

## STAFF REPORT

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**Date:** January 17, 2024

**To:** Mayor and City Council

**Through:** Doug Thornley, City Manager

**Subject:** Staff Report (For Possible Action): Case No. LDC23-00003 (Heiser Master Plan Amendment and Rezoning) Resolution to adopt an amendment to the land use plan of the City of Reno Master Plan 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). The site is located south of Interstate 80 (I-80), ±1,320 feet east of Exit 9 (Robb Drive) and further described in planning Case No. LDC23-00003. The adoption is contingent on the conformance review by the Truckee Meadows Regional Planning Commission.

**From:** Leah Piccotti, Associate Planner

**Department:** Development Services - Planning

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**Summary:**

A request has been made for an amendment to the Master Plan land use designation 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). The site is located south of Interstate 80 (I-80), ±1,320 feet east of Exit 9 (Robb Drive). Staff analysis focused on the appropriateness of the Master Plan amendment. Staff and the Planning Commission can make all of the findings and recommend approval of the Master Plan amendment.

**Alignment with Strategic Plan:**

Economic and Community Development

**Financial Implications:**

None at this time.

**Legal Implications:**

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

**Recommendation:**

Planning Commission recommends Council adopt the Resolution.

**Proposed Motion:**

I move to adopt the Resolution.

**Attachments:**

Resolution