

RESOLUTION NO.

RESOLUTION TO ADOPT AN AMENDMENT TO THE LAND USE PLAN OF THE CITY OF RENO MASTER PLAN FROM ±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). THE SITE IS LOCATED SOUTH OF INTERSTATE 80, ±1,320 FEET EAST OF EXIT 9 (ROBB DRIVE) AND FURTHER DESCRIBED IN PLANNING CASE NO. LDC23-00003. THE ADOPTION IS CONTINGENT ON THE APPROVAL OF A CONFORMANCE REVIEW BY THE TRUCKEE MEADOWS REGIONAL PLANNING COMMISSION.

WHEREAS, the Reno City Council, on December 13, 2017, approved Resolution No. 8475, adopting the Reno Master Plan; and

WHEREAS, the Reno City Planning Commission, on December 20, 2023, approved Resolution No. 05-23, to amend the Land Use Plan of the Reno Master Plan, and has recommended that the Council make the determinations required by law and adopt the proposed amendments;

WHEREAS, this Council has held a duly noticed public hearing on January 17, 2024, as required by NRS 278.220;

NOW, THEREFORE, BE IT RESOLVED by the Reno City Council:

1. In accordance with NRS 278.220 and NRS 278.230, based on the written and testimonial information presented to it, this Council determines that the proposed Master Plan amendment may be applied to the development of the city for a reasonable period next ensuing and
 - (a) That the Amendments (i) are consistent with the overall intent of the Master Plan; (ii) are required based on changed conditions or further studies; (iii) are compatible with the surrounding areas; (iv) will not have a negative effect on adjacent properties or on transportation services and facilities; (v) will have minimal effect on service provision and/or are compatible with existing and planned service provision and future development of the area; (vi) will not cause detriment to the public health, safety, and general welfare of the people of Reno; and (viii) that strict adherence to the current goals and policies of the Master Plan would result in a situation neither intended by nor in keeping with other guiding principles, goals, and policies; and

- (b) That with the Amendments, the Master Plan will continue to serve as a pattern and guide for orderly physical growth and development of the City which will cause the least amount of natural resource impairment, conform to the adopted population plan, and ensure an adequate supply of housing, including affordable housing; and form a basis for the efficient expenditure of funds relating to the subjects of the City of Reno Master Plan.
2. That this Council hereby adopts all the maps, descriptive matter and other materials contained in Master Plan Amendment Case No. LDC23-00003, including changes to the Land Use Map as set forth in Exhibit A hereto, and amends Resolution No. 8475 accordingly, subject to a conformance review by the Regional Planning Commission.
3. That this Resolution be forwarded to the Regional Planning Commission for a determination that it conforms to the Truckee Meadows Regional Plan.
4. That the Master Plan amendment adopted hereby shall become effective only if and when the Regional Planning Commission determines that it conforms to the Truckee Meadows Regional Plan.

Upon motion of Councilmember _____, seconded by Councilmember _____, the foregoing Resolution was passed and adopted this _____ day of _____, 20__, by the following vote of the Council:

AYES: _____
NAYS: _____
ABSTAIN: _____ ABSENT: _____

APPROVED this _____ day of _____, 20__ .

Hillary Schieve, Mayor

ATTEST:

Mikki Huntsman, City Clerk

**LEGAL DESCRIPTION
FOR
APN 039-161-10**

All that certain piece or parcel of land situate within a portion of the Northwest One-Quarter (NW 1/4) of Section Seventeen (17), Township Nineteen (19) North, Range Nineteen (19) East, Mount Diablo Meridian, City of Reno, Washoe County, Nevada, and being more particularly described as follows:

BEGINNING at the West One-Quarter corner of said Section 17 and proceeding along the west line of said section, North $00^{\circ}19'34''$ West a distance of 1755.71 feet to the southerly right-of-way of U.S. Interstate 80;
THENCE along said southerly right-of-way, North $80^{\circ}17'52''$ East a distance of 1413.00 feet;
THENCE South $76^{\circ}54'00''$ East a distance of 158.00 feet;
THENCE South $17^{\circ}20'00''$ East a distance of 200.15 feet;
THENCE North $72^{\circ}40'00''$ East a distance of 202.89 feet;
THENCE departing said southerly right-of-way, South $50^{\circ}48'18''$ East a distance of 801.16 feet;
THENCE South $89^{\circ}32'13''$ West a distance of 452.28 feet;
THENCE South $00^{\circ}07'41''$ West a distance of 1306.07 feet;
THENCE South $89^{\circ}40'02''$ West a distance of 1955.74 feet to the **POINT OF BEGINNING**;

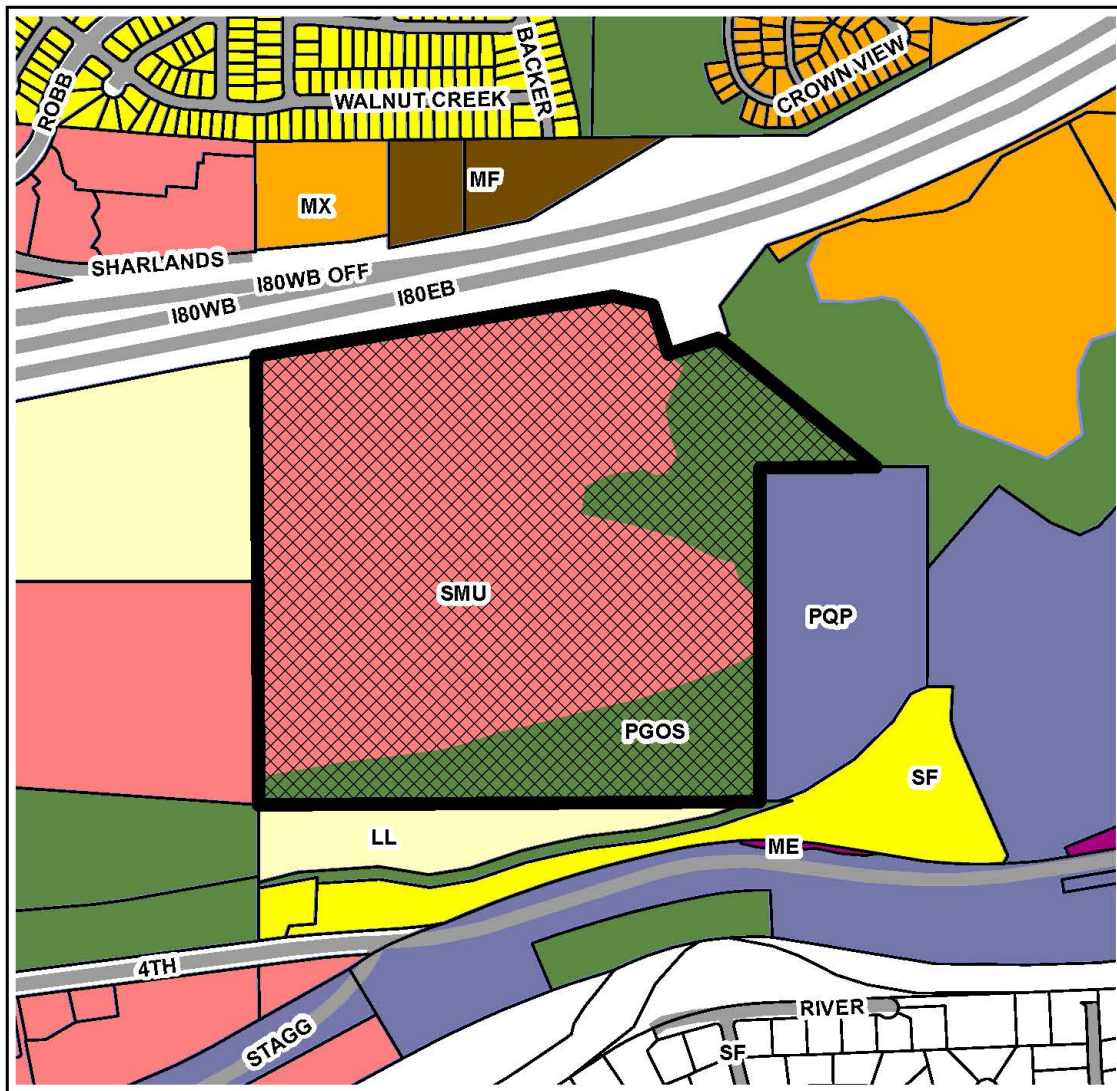
Containing 85.70 acres of land, more or less.

Note: A field boundary survey was not conducted for the preparation of this legal description, and was compiled using record data. This legal description is provided as a convenience and is not intended for the purpose of subdividing land not in conformance with Nevada Revised Statutes.


Prepared by:
Wood Rodgers, Inc.
5440 Reno Corporate Dr.
Reno, NV 89511

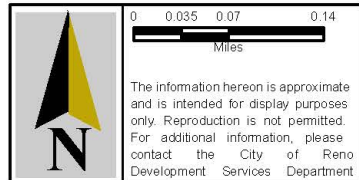


Eric C. Sage
Nevada Certificate No. 23301



LDC23-00003
(Heiser Master Plan
Amendment and Rezoning)

 **MASTER PLAN AMENDMENT**
FROM | ±85.2 Acres of LL
TO | ±62.1 Acres of SMU and
±23.1 Acres of PGOS





Development Services Department

1 East 1st Street Phone: 321-8309
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Map Produced: December 2023