

5.3 Staff Report (For Possible Action - Recommendation to City Council): 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 – Units per Acre (SF-3), and Parks, Greenways, and Open Space (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. **[Ward 4]**

Garrett Gordon, Applicant Representative, gave an overview of the project and the request for master plan and zoning map amendments.

Grace Mackedon, Development Services Senior Management Analyst, gave an overview of the staff report. Staff received 11 public comments prior to submitting the staff report with 8 in support, 2 in opposition, and 1 neutral. After the staff report was submitted around 20 comments in support of the proposed project were received.

Disclosures: Spoke with the applicant's representative, reviewed correspondence, spoke with the applicant, visited the site

Public Comment: Correspondence received for this item has been distributed to the Planning Commission and is part of the record - 26 in favor and 1 opposed. No voicemails were received for this project. Frank Schenk provided a comment in chambers. Rebecca Flannery provided a comment via Zoom. Richard Comoe provided a comment in chambers.

Questions:

Commissioner Munoz stated that a project of this magnitude would make him more hesitant if it wasn't for what they are offering and what is being proposing. He would be more hesitant if there wasn't a handbook coming along with this. Everything was well covered and he does not have any questions.

Ms. Mackedon confirmed for Chair Drakulich that the 2050 Regional Transportation Plan (RTP) does identify White Lake Parkway will be widened in the 2030-2050 time frame. There is a standard in the handbook that once we exceed 100 trips a comprehensive traffic impact analysis will be required. Any improvements that analysis lists, the applicant will be required to make.

Ms. Mackedon answered questions from Commissioner Becerra regarding night sky friendly lighting. Anything not addressed in the handbook will defer to Reno Municipal Code (RMC) for standard guidelines. The handbook does go above and beyond Code in some places and one of those is the height restriction for light poles. They will also be required to dim the lights to safety levels at night.

Ms. Mackedon answered questions from Commissioner Becerra regarding when development might happen. There is no guarantee when development will happen with any zone change, but because this is a little more targeted with a handbook it shows that the applicant is motivated.

Ms. Mackedon answered questions from Commissioner Becerra regarding outreach on planned road upgrades. The Regional Transportation Commission (RTC) does significant outreach. In an effort to increase our outreach, we have started to pivot to more virtual and social media methods, in addition to in- person meetings.

RECESS AT 7:30 PM

***It was moved by Alex Velto, seconded by Harris Armstrong, to adopt the Master Plan amendment by resolution and recommend the City Council approve the Master Plan, subject to Condition 1 and conformance review by the Regional Planning Commission. Motion Pass.***

**RESULT:**      **Approved [6 TO 0]** **MOVER:**      Alex Velto,  
Commissioner  
**SECONDER:**    Harris Armstrong, Vice Chair  
**AYES:**            Drakulich, Armstrong, Becerra, Munoz, Rohrmeier, Velto  
**NAYS:**

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**ABSENT:**        Silvia Villanueva  
**ABSTAIN:**  
**RECUSED:**

***It was moved by Alex Velto, seconded by Manny Becerra, to recommend that City Council approve the zoning map amendment, subject to Condition 1 and conformance review by the Regional Planning Commission. Motion Pass.***

**RESULT:**      **Approved [6 TO 0]** **MOVER:**      Alex Velto, Commissioner  
**SECONDER:**    Manny Becerra, Commissioner  
**AYES:**            Drakulich, Armstrong, Becerra, Munoz, Rohrmeier, Velto  
**NAYS:**  
**ABSENT:**        Silvia Villanueva  
**ABSTAIN:**  
**RECUSED:**