

**PLANNING COMMISSION  
STAFF REPORT**

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**Date:** March 20, 2024

**To:** Reno City Planning Commission

**Subject:** Staff Report (For Possible Action - Recommendation to City Council): Case No. LDC23-00020 (White Lake Parkway Master Plan and Zoning Map Amendments) – A request has been made for: 1) a Master Plan amendment from Suburban-Mixed Use (SMU), Single-Family Neighborhood (SF), and Parks, Greenways, and Open Space (PGOS) to Mixed Employment (ME), and; 2) a zoning map amendment from Industrial Commercial (IC), Neighborhood Commercial (NC), Single-Family – Units per Acre (SF-3), and Parks, Greenways, and Open Space (PGOS) to Specific Plan District (SPD). The ±218.69 acre site consists of five parcels, and is located south and west of White Lake Parkway in Cold Springs, east of White Lake and U.S. Highway 395.

**From:** Grace Mackedon, Senior Management Analyst

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**Ward #:** 4

**Case No.:** LDC23-00020 (White Lake Parkway Master Plan and Zoning Map Amendments)

**Applicant:** Lifestyle Homes TND, LLC

**APN:** 087-010-41, 087-032-05, 087-032-11, 087-382-02, and 087-382-05

**Request:** **1) Master Plan Amendment:** From Suburban Mixed-Use (SMU), Single-Family Neighborhood (SF), and Parks, Greenways, and Open Space (PGOS) to Mixed Employment (ME);  
**2) Zoning Map Amendment:** From Industrial Commercial (IC), Neighborhood Commercial (NC), Single-Family – 3 Units per Acre (SF-3), and Parks, Greenways, and Open Space (PGOS) 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 amendments, 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 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 format prior to City Council adoption of the ordinance.

**Summary:** The ±218.69 acre subject site consists of five parcels located on the southwest side of White Lake Parkway east of White Lake Playa. This is a request for 1) a Master Plan amendment from Suburban Mixed-Use (SMU), Single-Family Neighborhood (SF), and Parks, Greenways, and Open Space (PGOS) to Mixed Employment (ME); and 2) a zoning map amendment from Industrial Commercial (IC), Neighborhood Commercial (NC), Single-Family – 3 Units per Acre (SF-3), and Parks, Greenways, and Open Space (PGOS) to Specific Plan District (SPD). The requested amendments are displayed graphically in the provided Master Plan and zoning comparison display maps (**Exhibit A**). The proposed White Lake Parkway SPD would allow for a handful of industrial and commercial uses. Key issues analyzed in this request include: 1) compatibility of the proposed zoning with the surrounding zoning and land uses; 2) available services and infrastructure; and 3) conformance with the Master Plan. The proposed ME Master Plan, SPD zoning, and associated design standards are appropriate and compatible with the surrounding land uses and zoning. Staff recommends approval of this request, subject to the condition listed in the staff report.

**Background:** The subject parcels were annexed in March of 2005 (LDC03-00148). Upon annexation, the Washoe County land use designations converted to the most comparable City of Reno land use and zoning districts. During the annexation, staff contemplated multiple considerations that supported the annexation of this land which included: the site's proximity to a major freeway and property suitable for employment and light industrial uses. Since then, there has been no development on the five parcels included in this application. In 2021 a car wash was reviewed and approved on site 087-032-11, but has not been built, and the entitlement (LDC22-00003) has since expired. The owners chose to be included in the proposed SPD to help facilitate future development.

**Analysis:** The existing Master Plan designations are intended for the following: SMU is intended for low to moderate density development, SF is intended for single-family homes, and PGOS is

intended for parks and open space. Although there is residential across White Lake Parkway, the subject site is not ideal for additional homes due to its proximity to White Lake, and the Freeway.

The proposed ME Master Plan land use designation is intended for light manufacturing, processing, research and development, and offices. This Master Plan allows for a mix of light industrial and commercial uses which is in alignment with the proposed SPD.

***Land Use Compatibility:*** The project site is well suited for an SPD due to its unique location between residential properties and White Lake. The subject parcels are currently undeveloped. Residential properties are located to the north and east of the subject site, White Lake is located to the west and south. The residential properties located to the north and east of the subject site are within unincorporated Washoe County and have a zoning designation of Medium Density Suburban (MDS). The only other existing use on the west side of White Lake Parkway is Reno Truss which is a manufacturer of roof and floor trusses with a component of outdoor storage. This is consistent with the proposed Master Plan and zoning designations for the subject site.

***Overall Development Plan & Development Standards:*** The proposed SPD will establish allowed uses and standards for future development. The applicant is proposing to utilize a mix of ME, NC, and PGOS as base zones for the SPD. The Handbook Land Use Plan requires a minimum of  $\pm 11.45$  acres of NC to be located within the SPD with the specified land uses listed within Table 2 of the handbook (**Exhibit B**). Additional commercial uses may be permitted with the approval of the Administrator based on market demands. Additionally, the Handbook accounts for 25 acres of OS which was previously identified as PGOS in the Reno Master Plan. This OS area may be subject to flooding and contains part of the overall boundary of the White Lake playa. The remaining  $\pm 182.24$  acres of the subject site will be designated ME and dedicated to light industrial uses. A conceptual site plan demonstrating the proposed mix of land uses is provided as **Exhibit C**.

The handbook varies the typical development standards found in Reno Municipal Code (RMC) with further regulations of uses, development standards, landscaping, etc. The varied standards are summarized below:

- Additional screening and landscaping depending on the development and its proximity to residential.
- 24-hour operation mitigation standards which includes distance requirements from residential, additional screening, loading and unloading restrictions, and restrictions on truck circulation and back up alarm/beepers from 10:00 p.m. to 6:00 a.m.
- Loading dock restrictions including a prohibition on facing them towards White Lake Parkway.
- Traffic impact analysis required if trip generation exceeds 100 peak hour trips.
- Developer required to establish trails and open space adjacent to White Lake

With the proposed regulations on uses and development standards, the handbook is consistent and compatible with the surrounding development. Additionally, any change or deviation from the handbook that exceeds 10% shall go back to Planning Commission and City Council for review and approval.

***Conformance with the Master Plan:*** With the approval of the Master Plan Amendment the subject site would have a Master Plan land use designation of Mixed Employment and is within the Outer Neighborhood per the Structure Plan Framework of the Reno Master Plan. The proposed amendments are supportive of the following Master Plan policies.

Policy 1.1B: Community Development

Policy 1.2B: Modern Industrial Hub

N-G.16: Neighborhood Services

N-ON.2: Neighborhood Centers

N-ON.4: Transition to Unincorporated County/Open Space

A Fiscal Impact Analysis (**Exhibit D**) was submitted as part of the Master Plan Amendment request. The analysis contemplated 30,000 square feet of commercial and 1,352,000 square feet of industrial space built over a two-year period. Although the actual square footage for each use is not known yet, this analysis anticipates a revenue surplus for the City in the amount of \$210,000 to the City's general fund and \$1.84 million to the City's street fund over their 20-year analysis period.

***Traffic, Access, and Circulation:*** No specific layouts for access are identified within this handbook. Reno access management standards and the Public Works design standards shall be used at the time of development. Additionally, prior to the issuance of a building permit, a trip generation letter shall be provided for the associated project. Should the cumulative trip generation exceed 100 peak hour trips, a comprehensive traffic impact analysis shall be submitted for review and approval by the City of Reno. Any identified mitigation measures and/or improvements necessary to maintain acceptable levels of service (LOS) on adjoining roadways shall be required to be completed by the developer prior to the issuance of a certificate of occupancy.

The applicant provided a letter from Headway Transportation (**Exhibit E**) that provides traffic data information and existing LOS. The letter concluded that White Lake Parkway currently carries an estimated 7,300 vehicles per day in the highest volume location on the roadway (just north of US 395), and less volume north of Crystal Canyon Boulevard. White Lake Parkway currently operates at a LOS C with substantial remaining availability capacity to remain within the policy LOS D.

**Public Services:** All necessary utilities to serve the development are in close proximity and can be readily extended to serve the subject site. Public sewer will be utilized for the proposed development. The site will sewer to the Cold Springs Water Reclamation Plan which is owned by Washoe County. Prior to development, a sewer will serve letter from Washoe County shall be obtained. This site is within the Great Basin service area for water which means the site will need to provide a water will serve letter from Great Basin at the time of building permit.

Comments from the Reno Fire Department indicated that the two closest fire stations are Reno Fire Department (RFD) station 9 with a 13-minute response time, and RFD station 10 with a 14-minute response time. There is automatic aid for structure fire response in the White Lake area. The nearest response for a medical emergency would come from the Reno Stead Fire Station. Although mutual aid is an option for medical response, the Reno Fire Department indicated that historically this has not been used for this area.

**Hydrology:** The site is located abutting White Lake, and portions of the site are within flood hazard zones. The project will need to meet RMC 18.04.102 specific to flood hazard areas, and the Public Works Design Manual (PWDM), including provisions for post construction storm water quality management. Final hydrology must account for both the peak and volume of storm flows generated by the 100-year storm event, and final design must incorporate measures to ensure that there is no net increase in the regulatory 100-year water surface elevation of White Lake. Code standards require volumetric mitigation at a rate of 1.3 cubic feet of retention for every cubic foot of runoff resulting from the 100-year 10-day storm.

**Public and Stakeholder Engagement:** This project was reviewed by various City divisions and partner agencies and comments were incorporated into the project analysis (**Exhibit F**). A courtesy notice was sent to surrounding property owners upon initial submittal of the request and the applicant held an initial neighborhood meeting. Staff received eleven public comments with eight in support, two in opposition, and one neutral comment (**Exhibit G**). The comments in support of the project noted a need for commercial services in the area. The comments opposed to the project noted concerns regarding traffic, lighting, and other impacts to the surrounding residential. Additionally, the applicant attended the Ward 4 Neighborhood Advisory Board (NAB) in June of 2023 where the discussion focused on residential proximity, utility service, 24-hour operations, traffic impacts, and fire service. Staff received no written comments from the NAB meeting.

## **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:

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

**Rezoning (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 Section 278.250(2); and
- (2) The amendment is in substantial conformance 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. – SPD Handbook**

**Exhibit C. – Site Plan**

**Exhibit D. – Fiscal Impact Analysis**

**Exhibit E – Existing LOS Letter**

**Exhibit F – Agency Comments**

**Exhibit G – Public Comment**

**Resolution No. 01-24**

**RESOLUTION ADOPTING AN AMENDMENT TO THE MASTER PLAN, PLANNING CASE NO. LDC23-00020 (WHITE LAKE PARKWAY MASTER PLAN AND ZONING MAP AMENDMENTS), FROM ±155.03 ACRES OF SINGLE FAMILY (SF); ±38.67 ACRES OF SUBURBAN MIXED USE (SMU); ±24.99 ACRES OF PARKS GREENWAYS AND OPEN SPACE TO ±218.69 ACRES OF MIXED EMPLOYMENT (ME) LOCATED SOUTH AND WEST OF WHITE LAKE PARKWAY IN COLD SPRINGS, EAST OF WHITE LAKE AND U.S. HIGHWAY 395, AND FURTHER DESCRIBED IN PLANNING CASE NO. LDC23-00020 (WHITE LAKE PARKWAY MASTER PLAN AND ZONING MAP AMENDMENTS), 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 March 20, 2024, 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. LDC23-00020 (White Lake Parkway Master Plan and Zoning Map Amendments) (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 Commissioner \_\_\_\_\_, seconded by Commissioner \_\_\_\_\_, the foregoing Resolution was passed and adopted this 20th day of March, 2024, by the following vote of the Commission:

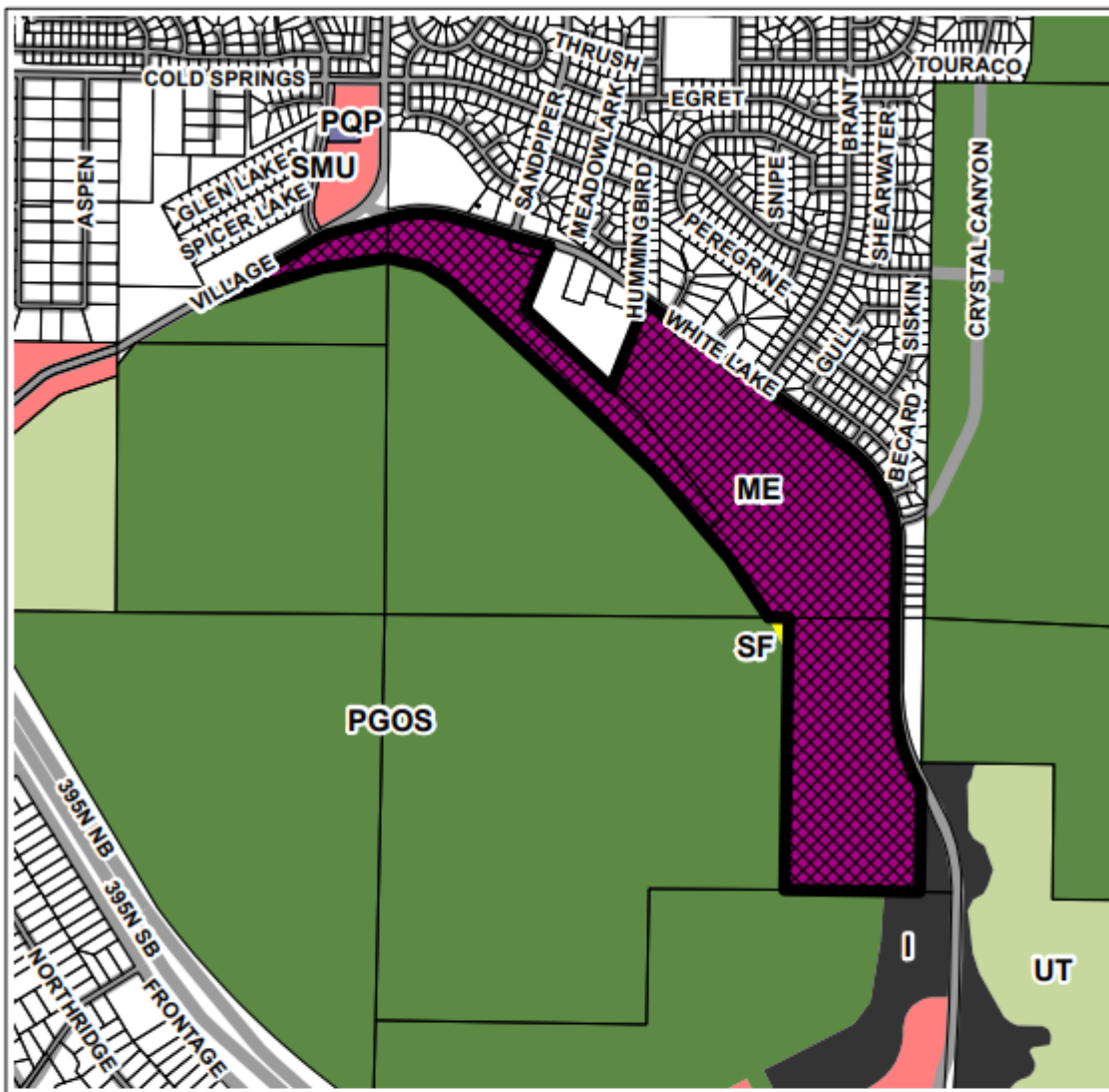
AYES: \_\_\_\_\_  
NAYS: \_\_\_\_\_  
ABSTAIN: \_\_\_\_\_ ABSENT: \_\_\_\_\_

APPROVED this 20th day of March, 2024.


\_\_\_\_\_  
CHAIRPERSON

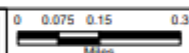
ATTEST:

\_\_\_\_\_  
DEVELOPMENT SERVICES DIRECTOR  
RECORDING SECRETARY



# LDC23-00020 (White Lake Parkway Master Plan and Zoning Map Amendments)

 MASTER PLAN AMENDMENT  
FROM | ±155.03 acres of SF;  
±38.67 Acres of SMU;  
±24.99 Acres of PGOS  
TO | ±218.69 Acres of ME



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Development Services Department



Development Services  
Department

1 East 1st Street Phone: 321-8309  
P.O. Box 1900 Fax: 334-2043  
Reno, NV 89505 [www.reno.gov](http://www.reno.gov)

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