

STAFF REPORT

Date: February 28, 2024

To: Mayor and City Council

Through: Doug Thornley, City Manager

Subject: Staff Report (For Possible Action): Acceptance of Dedication of Certain Real Property known as BT South, LLC, located at 0 Old Town Road, a ±3.0-acre parcel, Assessor Parcel Number (APN) #038-132-38, from BT South, LLC to the City of Reno for a future fire station site.

From: Angela Fuss, Assistant Director of Development Services

Department: Development Services

Summary:

Prior to moving forward with development in Planning Area 3 of the Mortenson Garson Overlay District (MGOD) in Verdi, the developer is required to dedicate an approximately 3-acre piece of property to the City of Reno for future use as a fire station. This requirement is part of the Title 18 zoning code and is also a condition of approval in the Meridian 120 South development. This is the formal acceptance of dedication by the City of Reno. Staff is requesting that Council accept the ±3.0-acre dedication of land from BT South, LLC.

Consent Review	Yes	No
1. Is this item an annual or standard item that comes before Council for regular approval?		X
2. Is this item an agreement required based on an item previously approved by Council?	X	
3. Is this item included in the current budget approved and adopted by Council?		X
Other Considerations		
What percent of the total City budget does this item represent?		0%

Alignment with Strategic Plan:
Economic and Community Development

Previous Council Action:

March 24, 2021 – Council approved the tentative map and/or special use permits for case LDC21-00017 (Santerra Quilici Properties).

June 10, 2020 – Council approved the tentative map and special use permits for cases LDC17-00061 (Meridian 120 South Villages 1 & 2), LDC20-00013 (Meridian 120 South Villages 1 & 2 Cluster Development), and LDC20-00018 (Meridian 120 South Villages 5 & 6).

Background:

The Mortenson Garson Overlay District identifies three separate Planning Areas within the project boundaries. Planning Area 3 encompasses the land south of Interstate 80 (I-80). Reno Municipal Code (RMC) section 18.02.603(c)(15) requires that prior to recordation of the first final map in Planning Area 3, a ±2.9-acre public facility site be dedicated to the City of Reno for a future fire station. The identified ±2.9-acre parcel is part of the Meridian 120 South development. The tentative map and special use permit for Meridian 120 South was approved on June 10, 2020, and a condition of approval was added stating: *Condition #27 – Prior to recordation of any final map, the applicant shall offer the ±2.9-acre fire station property for dedication to the City of Reno.*

Discussion:

Phase 3 of the Mortenson Garson Overlay District includes both the Meridian 120 South and Santerra Quilici development projects. The Mortenson Garson Overlay District specifies that prior to recordation of the first final map in Planning Area 3, the ±2.9-acre site must be dedicated to the City of Reno. The identified site is owned by BT South, LLC, and is part of the Meridian 120 South project area. While the Meridian 120 South development has not yet submitted for a final map, the Santerra Quilici development is actively moving forward and has several final maps in the review process. Prior to recordation of the first final map in Phase 3 of the MGOD boundary, the dedication for the ±3-acre site is required to be offered to the City of Reno. BT South, LLC currently owns the property, and upon acceptance by Council, the property will transfer to the City of Reno. The land will remain under City of Reno ownership and will ultimately be developed with a fire station.

Financial Implications:

None at this time.

Legal Implications:

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

Recommendation:

Staff recommends Council accept the ±3.0-acre dedication of land from BT South, LLC to be used for a future fire station site.

Proposed Motion:

I move to support staff recommendation.

Attachments:

Exhibit A - Vicinity Map

Exhibit B – BT South Fire Station Grant, Bargain, Sale Deed