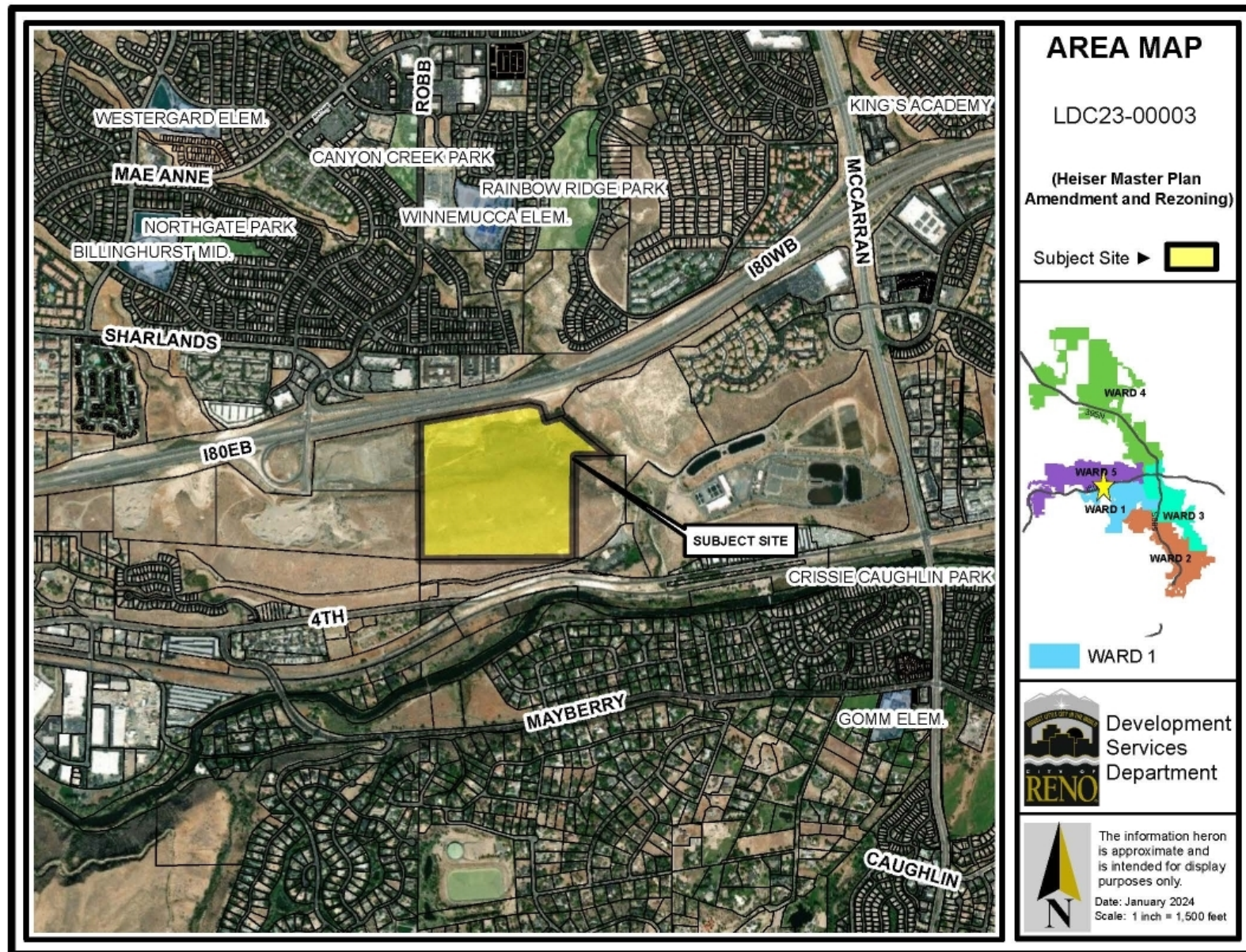# LDC23-00003
(Heiser Master Plan Amendment and Rezoning)

Reno City Council
January 17, 2024

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Site:

- ±85.2 acre site

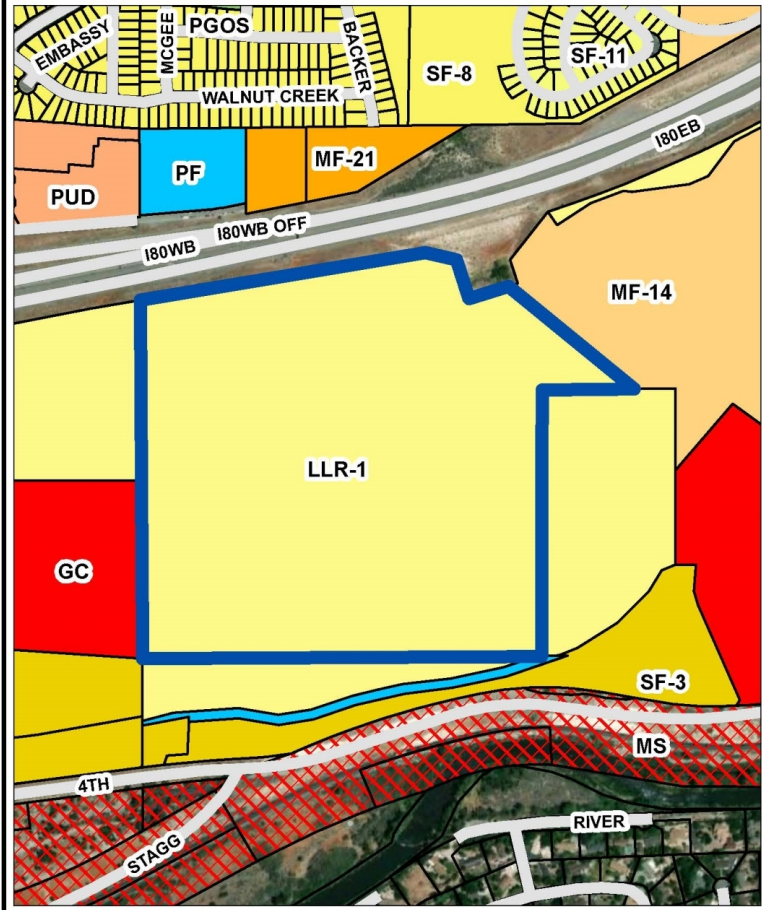**Request:**

Zoning Map Amendment
LLR-1 to SPD

Master Plan Amendment
LL to SMU & PGOS

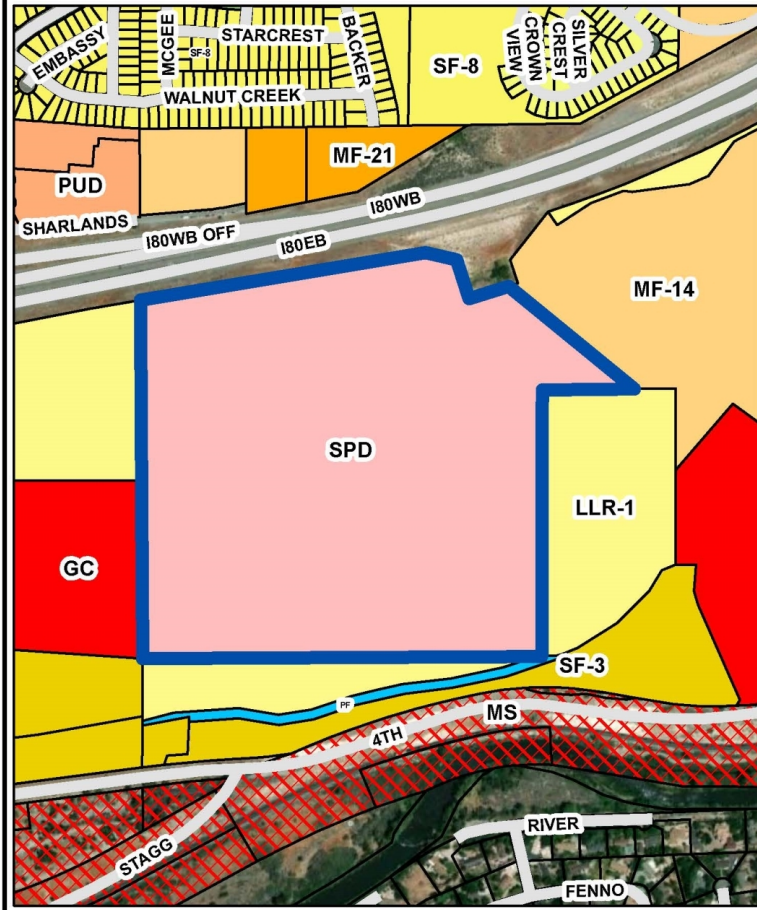ZONING MAP — LDC23-00003 (Heiser Master Plan Amendment and Rezoning)
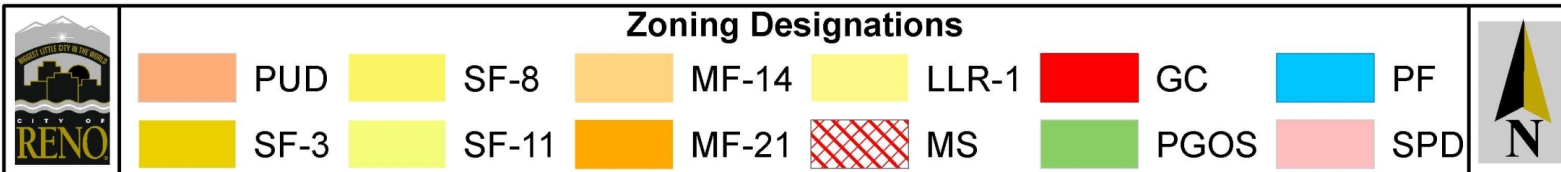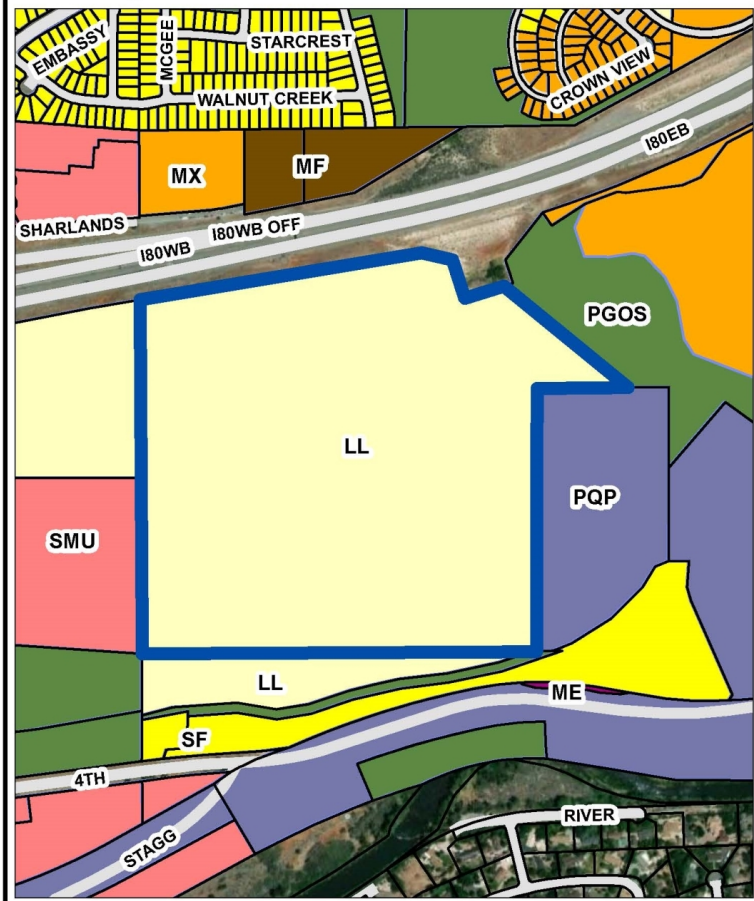
Request:

Zoning Map Amendment

- Large Lot Residential -1 acre (LLR-1) to a Specific Plan District (SPD)

- SPD: Mixed-Use Suburban (MS) Base Zoning District

3
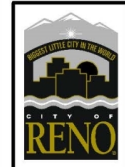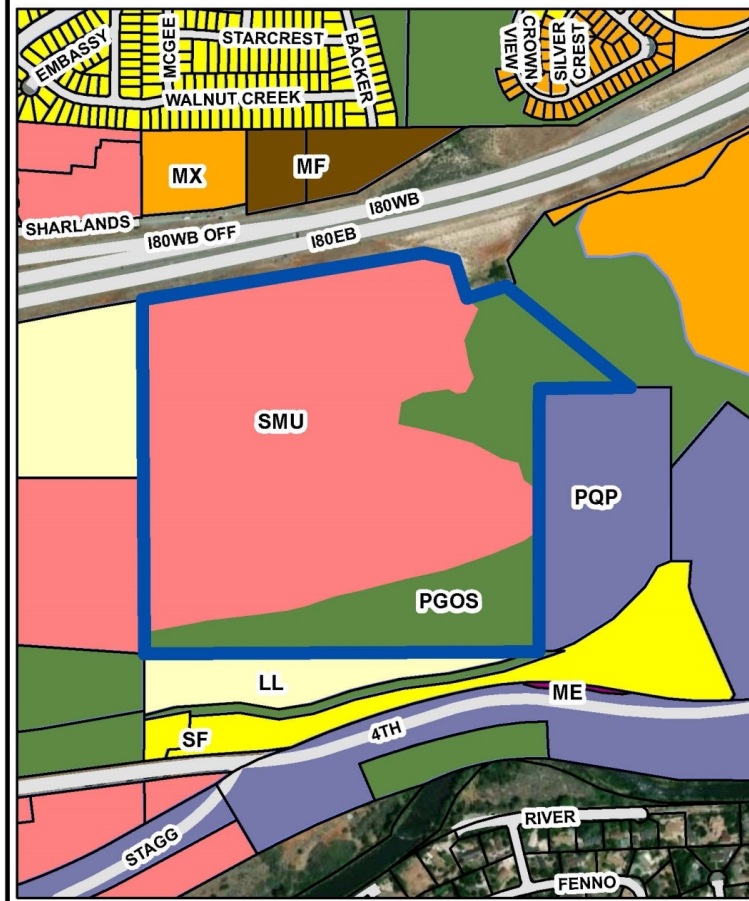
Request:

Master Plan Amendment

- ±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)

4

MS Base Zoning District
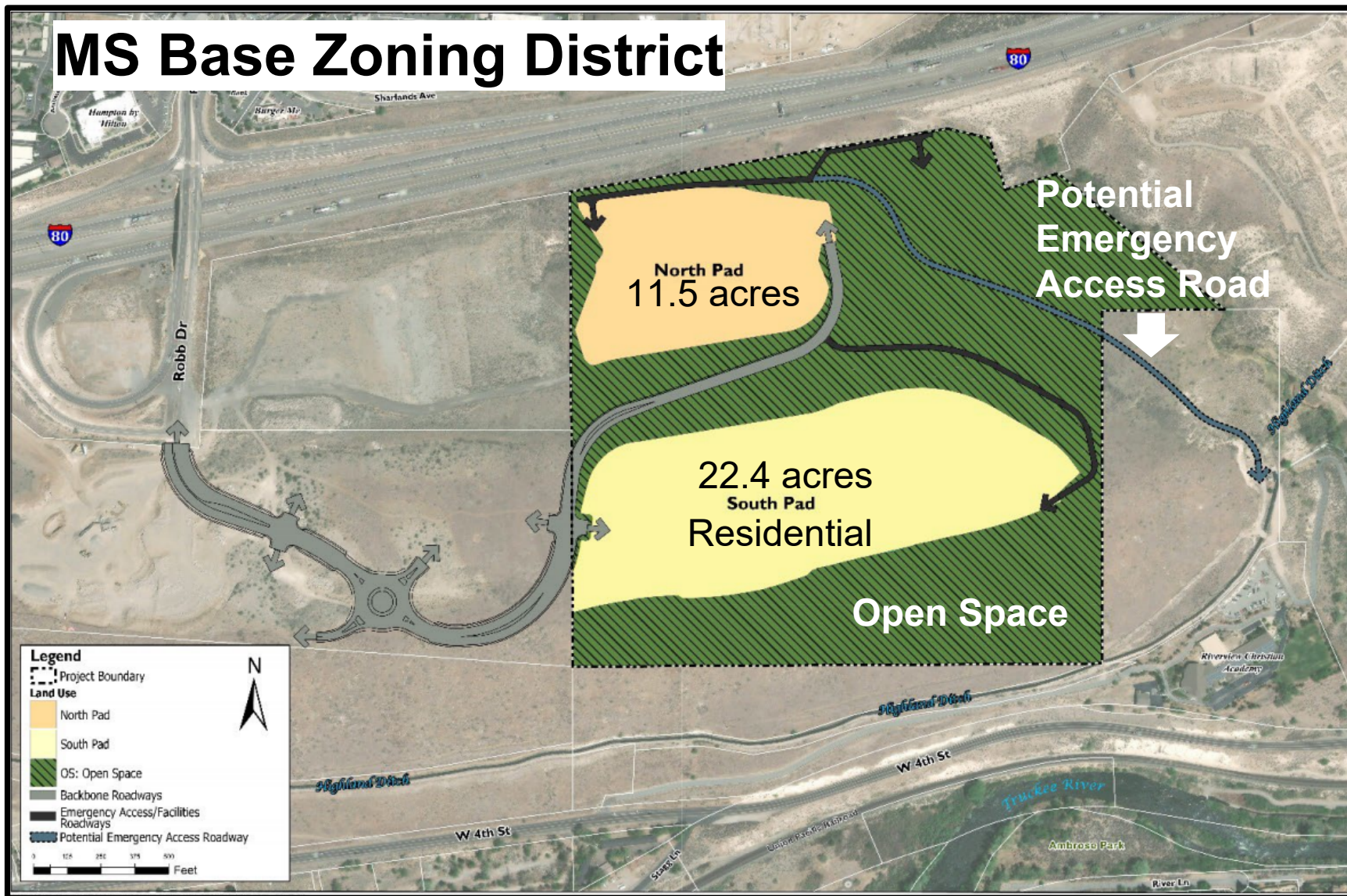
Overall Development Plan

- ±51 acres of deed restricted open space

- 750 Multi-family units

- 100,000 square feet of commercial

- Potential emergency access to 4th Street

- Without the emergency access, the north pad is limited to 200 sprinklered units and 124,000 square feet of commercial

Development Standards

| Standard	MS	SPD
Minimum Lot Width	50 feet	40 feet
Grading, Hillside, Drainage 24-hour operation	Requires MSPR Requires a CUP	Requires SPR Requires a MUP
Street Frontage Requirements	30% comprised of building wall or pedestrian amenity	No frontage requirements
Shading of Parks and Residences	Cannot shade - Requires a shade study	Shading is allowed
Standards for Large Retail Establishments	Standards intended to mitigate the effects on the community when LREs vacate	Retains some building design and architecture standards
MS Allowed Uses	Allows 129 uses	Prohibits 26 of 129 uses
Maximum Wall Letter Height ~~Billboards~~	5 feet ~~Freestanding – maximum 125 sq. ft.~~	6 feet ~~Two 400 sq. ft. Billboards~~
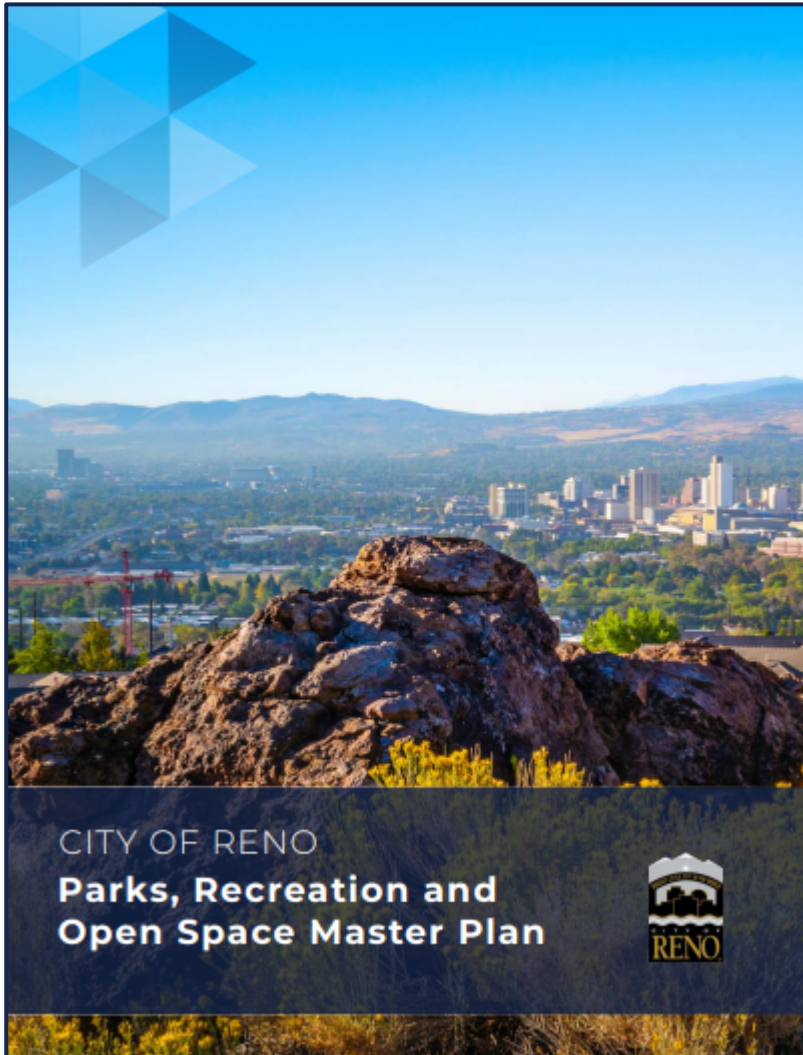
Parks & Recreation

- South development pad:
  - ½-acre of private amenities cumulatively

- North development pad:
  - ¼-acre of private amenities cumulatively

Examples of potential amenities:

- Trails
- Clubhouse
- Pool
- BBQ/picnic areas
- Bocce ball, volleyball court, basketball court, tennis/pickle ball court
- Dog park
- Other similar types of amenities

Master Plan Amendment Recommended Findings

MPA Recommended Findings	Staff Review and Analysis	
Substantial **conformance with Master Plan** priorities and policies	Adequate public facilities and infrastructure; maintain scenic, public safety, and environmental values; provide deed restricted open space	✓ **Yes**
Activities and **development compatible** with surrounding	FJM and TCA properties to the west are zoned General Commercial (GC), Viewpoint Apartments to the east, I-80 to the north	✓ **Yes**
Availability of **public services** in accordance with Concurrency Management System	Infrastructure and facilities to support development will be provided concurrent with demand	✓ **Yes**

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Specific Plan District Recommended Findings

SPD Recommended Findings	Staff Review and Analysis	
Conforms with State Law **NRS Section 278.250(2)**	SPD Handbook and RMC provide zoning regulations in accordance with the master plan for land use	✓ **Yes**
Conforms with the **Master Plan**	Adequate public facilities and infrastructure; maintain scenic, public safety, and environmental values; provide open space; concurrency management system	✓ **Yes**
Meets the **intent** of the SPD	Design and configuration of the uses offers functional integration of residential, commercial, and open space	✓ **Yes**
Addresses a **unique situation, provides benefit,** innovative design, layout, or configuration	Restricted MS zoning district development with 51 acres of deed restricted open space	✓ **Yes**

Next up:

Applicant Presentation