

BILL NO. ____

ORDINANCE NO. _____

AN ORDINANCE TO AMEND TITLE 18, CHAPTER 18.02 OF THE RENO MUNICIPAL CODE ENTITLED "ZONING," REZONING A ±218.69 ACRE SITE LOCATED SOUTH AND WEST OF WHITE LAKE PARKWAY IN COLD SPRINGS, EAST OF WHITE LAKE AND U.S. 395 FROM ±124.32 ACRES OF SINGLE-FAMILY – 3 UNITS PER ACRE (SF-3), ±38.67 ACRES OF NEIGHBORHOOD COMMERCIAL (NC), ±24.99 ACRES OF PARKS GREENWAYS AND OPEN SPACE (PGOS), AND ±30.71 ACRES OF INDUSTRIAL COMMERCIAL (IC) TO ±218.69 ACRES OF SPECIFIC PLAN DISTRICT (SPD); TOGETHER WITH MATTERS WHICH PERTAIN TO OR ARE NECESSARILY CONNECTED THEREWITH.

THE CITY COUNCIL OF THE CITY OF RENO DO ORDAIN:

SECTION 1. Chapter 18.02 of the Reno Municipal Code is hereby amended by adding thereto a new section to be known as Section 18.02.102(b).1449 relating to a ±218.69 acre site located south and west of White Lake Parkway in Cold Springs, east of White Lake, and U.S. 395 and more particularly described in the attached "Exhibit A" and rezoning said property from Single-Family – 3 units per acre (SF-3), Neighborhood Commercial (NC), Parks Greenways and Open Space (PGOS), and Industrial Commercial (IC) to Specific Plan District (SPD) the same to read as follows:

Sec. 18.02.102(b).1449. The zoning of the City of Reno as heretofore established is hereby amended in the manner shown on the map labeled Case No. LDC23-00020, thereby changing the use of land therein, relating to a ±218.69 acre site located south and west of White Lake Parkway in Cold Springs, east of White Lake, and U.S. 395 and more particularly described in the attached "Exhibit A," and rezoning said property from Single-Family – 3 units per acre (SF-3), Neighborhood Commercial (NC), Parks Greenways and Open Space (PGOS), and Industrial Commercial (IC) to Specific Plan District (SPD).

SECTION 2. This Ordinance shall be in effect from and after its passage, adoption and publication in one issue of a newspaper printed and published in the City of Reno and upon approval of conformance review for the associated Master Plan amendment (LDC23-00020 White Lake Parkway Master Plan and Zoning Map Amendments) by the Truckee Meadows Regional Planning Commission.

CASE NO. LDC23-00020 (White Lake Parkway Master Plan and Zoning Map Amendments)
APN NO's. 087-010-41, 087-032-05, 087-032-11, 087-382-02, and 087-382-05

SECTION 3. The City Clerk and Clerk of the City Council of the City of Reno is hereby authorized and directed to have this Ordinance published in one issue of the Reno-Gazette Journal, a newspaper printed and published in the City of Reno.

PASSED AND ADOPTED this ____ day of _____, ____, by the following vote of the Council:

AYES: _____

NAYS: _____

ABSTAIN: _____ ABSENT: _____

APPROVED this ____ day of _____, ____.

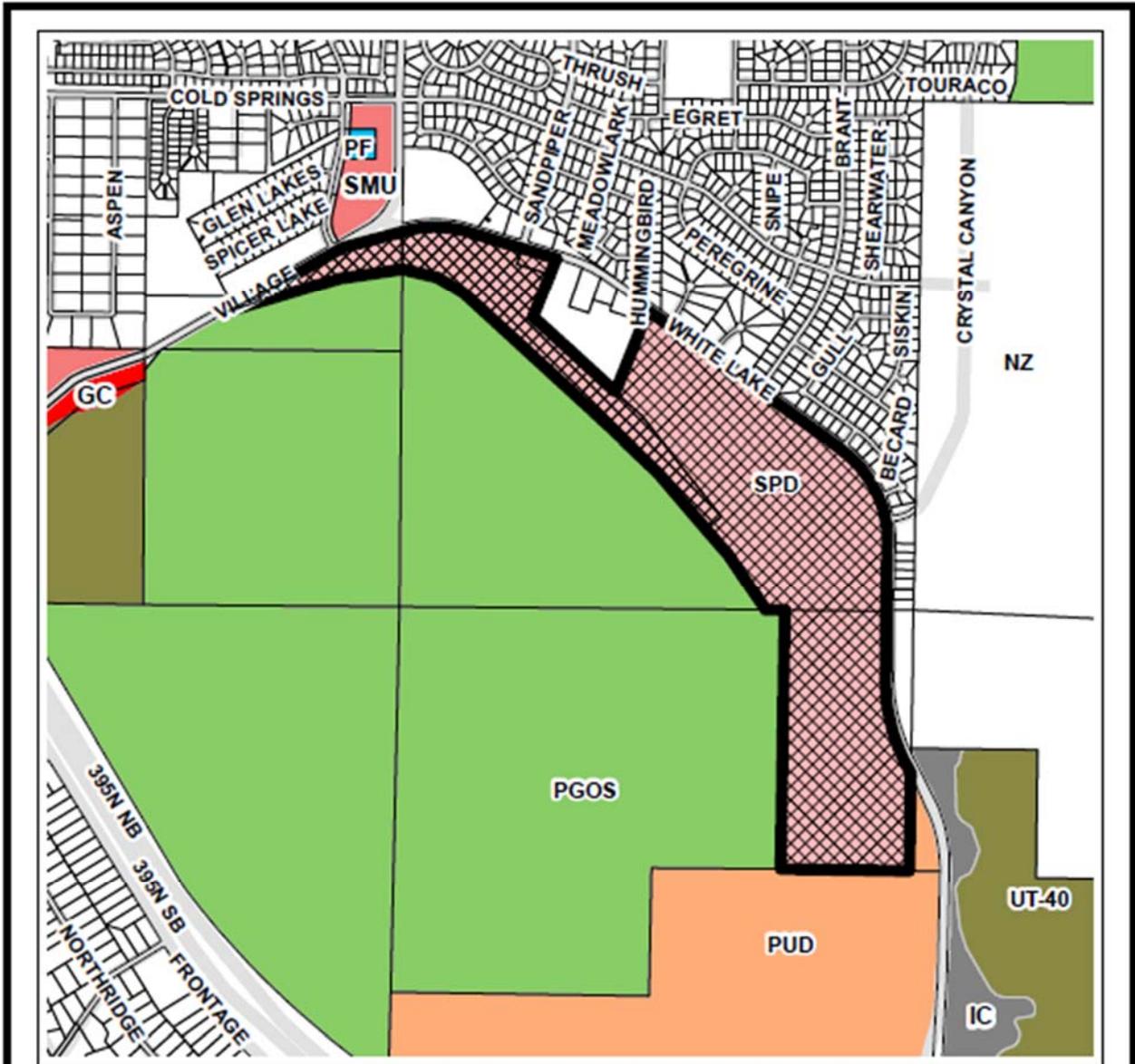
HILLARY SCHIEVE
MAYOR OF THE CITY OF RENO

ATTEST:

MIKKI HUNTSMAN
CITY CLERK AND CLERK OF THE CITY
COUNCIL OF THE CITY OF RENO, NEVADA

EFFECTIVE DATE:

EXHIBIT A



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

 ZONING MAP AMENDMENT
 FROM | ±124.32 Acres of SF-3;
 ±38.67 Acres of NC;
 ±24.99 Acres of PGOS; and
 ±30.71 Acres of IC
 TO | ±218.69 Acres of SPD



0 0.075 0.15 0.3
Miles

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RENO

Development Services Department
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 Reno, NV 89505 www.reno.gov
 Map Produced: March 2004

WHITE LAKE COMMERCE CENTER

SPECIFIC PLAN DISTRICT HANDBOOK

March 6, 2024

WHITE LAKE COMMERCE CENTER – SPECIFIC PLAN DISTRICT

White Lake Commerce Center
Development Standards Handbook

Notice is given that the Development Standards Handbook for the White Lake Commerce Center Specific Plan District was approved by the Reno City Council on _____, 2024. A copy of the certified handbook is attached hereto and incorporated herein.

Dated this _____ day of _____, 2024.

State of Nevada }

County of Washoe }

On this _____ day of _____, 2024, before me, _____, a _____ personally appeared to me or is personally known to me or proved to me on the basis of satisfactory evidence to be the person who executed this instrument.

(Seal, if any)

(Signature of notarial officer)

(Title and rank (optional))

White Lake Commerce Center SPD

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WHITE LAKE COMMERCE CENTER – SPECIFIC PLAN DISTRICT

1 Introduction

The White Lake Commerce Center Specific Plan District (SPD) is envisioned to include a mix of commercial and industrial land uses that will support the residential land base in Cold Springs by providing community services and employment opportunities for area residents. In turn, this will help in achieving a balanced community in terms of land use, reducing commute times, providing services in proximity to residential areas, and creating a higher quality of life for those residing in Cold Springs.

This Development Standards Handbook (Handbook) is adopted with the SPD and will guide future development within the project boundaries. The Handbook establishes relevant standards for new development within the SPD while ensuring that sensitive areas are protected, and proper land use relationships are maintained between the SPD area and existing development.

1.1 SPD Area

White Lake Commerce Center consists of 218.69± acres located on the south and west side of White Lake Parkway in Cold Springs. Specifically, the site is located east of US 395 and White Lake, as depicted in Figure 1 (below).



Figure 1 – Vicinity Map

WHITE LAKE COMMERCE CENTER – SPECIFIC PLAN DISTRICT

1.2 Site Conditions

The SPD area generally includes flat terrain sloping from the northeast to southwest. A portion of the White Lake playa is located within the SPD boundary at the southwest corner of the site. Surrounding uses include heavy industrial (Reno Truss) at the central portion of the site with a mix of commercial, public facility, and single family uses to the north (within unincorporated Washoe County). White Lake is located immediately west and southwest of the property.

Figure 2 (below) and 3 (following page) depict the existing onsite conditions.



Figure 2 – Existing Conditions

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Figure 3 – Existing Conditions

1.3 Statement of Purpose and Plan

The purpose of the SPD is to establish allowed uses and development standards within the plan area and to ensure that all onsite operations are compatible with adjoining properties. The standards and provisions contained herein will ensure the orderly development of the SPD area and provide for appropriate land use, mitigation of potential impacts, protection of environmentally sensitive areas, and compliance with Reno Municipal Code standards.

WHITE LAKE COMMERCE CENTER – SPECIFIC PLAN DISTRICT

Since implementation of public and private improvements will occur in phases, the standards and guidelines contained herein establish a common framework to guide future improvement plans. Development of White Lake Commerce Center is ultimately controlled and restricted by these development standards as well as the applicable provisions of the Reno Municipal Code.

1.4 Relationship to Existing Plans

The SPD area is designated as Mixed Employment (ME) in the Reimagine Reno Master Plan. As defined in the Master Plan, primary uses within ME include “light manufacturing, processing, wholesaling, flex space, research and development, and offices. In some locations, may also include high quality, large employment facilities.” Additionally, secondary “support services such as small-scale retail, restaurants, indoor, and other commercial uses” are supported. Figure 4 (following page) depicts the Master Plan land use for the White Lake Commerce Center.

SPD zoning is a conforming zoning district to the ME Master Plan designation. The land use plan and standards contained within this Handbook establish allowed uses and development standards that will be implemented within the SPD area. Refer to Figure 5 for a visual depiction of zoning patterns within the vicinity of the SPD boundaries.

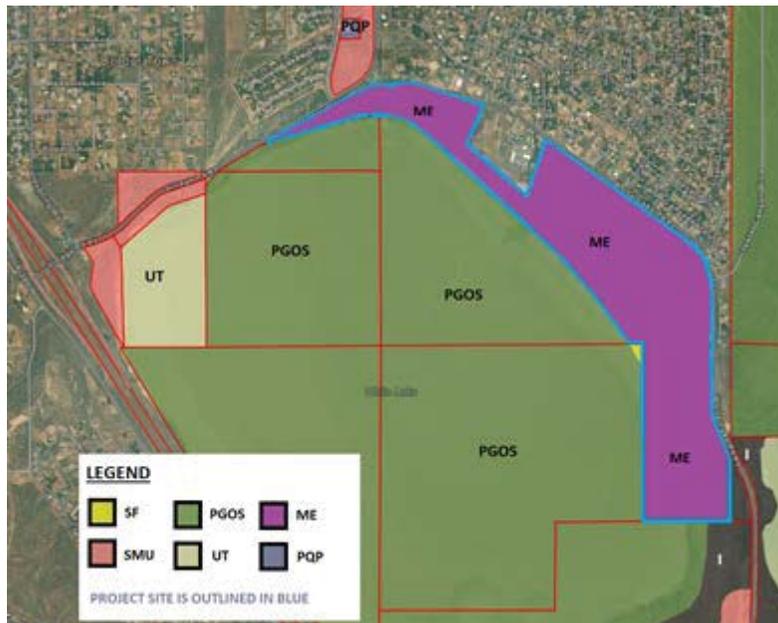


Figure 4 – Master Plan Land Use

WHITE LAKE COMMERCE CENTER – SPECIFIC PLAN DISTRICT

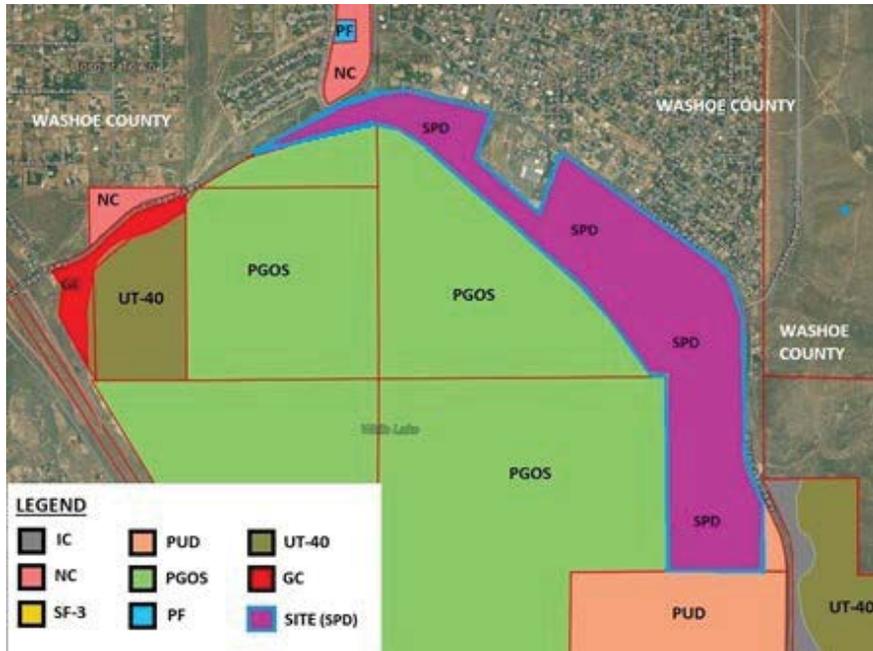


Figure 5 – Zoning

1.5 Development Schedule

This SPD shall be valid and enforceable for 15 years. The 15-year timeframe shall commence upon final approval of this SPD (as evidenced by the initial recording date of the certified handbook). If the project is not completed at the end of the 15 years, then the SPD shall require an application to the Reno City Council to determine if it is appropriate to extend the development schedule prior to further development.

1.6 Land Use Plan

The White Lake Commerce Center Land Use Plan adopts a mix of Mixed Employment (ME), Neighborhood Commercial (NC), and Open Space (OS) use types. While the underlying zoning of the site is SPD, the land use categories adopted with this handbook generally mimic the provisions of the ME, NC, and PGOS zoning adopted in the Reno Municipal Code (RMC). As detailed in the Development Standards section of this Handbook, the SPD includes specific standards that supplement RMC standards to ensure that site-specific conditions are fully addressed, including potential project impacts.

The Land Use Plan requires a minimum of 11.45± acres of Neighborhood Commercial to be located within

WHITE LAKE COMMERCE CENTER – SPECIFIC PLAN DISTRICT

the SPD with the specific land uses listed in Table 2. This commercial area can address the current and anticipated commercial needs of Cold Springs residents. However, as the valley continues to grow, it is recognized that demand for additional commercial use may increase. Therefore, this Handbook allows for commercial use to be expanded and/or relocated, with approval by the Administrator, based on market demands.

Figure 6 (below) depicts the White Lake Commerce Center Land Use Plan.

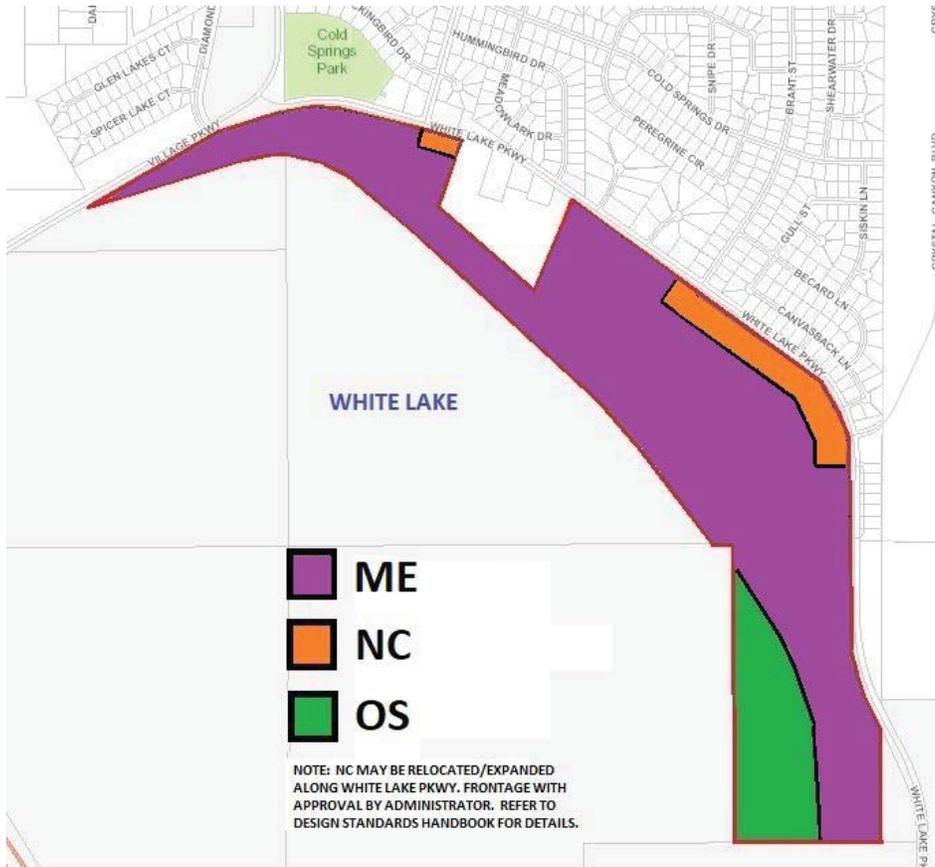


Figure 6 – Land Use Plan

The Land Use Plan identifies 25 acres as OS. This reflects a portion of the site previously identified in the Reno Master Plan as Parks, Greenways, and Open Space (PGOS). The SPD does not propose to alter the boundary of the PGOS land use and designates this area as OS on the Land Use Plan.

Table 1 – Land Use Summary

| Master Plan Designation | Area |
|-------------------------|---------------|
| Mixed Employment (ME) | 182.24± acres |

WHITE LAKE COMMERCE CENTER – SPECIFIC PLAN DISTRICT

| | |
|---|---------------------------|
| Neighborhood Commercial Overlay (NC) | 11.45± acres ¹ |
| Open Space | 25± acres |
| TOTAL | 218.69± acres |

2 – A minimum of 11.45 acres shall be developed as NC and may be expanded along the White Lake Parkway frontage with approval by the Administrator.

1.7 Binding Effect of Handbook

The standards set forth in this Handbook shall supersede any zoning statutes that may otherwise apply. In case of a conflict, this Handbook shall control. When not addressed by this Handbook, the provisions of the Reno Municipal Code as amended shall control.

1.8 Deviations from Handbook Standards

All projects within White Lake Commerce Center shall comply with the standards and requirements of this Handbook. However, it is recognized that unusual or unique circumstances may arise from time to time. Therefore, deviations from standards contained herein, not to exceed 10%, may be granted on a case by case basis with the approval of the Administrator. Additionally, any deviation from the standards of this handbook must also be approved by the Master Developer (Lifestyle Homes TND, LLC). The approval rights of the Master Developer may be assigned to any future buyer. Changes in excess of 10% shall require an amendment to this handbook, including review by the Reno Planning Commission and City Council.

2. Development Standards

The purpose of this section is to establish regulatory requirements for the various land use designations identified in the White Lake Commerce Center Land Use Plan. This includes/standards for land use, density/intensity, landscape buffers, trails, etc. All development shall comply with the text, policies, standards, and associated tables and exhibits of this Handbook. Where a conflict exists between these development standards and the City of Reno Municipal Code (RMC) the standards contained herein shall apply. Where this Handbook remains silent, the provisions and definitions within RMC, as amended, shall apply.

2.1 Permitted and Conditional Uses

Permitted uses, uses requiring a Conditional Use Permit, and prohibited uses within the SPD, are provided in the following Land Use Matrix (Table 2). This matrix organizes potential uses within the land use categories presented with the White Lake Commerce Center Land Use Plan. The following symbols are used in the matrix to indicate whether a proposed use is permitted, not permitted, or requires a Conditional Use Permit:

- A Accessory Use – Permitted as an accessory use if the use meets the standards contained herein.
- P Permitted by Right – Permitted if the use meets the standards established herein.
- C Conditional Use – Requires approval of a Conditional Use Permit. This may include additional

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conditions to mitigate specific impacts, operations, etc.

- M Minor Conditional Use - Requires approval of a Minor Conditional Use Permit. This may include additional conditions to mitigate specific impacts, operations, etc.
- Not Permitted within the Development Plan (empty cell)

When required, subsequent reviews/entitlements (i.e. minor CUP, CUP, etc.) shall follow the review procedures/requirements included in RMC as amended.

Uses not specifically listed in Table 2 are subject to review based on the consistency with the purpose and intent of the land use designation and the standards contained within this SPD, as determined by the Administrator. Land uses listed in Table 2 shall be defined as included in RMC and subject to associated use specific standards. Uses not listed in Table 2 that are specifically included in Table 3-1 (Table of Allowed Uses) in the Reno Municipal Code shall be prohibited.

Table 2 – Land Use Matrix

| | Mixed Employment | Neighborhood Commercial | Open Space |
|--|------------------|-------------------------|------------|
| | ME | NC | OS |
| PUBLIC, INSTITUTIONAL, AND CIVIC USES | | | |
| Community and Cultural Facilities | | | |
| Library, Art Gallery, or Museum | | P | |
| Minor Government Facility | P | P | |
| Private Club, Lodge, or Fraternal Organization | | P | |
| Public Park or Recreation Area | | | P |
| Religious Assembly | C | P | |
| Educational Facilities | | | |
| Adult Education | P | P | |
| Childcare Center | P | P | |
| School, Primary | P | P | |
| School, Secondary | P | P | |
| School, Vocational or Trade | P | | |
| Healthcare Facilities | | | |
| Medical Facility, Day Use | | P | |

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| | Mixed Employment | Neighborhood Commercial | Open Space |
|--|------------------|-------------------------|------------|
| | ME | NC | OS |
| COMMERCIAL USES | | | |
| Agriculture, Animals, and Farming | | | |
| Animal Clinic, Shelter, Hospital, Boarding Kennel or Training Facility | P | P | |
| Food and Beverage | | | |
| Bakery, Retail | P | P | |
| Bar, Lounge, Tavern | M | M | |
| Commercial Kitchen | P | P | |
| Microbrewery, Distillery, or Winery | P | P | |
| Restaurant | P | P | |
| Restaurant with Alcohol Service | P | P | |
| Office and Professional Uses | | | |
| Call Center | P | | |
| Financial Institution | P | P | |
| Laboratory | P | | |
| Office, General | P | P | |
| Personal Services | | | |
| Cleaners, Commercial | P | P | |
| Personal Service, General | P | P | |
| Recreation and Entertainment | | | |
| Amusement or Recreation, Inside | P | P | |
| Amusement or Recreation, Outside | C | | |
| Daytime Entertainment Venue | P | M | |
| Gun Range, Indoor | C | | |
| Live Entertainment | C | C | |
| Retail | | | |
| Building, Lumber, and Landscape Materials Sales | P | | |
| Convenience Store | | C | |
| General Retail, less than 10,000 sq.ft. | P | P | |
| General Retail, 10,000 sq.ft. or greater | P | P | |
| General Retail, Package Alcohol Sales | C | | |
| Plant Nursery or Garden Supply | P | P | |
| Transportation, Vehicles, and Equipment | | | |
| Auto Service and Repair | P | M | |
| Automobile, Truck, Mobile Home, RV Boat, and Trailer Sales or Rental | P | | |

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| | Mixed Employment | Neighborhood Commercial | Open Space |
|---|------------------|-------------------------|------------|
| | ME | NC | OS |
| Car Wash | P | P | |
| Gas Station | P | M | |
| Parking Lot, Open | P | P | |
| Public Transit or School Bus Shelter | P | P | P |
| PUBLIC AND QUASI-PUBLIC UTILITIES AND SERVICES USES | | | |
| Communications and Broadcasting | | | |
| Communication Facility, Equipment Only | P | P | |
| Utilities | | | |
| Utilities, Major | C | C | C |
| Utilities, Minor | P | P | P |
| INDUSTRIAL USES | | | |
| Manufacturing and Processing | | | |
| Collection Station | C | | |
| Food Processing or Wholesale Bakery | P | | |
| Indoor Manufacturing, Processing, Assembly, or Fabrication | P | | |
| Outdoor Manufacturing, Processing, Assembly, or Fabrication | P | | |
| Printing and Publishing | P | | |
| Storage, Distribution, and Warehousing | | | |
| Data Center | P | | |
| Heavy Machinery and Equipment Rental, Sales, and Service | P | | |
| Mini-Warehouse | P | | |
| Outdoor Storage | P | | |
| Salvage or Reclamation of Products, Indoors | P | | |
| Tow Yard | C | | |
| Warehouse and Distribution Center | P | | |
| Wholesale | P | | |
| ACCESSORY USES | | | |
| Caretakers Quarters | A | | |
| Drive-Thru Facility (Food Service) | A | | |
| Drive-Thru Facility (Non-Food Service) | A | | |
| Gaming Operation, Restricted | A | P | |
| Outdoor Storage | A | A | |

WHITE LAKE COMMERCE CENTER – SPECIFIC PLAN DISTRICT

| | Mixed Employment | Neighborhood Commercial | Open Space |
|--|------------------|-------------------------|------------|
| | ME | NC | OS |
| Package Alcohol Sales Accessory to a Primary Use | A | P | |
| Retail Sales Associated with a Primary Use | A | P | |
| Satellite Dish | A | A | |
| Utilities, Alternative Systems | A | C | |
| TEMPORARY USES | | | |
| Satellite Dish | C | A | |
| Sidewalk Café | P | A | |
| Utilities, Alternative Systems | P | P | |
| Real Estate Sales or Leasing Office | P | A | A |
| Asphalt or Concrete Batch Plant | P | | |
| Christmas Tree Sales Lot and Similar Uses | P | | |
| Parking Lot, Open | P | P | P |
| Real Estate Sales or Leasing Office | P | P | P |
| Stockpiling | P | P | |
| Urban Farm | | P | P |
| Vegetation Management | | P | P |
| Construction Field Office | P | P | |

WHITE LAKE COMMERCE CENTER – SPECIFIC PLAN DISTRICT

2.2 Supplemental Use Standards

The following supplemental use standards shall apply within the White Lake Commerce Center SPD:

- **Commercial Use**

The SPD requires a minimum of 11.45± acres of NC land use within the plan area. This “minimum” area shall be dedicated to neighborhood commercial uses such as retail, restaurants, general personal service, childcare facilities, and community serving office uses (i.e. medical offices). Permitted commercial uses such as retail, general office, etc. are permitted with the expansion of NC (as permitted by these standards) or within the ME zone, subject to Table 2. Refer to typical examples below.



WHITE LAKE COMMERCE CENTER – SPECIFIC PLAN DISTRICT

- **Outdoor Manufacturing, Processing, and Storage**

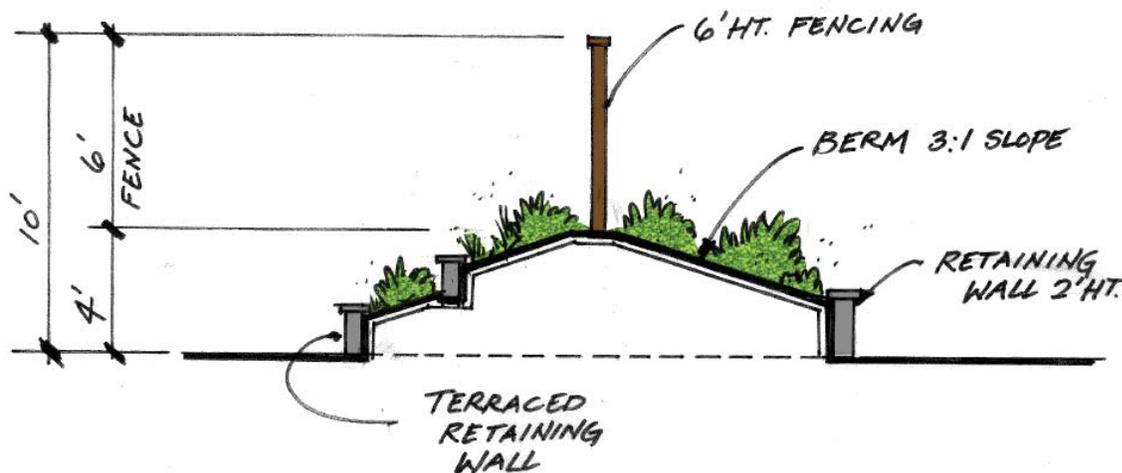
As permitted within Table 2, any outdoor manufacturing, processing, or storage visible from properties outside of the SPD boundaries shall be screened with a minimum 6-foot solid fence. Any outdoor manufacturing use shall not operate between the hours of 11:00 p.m. and 7:00 a.m.

- **24-Hour Operation (NC zoned area as referenced above)**

1. A minor conditional use permit is required for businesses operated between 11:00 p.m. to 7:00 a.m.

- **24-Hour Operation (Mixed-Employment area as referenced above)**

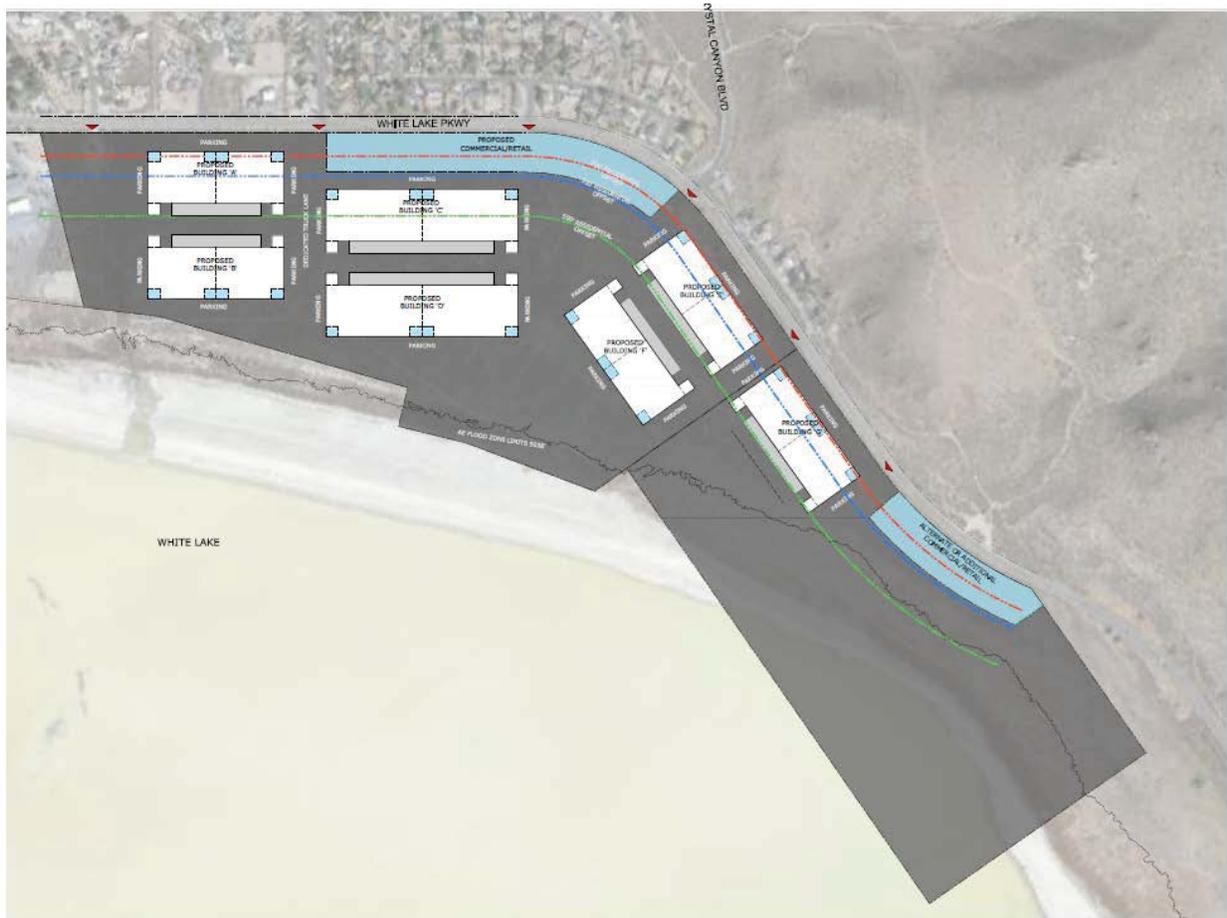
1. In order to avoid conflict with nearby residents between the hours of 11:00 p.m. to 7:00 a.m., additional use restrictions are intended to assure compliance with existing regulations in RMC as amended. All distances referenced below shall be measured from the property line of the residential use to the nearest point of the building that is proposed. Within 200 feet of any residential use, employee parking shall be behind a 10 foot combination berm (no less than four feet) and rock/decorative concrete wall (no more than six feet). A conceptual illustration is shown below:



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2. 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.
3. 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.
4. 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.
5. An illustration of a conceptual site plan is depicted below:

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- **Building Square Footage**

Single tenant buildings shall be limited to no more than 500,000 square feet in size. Multi-tenant buildings in excess of 500,000 square feet may be allowed with the approval of a conditional use permit.

- **Hours of Construction**

Hours of construction, including grading, shall be limited to between the hours of 7:00 a.m. and 6:00 p.m., Monday through Friday, and between 8:00 a.m. and 6:00 p.m. on Saturday. There shall be no construction on Sundays. This condition shall not apply to dust control or storm water management operations. A note to this effect shall be placed on the title sheet of all building permit plan sets. A sign with the approved construction hours shall be posted on site for the full duration of construction activity. If the construction hours need to be varied for the pouring of concrete slabs, interior construction hours or other modifications, a plan detailing the construction operations and provisions to minimize impacts on nearby residential areas shall be submitted and approved to the satisfaction of Administrator.

WHITE LAKE COMMERCE CENTER – SPECIFIC PLAN DISTRICT

2.3 General Development Standards

The purpose of this section is to establish general development standards for each of the land use categories identified in the White Lake Commerce Center Land Use Plan.

- **ME**

| ME LOT AND BUILDING STANDARDS | | |
|--|-----------------|----------------------------|
| General Standards | | |
| Lot size, minimum | 0.5 acre | |
| Lot width, minimum | 50 ft | |
| Building area, maximum | 500,000 sf [1] | |
| Setbacks, minimum | | Principal Buildings |
| Front | 10 ft/ 30ft [2] | |
| Side | 0 ft / 10 ft | |
| Rear | 0 ft / 10 ft | |
| Height, maximum | | |
| Height | 45 ft | |
| Stories | 3 | |
| Other | | |
| Accessory uses/structures: Refer to RMC Chapter 18.03 Article 4 | | |
| Site and building standards for projects within 150-feet of residential zoning: Refer to RMC Chapter 18.04, Article 11 | | |

Notes:

[1] Multi-tenant buildings may exceed the 500,000 sf maximum building area with approval of a Conditional Use Permit.

[2] Front setback shall be 30 ft when abutting White Lake Parkway

WHITE LAKE COMMERCE CENTER – SPECIFIC PLAN DISTRICT

- NC

| NC LOT AND BUILDING STANDARDS | |
|---|--|
| General Standards | |
| Lot Width, minimum | 50 ft |
| FAR, minimum | -- |
| FAR, maximum | 1.5 |
| Density, minimum | -- |
| Density, maximum | 30 du/acre |
| Setbacks, minimum | |
| Front | 10 ft/30 ft [1] |
| Side | 0 ft / 10 ft |
| Rear | 0 ft / 10 ft |
| Street-Facing Garage | 20 ft measured from sidewalk or planned sidewalk to face of garage |
| Building Separation | 10 ft between principal buildings |
| Height, maximum | |
| Height | 35 ft |
| Stories | 3 |
| Other | |
| Accessory uses/structures: Refer to RMC Chapter 18.03 Article 4 | |

[1] Front setback shall be 30 ft when abutting White Lake Parkway

- OS

| OS BUILDING STANDARDS | |
|---|-----------|
| Setbacks, minimum | |
| Front | 10 ft |
| Side | 5 ft |
| Rear | 10 ft |
| Height, maximum | |
| Height | 35 ft [1] |
| Stories | 2.5 [1] |
| Other | |
| Accessory uses/structures: Refer to RMC Chapter 18.03 Article 4 | |

2.4 Roadway and Access Standards

- Access Standards

- a) No final specific layouts or users are identified with this Handbook. City of Reno access management standards and the City of Reno Public Works design standards shall be used to direct

WHITE LAKE COMMERCE CENTER – SPECIFIC PLAN DISTRICT

the design of access and layouts for owners or users at their time of development. Accesses and layouts will be reviewed and approved by the Master Developer and for conformance with RMC standards by the City of Reno at time of applicable permit(s).

- b) Alleys may be used internal to the SPD area. An alley is defined as a private way providing a secondary means of access to an abutting property and not intended for general traffic circulation. Alleys shall have a minimum width of 20 feet.

- **Roadway Improvements/Traffic Analysis**

- a) Prior to the issuance of a building permit the Master Developer or their designated assignee shall be required to provide a trip generation letter to the City of Reno for the associated project that includes all other uses developed within the SPD boundary. Should 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.

Traffic impact analysis reports shall be prepared by a Nevada licensed traffic engineer. The scope of the analysis shall be coordinated with City of Reno Engineering and Public Works staff. 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 for the associated project. White Lake Parkway currently functions at LOS C on a daily basis, which is in conformance with the regional level of service policy.

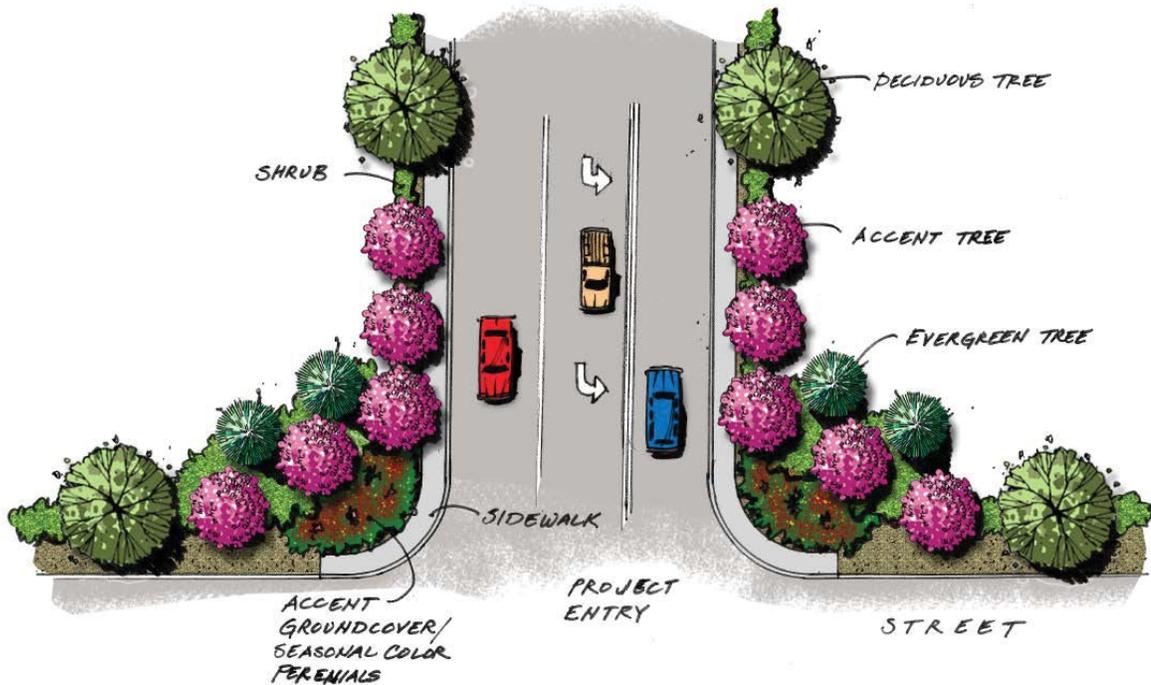
- **Project Entries/Access Points**

Entries to individual projects within the SPD shall incorporate common landscape theme. The following standards shall apply:

- a) A minimum 10-foot landscape area shall be preserved at either side of the entry drive.
- b) A minimum of two (2) deciduous, two (2) evergreen, and five (5) accent trees shall be planted at each side of project entries.
- c) Deciduous and accent trees shall trees shall be a minimum 24-inch box size at time of planting.
- d) Evergreen trees shall be a minimum of 6-feet in height at the time of planting.
- e) Six shrubs shall be planted for each tree. The shrubs shall be a minimum 50% five-gallon or larger and 50% one gallon or larger with a minimum of 50% of all required shrubs evergreen.

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f) An illustration of a conceptual project entry is depicted below:



- **Sidewalks**

- a) Sidewalks and landscaping are to be installed concurrently with adjacent new construction. This applies to landscaping within the White Lake Parkway/Village Parkway streetscape.
- b) A minimum 6-foot sidewalk shall be installed along White Lake Parkway and Village Parkway. The sidewalk may be located at the outside edge of the right-of-way
- c) Behind the sidewalk a 20 foot landscape buffer is required. This landscape area shall at a minimum include ten-foot high minimum columnar evergreen trees planted a maximum of 15 feet apart. This landscape strip may also include a berm and fencing per section 2.2 of this handbook (24 hour use). Additionally, this landscape strip shall also include a minimum of six shrubs per tree.
 - a. This landscape strip does not count towards the minimum ± 11.45 acres of commercial land required in this SPD.

- **Maintenance**

- a) Landscape buffers or easements adjacent to White Lake Parkway and Village Parkway shall be maintained by an owner’s association or landscape maintenance association (LMA) established by the Master Developer. This entity shall be responsible for the ongoing maintenance of these areas.

2.5 Landscaping

- a) Outside of the streetscape standards identified within Section 2.5, all site landscaping shall conform to RMC standards.
- b) Landscape standards applicable to the NC and ME zoning districts, as defined in RMC, shall be applied to new uses within White Lake Commerce Center. Landscaping shall utilize drought tolerant plant material and automatic irrigation systems. The use of turf is highly discouraged and may only be used as a landscape accent.

3 Site Planning Standards

Site planning standards and guidelines will shape the development of the various land use areas by providing specific design criteria for building orientation, lighting, signs, walls and fences, and other design elements integral to creating development projects that fit into the project vision.

Architectural standards and guidelines are also provided to ensure buildings within White Lake Commerce Center are attractive and properly relate to each other and the surrounding environment. The pictures contained in this Chapter are provided to convey the general design intent of the standards and guidelines and are not intended to require the specific design style depicted.

During the development review process the Master Developer and the City of Reno will review all development projects and ensure that they meet the intent of these design standards and guidelines.

3.1 Residential Adjacency

- a) RMC 18.04 Article 14 Residential Adjacency standards as amended shall be met by all proposed development.
- b) This project shall be exempt from a site plan review for residential adjacency.

3.1 Building Orientation

- a) Drive-through businesses shall be visually screened and shall be subject to stacking and screening requirements in RMC as amended.
- b) Subject to Section 2.2, all proposed buildings with dock doors shall orient the dock doors away from White Lake Parkway.

3.2 Parking

- a) Parking requirements shall be in compliance with RMC Article 7 – Off-Street Parking and Loading, as included in Section 18.04.701 through 18.04.709 of the RMC.
- b) Parking areas may not be used for storage or display of materials/merchandise.
- c) Parking lot landscaping, including interior planters, shall be provided per RMC requirements. However, landscape islands shall not be required within truck bay areas, or lots dedicated to parking of trucks/trailers.

3.3 Lighting

- a) Lighting fixtures shall utilize cut-off and/or shielded fixtures to ensure that spill over or glare do not occur past the project boundaries. A photometric analysis demonstrating compliance with this standard shall be required at the time of building permit.
- b) Attached and freestanding light fixtures, including parking lot lighting, shall not exceed 15 feet in height.
- c) All site lighting shall implement dark skies standards which shall limit lighting to 0.5 foot-candles at any property line.

3.4 Signs

- a) All signage, except where further restricted by these standards, shall conform to RMC standards. Allowable signage area shall be determined utilizing the ME and NC zoning districts (as included in RMC), respectively.

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- b) Flashing, animated, reader-board, and free-standing pole signs shall be prohibited.
- c) Signage facing residentially zoned property shall not include direct or indirect illumination between the hours of 11:00 pm and 6:00 am unless approved by a Minor Conditional Use Permit
- d) There shall only be two project identification signs for the overall SPD (gateway signage) may be located at primary entries along White Lake Parkway. These signs shall be limited to 15 feet in height with 150 square feet of copy area. Illumination of these signs is prohibited unless approved by a Minor Conditional Use Permit Signs shall include an architecturally designed base that complements architecture included within the SPD area. Refer to examples below:



- e) Any additional freestanding signage, as permitted by RMC, shall be limited to no more than 10 feet in height.

Signage for dock doors and public safety shall be excluded from allowed sign area and permitted, subject to review by the Master Developer and Administrator.

3.5 Walls and Fences

- a) In between commercial and industrial land uses, the following shall be installed: a six-foot tall solid masonry, metal, composite, or wood fence with five-feet of landscaping adjacent to it with a minimum of one evergreen tree planted every 30 linear feet and a minimum three shrubs planted per tree. If the land uses abut in the front yard of either use, the wall may be reduced to four-feet in height with a 15 foot wide landscape area.

3.6 Truck Maneuvering

- a) Semi-truck maneuvering into and out of loading docks shall be accommodated on the development site and not allowed to occur on adjacent public or private streets providing access to other development sites. Truck maneuvering/circulation areas shall be designated to prohibit trucks from parking and idling in these locations, except in approved loading spaces, docks, or designated lots.

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3.7 Trails and Open Space

- a) A minimum 10-foot wide greenbelt shall be preserved from the historic high-water line of White Lake (5,083 elevation contour) along the eastern and northeastern project boundary, adjacent to the White Lake playa.
- b) An all-weather surface (i.e. decomposed granite, road base, etc.) pedestrian path shall be located within the greenbelt and included for the entire White Lake playa frontage. The path shall be a minimum of 6 feet in width and include a public access easement.
- c) A minimum of two interpretive signs discussing the history of the area, facts about White Lake and the Cold Springs Valley, or similar shall be located within the greenbelt. See examples below:



- d) A minimum of three benches facing westerly shall be located along the length of the greenbelt trail.
- e) Formal landscaping shall not be required within the greenbelt but may be included at the discretion

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of the Master Developer in order to create shade at key locations such as adjacent to benches, interpretive signs, etc.

- f) Access to the trail shall be provided from a minimum of two locations within the SPD boundary. Additionally, the trails shall connect to sidewalks along White Lake Parkway and Village Parkway at the northern and southern SPD boundaries.
- g) The proposed trail shall be installed prior to the approval of a building permit for vertical construction. An implementation phasing plan shall be provided with the first building permit, subject to approval by the Administrator. Additionally, trail features shall be owned and maintained by the Master Developer. Maintenance and ownership may be transferred to future owners and developers.

4 Architecture

- a) RMC section 18.04.1103(c) as amended shall apply whether or not the building is located within 300 feet of a major arterial.