

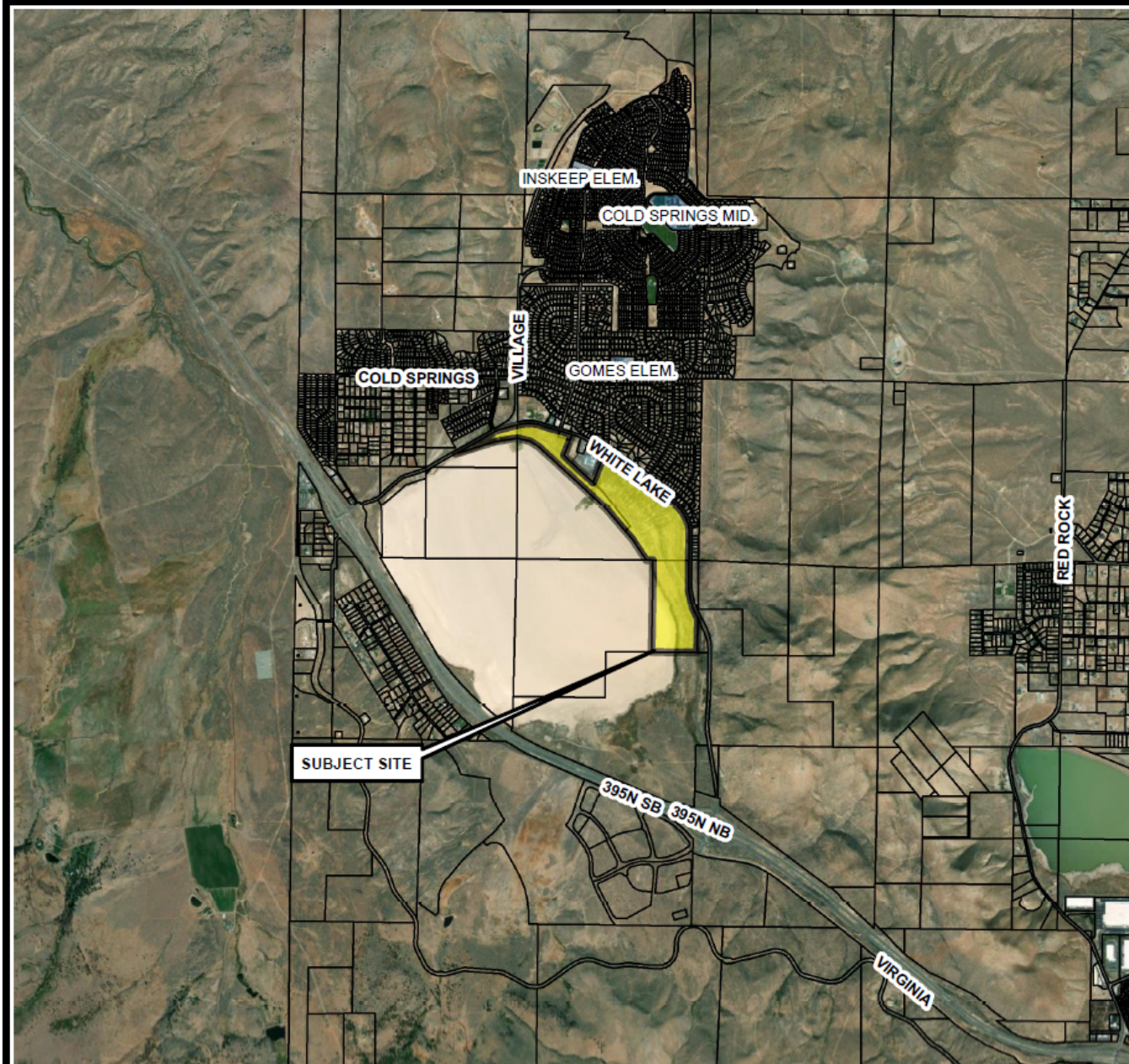
# LDC23-00020

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

*Reno City Council*  
*April 10, 2024*





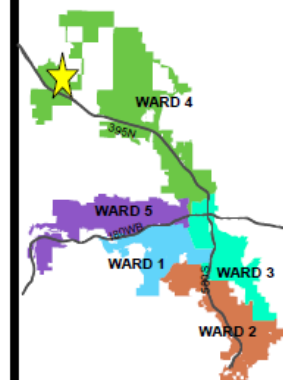



## AREA MAP

LDC23-00020

(White Lake Parkway  
Master Plan and  
Zoning Map Amendments)

Subject Site ► 



 WARD 3



Development  
Services  
Department



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

Date: February 2024  
Scale: 1 inch = 4,000 feet



## Project Information

### **Site Size: ±218.69 acres** **Master Plan Amendment**

- From SMU, SF, and PGOS to ME

### **Zoning Map Amendment**

- From IC, NC, SF-3, and PGOS to SPD (ME and NC base zone)


### **Key Issues:**

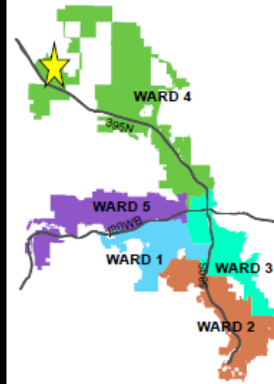
1. Compatibility
2. Available services and infrastructure
3. Conformance with the Master Plan


#### **VICINITY MAP**

LDC23-00020

(White Lake Parkway  
Master Plan and  
Zoning Map Amendments)

Subject Site ► 



 WARD 4

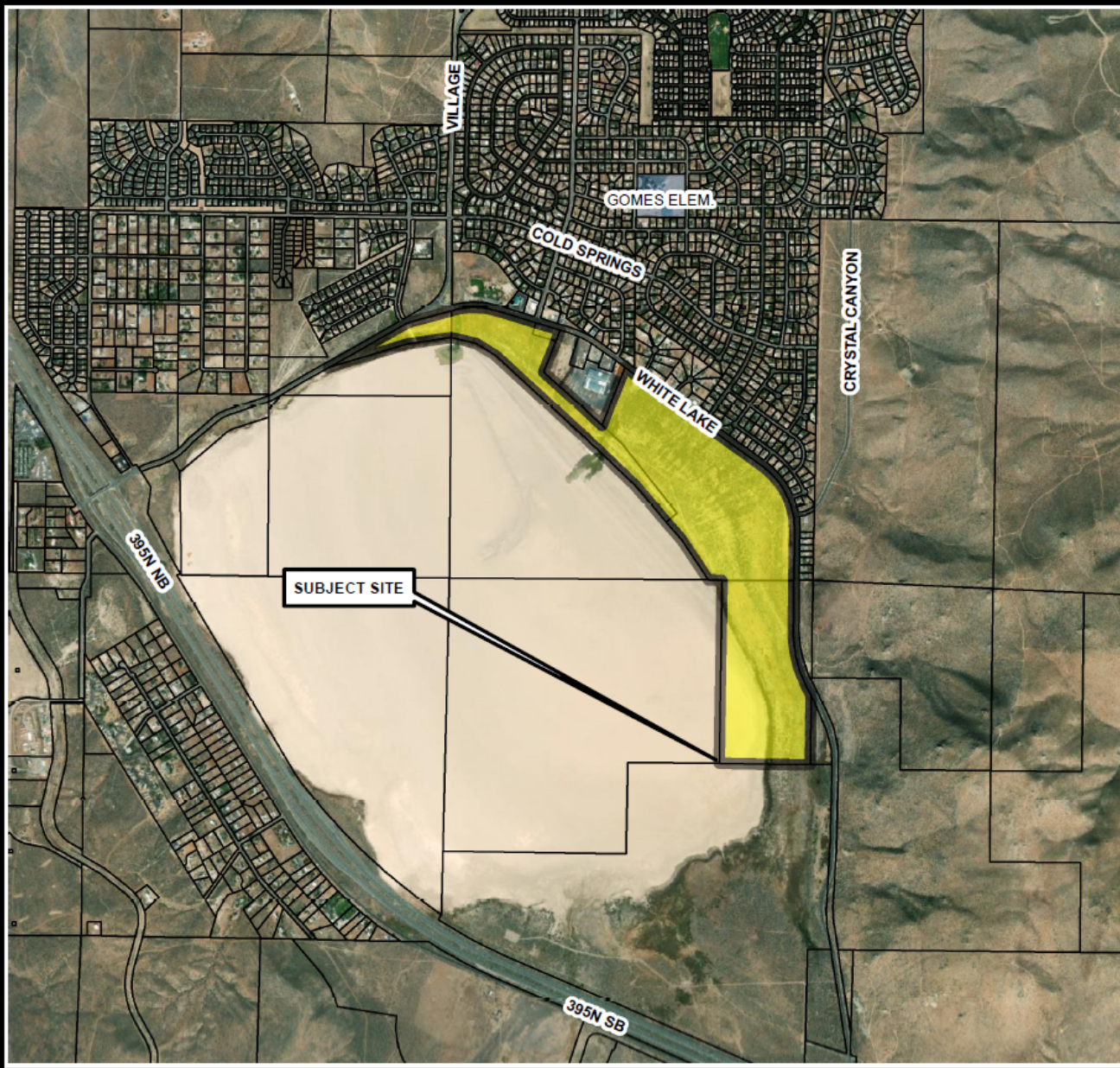


Development  
Services  
Department



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Date: February 2024  
Scale: 1 inch = 2,000 feet

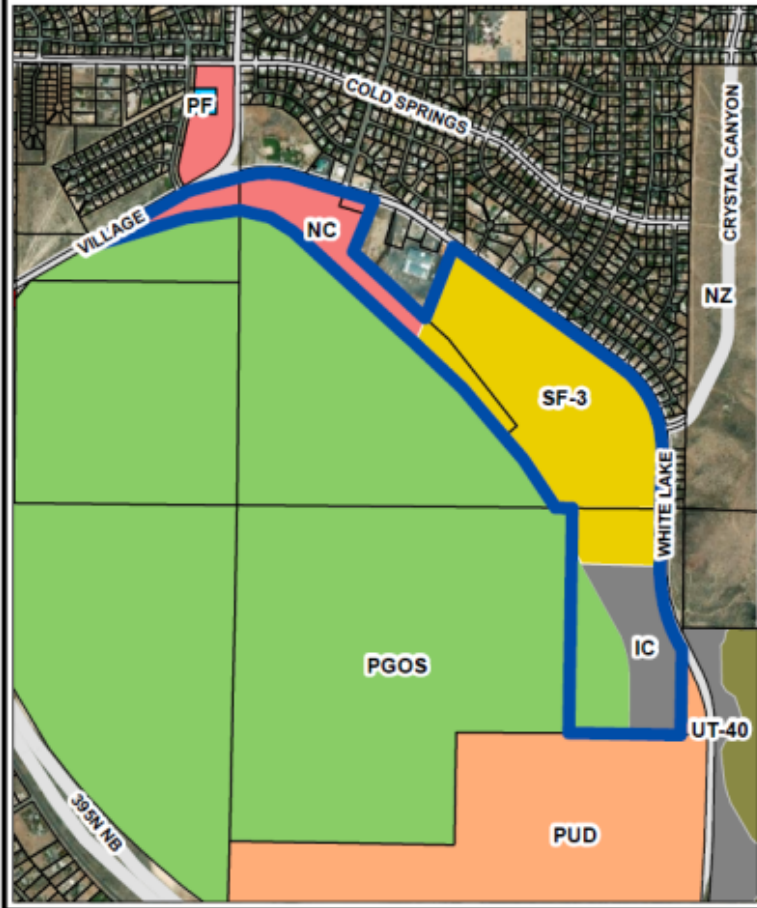




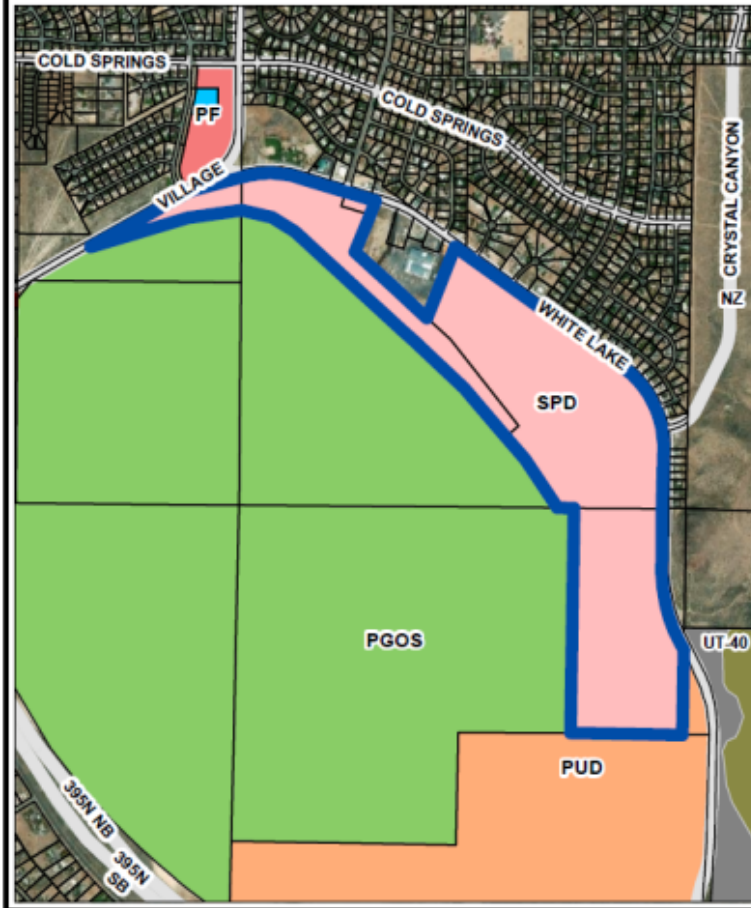
# ZONING MAP

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

Existing Zoning: NC, SF-3, IC, PGOS Subject Site ▶



Proposed Zoning: SPD Subject Site ▶



## Zoning Designations

PUD	NC	IC	PF	SPD
SF-3	GC	PGOS	UT-40	



Date: February 2024 Scale: 1 inch = 1,600 feet

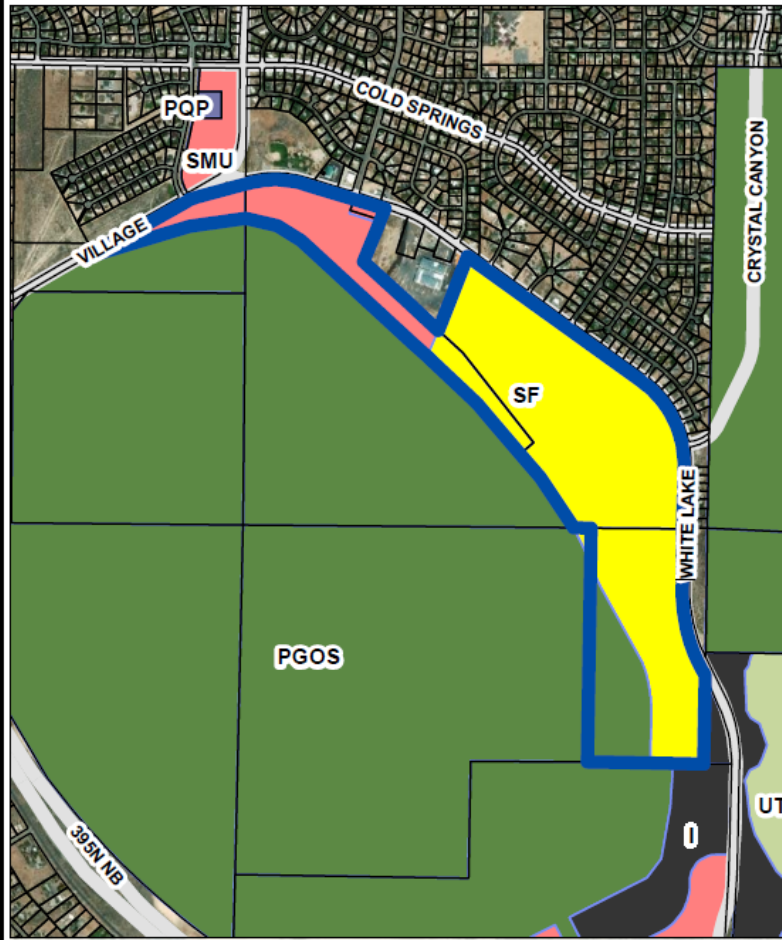
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## Zoning Map Amendment

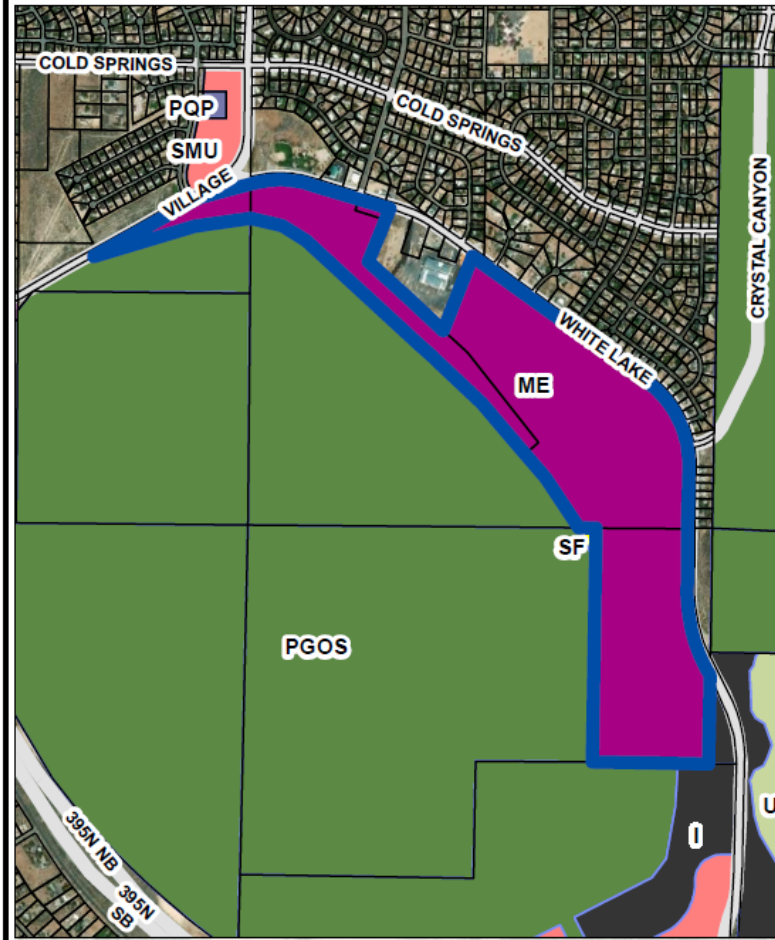
- From a mix of Industrial Commercial (IC), Single-Family – 3 units per acre (SF-3), and Neighborhood Commercial to Specific Plan District with a Mixed Employment (ME) and Neighborhood Commercial (NC) base zone.



## Existing MPLU: SMU, SF, PGOS Subject Area



## Proposed MPLU: ME Subject Area



## Master Plan Amendment:

- Neighborhood Commercial (NC), Parks, Greenways, and Open Space (PGOS), and Single-Family (SF) to Mixed Employment (ME)



## Master Plan Land Use



Date: February 2024

Scale: 1 inch = 1,800 feet

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





## **Overall Development Plan:**

- $\pm 11.45$  acres of NC
- $\pm 182.24$  acres of ME
- $\pm 25$  acres of OS
- 24-hour mitigation standards
- Trails and Open Space adjacent to White Lake
- Loading dock restrictions
- Additional screening and landscaping



- Loading docks shall be positioned and operated to eliminate violations of RMC as amended, including no docks shall be constructed within 300 feet of any residential use. No docks shall be constructed along the north or north-eastern facade of any building facing White Lake Parkway within 500 feet of any residential use unless screened by an intervening industrial building of 24 feet in height or greater. The distance shall be measured from the property line of the residential use to the proposed dock door.
- All loading and unloading of trucks between 10:00 p.m. and 7:00 a.m. shall occur between an enclosed container/trailer and a sealed dock door. Signs stating this prohibition shall be posted at dock door locations.
- Vehicles/equipment that are equipped with back-up alarms/beepers shall not operate on site between the hours of 10:00 p.m. and 7:00 a.m. Signs stating these prohibitions shall be posted at dock door locations. Any vehicle equipped with refrigeration equipment shall not operate between the hours of 10:00 p.m. and 7:00 a.m. within 300 feet of any residential property line.



## Development Standards

Standard	ME	NC	SPD
Minimum Lot Width	50 ft	50 ft	50 ft
24-hour Operation	CUP	CUP	ME: by right NC: MUP
Height	45 ft	35 ft	ME: 45 ft NC: 35 ft
Front Setbacks	Sites 20 acres or less: 10 ft Sites more than 20 acres: 30 ft	10 ft	30 ft along White Lake
Lighting Height	30 ft (within 100 ft of SF: 18 ft)	30 ft (within 100 ft of SF: 18 ft)	15 ft



## Summary of Uses in the SPD

Standard	ME	NC
Single-Family Detached	Not Allowed	Not Allowed
Multi-Family	Not Allowed	Not Allowed
Office, General	Allowed	Allowed
Industrial Uses	Allowed	Not Allowed
Restaurant	Allowed	Allowed
Retail	Allowed	Allowed

# Zoning Map Amendment Findings

<b>ZMA Findings</b>	<b>Staff Review and Analysis</b>
<b>Conforms with state law NRS Section 278.250(2)</b>	✓ Yes
<b>Conforms with Master Plan</b>	✓ Yes



# **Master Plan Amendment Findings**

<b>MPA Findings</b>	<b>Staff Review and Analysis</b>
<b>Substantial conformance with Master Plan priorities and policies</b>	<b>✓ Yes</b>
<b>Activities and development compatible with surrounding</b>	<b>✓ Yes</b>
<b>Availability of public services in accordance with Concurrency Management System</b>	<b>✓ Yes</b>

# Specific Plan District Recommended Findings

<b>SPD Findings</b>	<b>Staff Review and Analysis</b>
<b>Conforms with State Law NRS Section 278.250(2)</b>	✓ Yes
<b>Conforms with the Master Plan</b>	✓ Yes
<b>Meets the intent of the SPD</b>	✓ Yes
<b>Addresses a unique situation, provides a benefit, innovative design, layout, or configuration</b>	✓ Yes



## Recommended Motion

**Master Plan Amendment:** Based upon compliance with the applicable findings, I move to adopt the amendment to the Master Plan by resolution, subject to conformance review by the Truckee Meadows Regional Planning Commission

**Zoning Map Amendment:** Based upon compliance with the applicable findings, I move to adopt the zoning map amendment by ordinance and refer to a second reading.

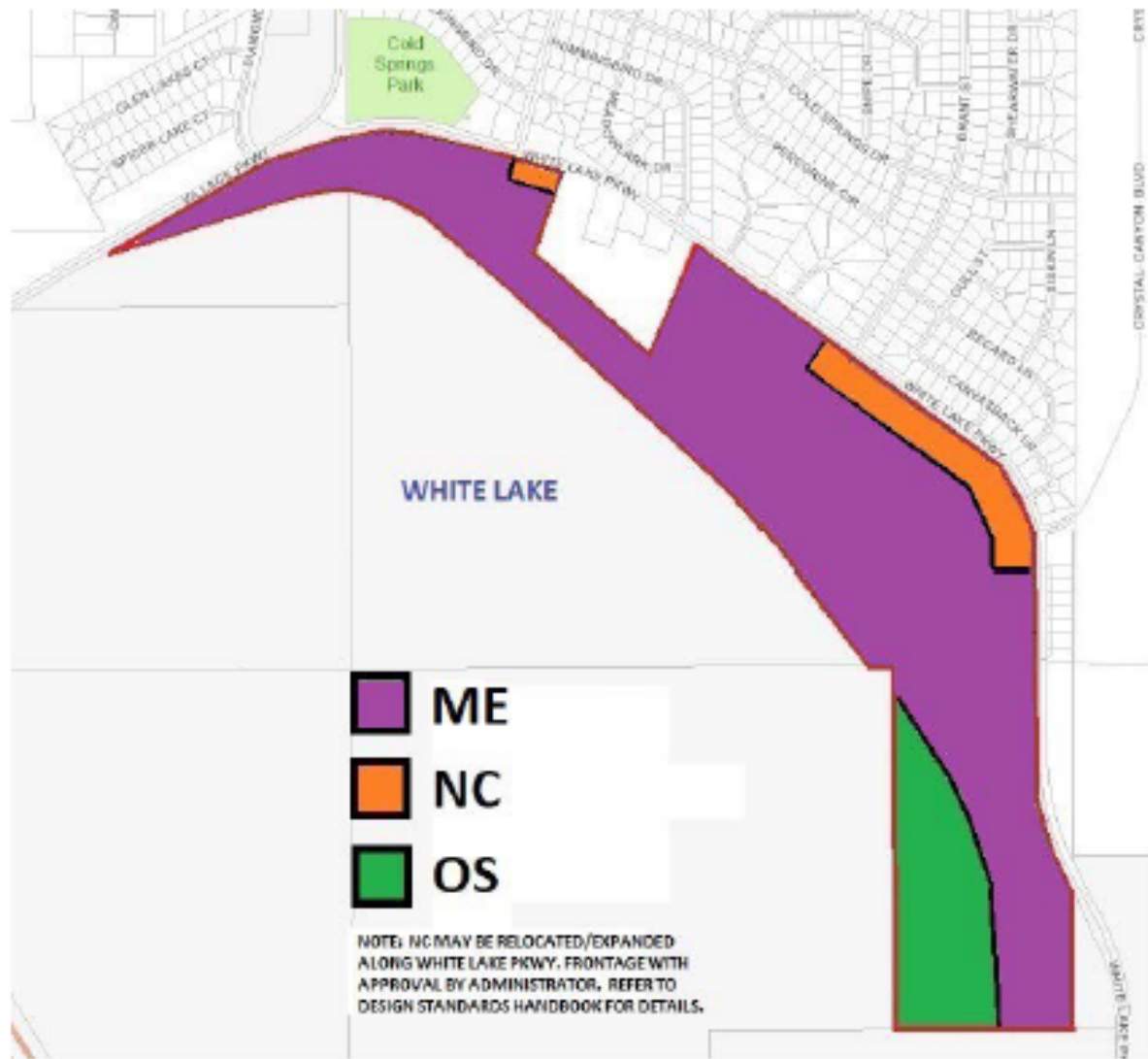


Figure 6 – Land Use Plan