

STAFF REPORT

Date: January 17, 2024

To: Mayor and City Council

Through: Doug Thornley, City Manager

Subject: Staff Report (For Possible Action): Ordinance Introduction - Bill No. _____ Case No. LDC23-00003 (Heiser Master Plan Amendment and Rezoning) Ordinance to amend Title 18, Chapter 18.02 of the Reno Municipal Code, entitled "Zoning," rezoning a ±85.2-acre site located south of Interstate 80 (I-80), ±1,320 feet east of Exit 9 (Robb Drive) from Large Lot Residential - 1 acre (LLR-1) to Specific Plan District (SPD); together with matters which pertain to or are necessarily connected therewith.

From: Leah Piccotti, Associate Planner

Department: Development Services - Planning

Summary:

A request has been made for a zoning map amendment from Large Lot Residential -1 acre (LLR-1) to ±85.2 acres of Specific Plan District (SPD). The ±85.2-acre site is located south of Interstate 80 (I-80), ±1,320 feet east of Exit 9 (Robb Drive). Staff analysis focused on the compatibility of proposed zoning with surrounding zoning and land uses. Staff and the Planning Commission made all of the findings and recommend approval of the zoning map amendment.

Recommended Conditions of Approval:

1. Approval of the SPD Handbook is subject to the revisions contained in **Exhibit A** attached to the staff report and any modifications made by Council during the public hearing. All revisions shall be incorporated into the SPD Handbook and submitted in electronic and hardcopy formats to staff prior to Council adoption of the ordinance.

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:

The Planning Commission recommends Council adopt the requested zoning map amendment by ordinance, subject to compliance with Condition 1, which includes changes to the SPD Handbook.

Proposed Motion:

I move to uphold the recommendation of the Planning Commission and refer Bill No. _____ for a second reading and adoption.

Attachments:

Ordinance