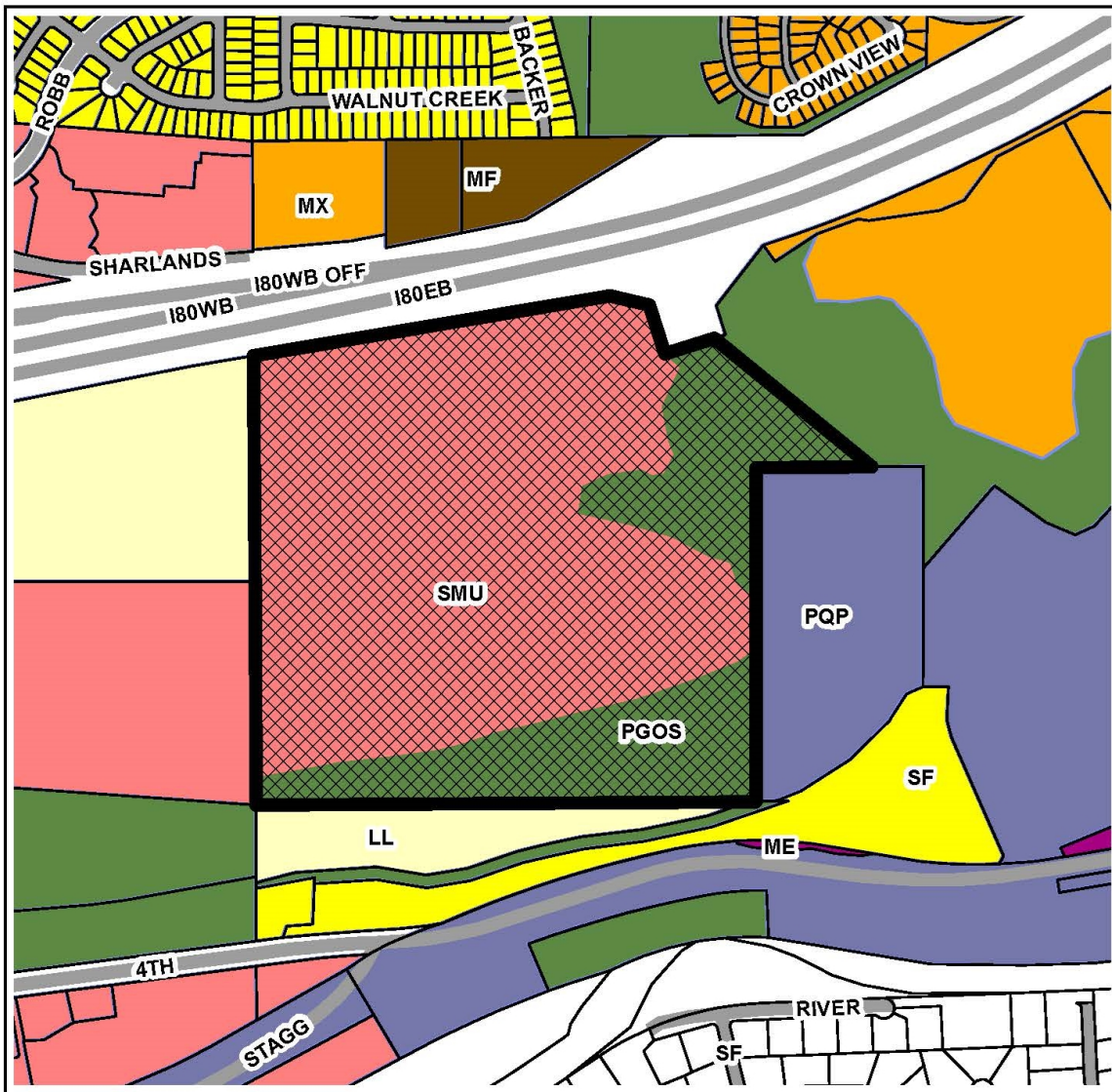
AYES: _____
NAYS: _____
ABSTAIN: _____ ABSENT: _____

APPROVED this __ day of _____, 20__.


CHAIRPERSON

ATTEST:

PLANNING MANAGER
RECORDING SECRETARY



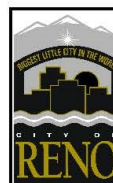
LDC23-00003
(Heiser Master Plan
Amendment and Rezoning)

 **MASTER PLAN AMENDMENT**
FROM | ±85.2 Acres of LL
TO | ±62.1 Acres of SMU and
±23.1 Acres of PGOS



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Miles

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Development Services Department



Development Services
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