

## STAFF REPORT

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**Date:** April 10, 2024

**To:** Mayor and City Council

**Through:** Doug Thornley, City Manager

**Subject:** **Staff Report (For Possible Action): 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 – 3 Units per Acre (SF-3); and 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

**Department:** Development Services - Planning

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**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 PGOS to Specific Plan District (SPD). The proposed White Lake Parkway SPD would allow for limited industrial and commercial uses with enhanced standards. Key issues related to 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. The Planning Commission recommends approval of this request.

**Alignment with Strategic Plan:**

Economic and Community Development

**Previous Council Action:**

There is no recent Council action relevant to this item.

**Background:**

The Planning Commission staff report (**Exhibit A**) analyzed compatibility with the surrounding land uses as well as conformity with the Master Plan. The proposed zone change to SPD appears to be consistent and compatible with the existing and proposed land uses.

**Discussion:**

The March 20, 2024, Planning Commission meeting minutes were not available at the time of the submittal of this staff report. Staff gave a presentation at the hearing summarizing the request and some of the notable items in the SPD handbook. The applicant's representative also gave a presentation identifying potential development and uses that could occur on this site if the project is approved. The Planning Commission asked questions regarding future plans to widen White Lake Parkway, lighting standards, development timeframes, and public outreach. Staff clarified that the widening of White Lake Parkway is identified in the 2050 Regional Transportation Plan (RTP) which is anticipated to be completed in the 2030 to 2050 timeframe. Additionally, staff explained the 15-year development timeframe, the specific lighting standards, and the outreach that was done for this project. The Planning Commission recommended approval of the handbook as proposed.

**Planning Commission Recommendation:**

Master Plan Amendment: Six in favor, none opposed, and one absent.

The Planning Commission recommends approval of the Master Plan amendment.

Zoning Map Amendment: Six in favor, none opposed, and one absent.

The Planning Commission recommends approval of the zoning map amendment.

**Financial Implications:**

City of Reno Finance Staff reviewed the provided fiscal impact analysis and determined there is a net positive impact to the City at the end of 20 years if the project is approved.

**Legal Implications:**

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

**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 (RTC).
- (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 Nevada Revised Statute (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 that 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 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 that 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.

**Recommendation:**

Staff recommends Council uphold the Planning Commission recommendation and adopt the Master Plan amendment by resolution and zoning map amendment by ordinance.

**Proposed Motion:**

I move to uphold the recommendation of the Planning Commission.

**Attachments:**

Case Maps

Exhibit A – Planning Commission Staff Report

Draft March 20 Planning Commission Minutes

Legal Notice