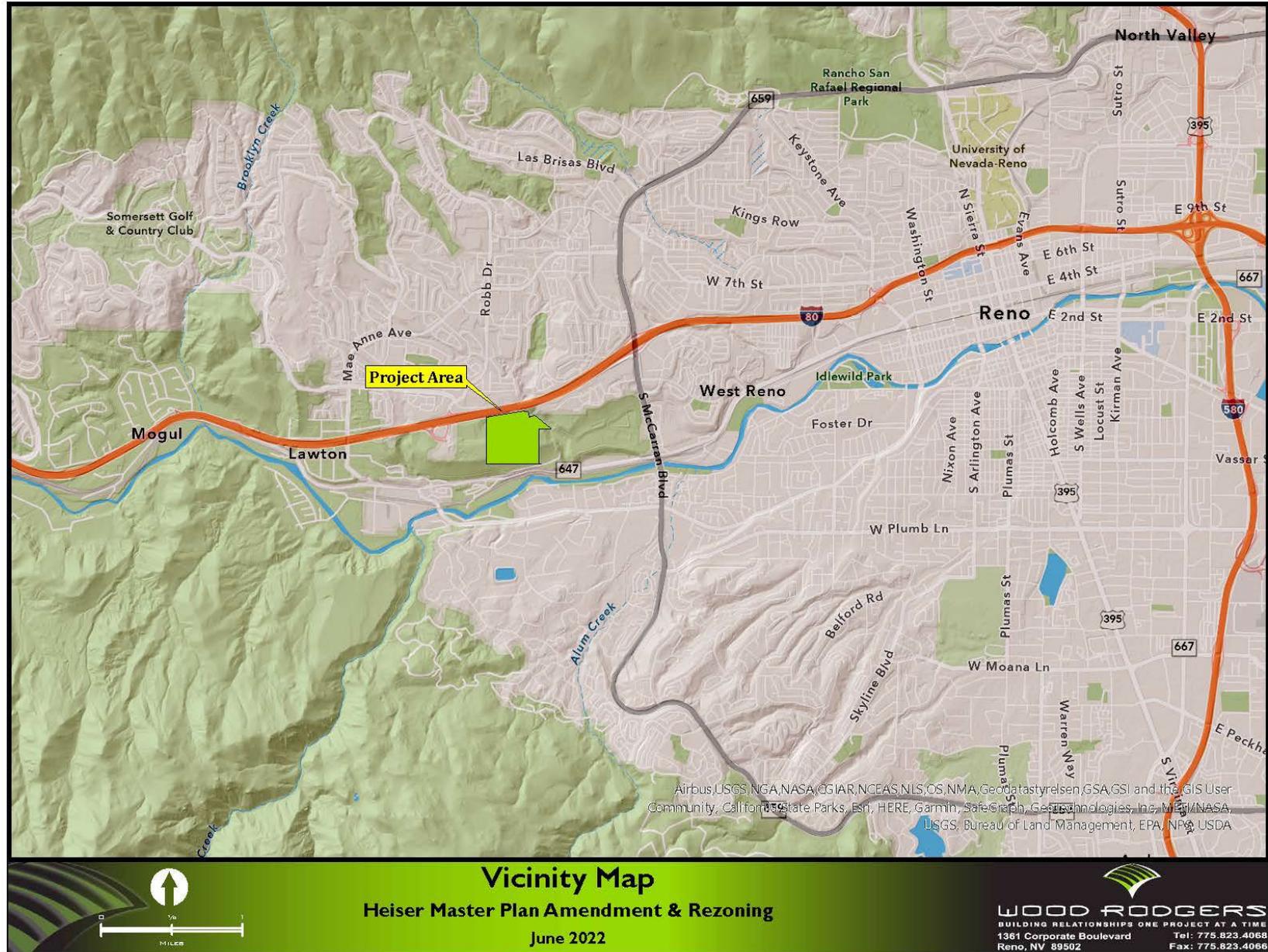


Heiser Property Master Plan Amendment & S3- Robb Drive SPD

CITY COUNCIL | JANUARY 17, 2024

- Master Plan Amendment request from “Large Lot” to “Suburban Mixed Use”
- Zone change from “Large Lot Residential – 1 acre” to “Specific Plan District” and Approval of S3-Robb Drive SPD Handbook



Overview



Maxar, Microsoft, Esri Community Maps Contributors, California State Parks, © OpenStreetMap, Microsoft, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NRS, US Census Bureau, USDA



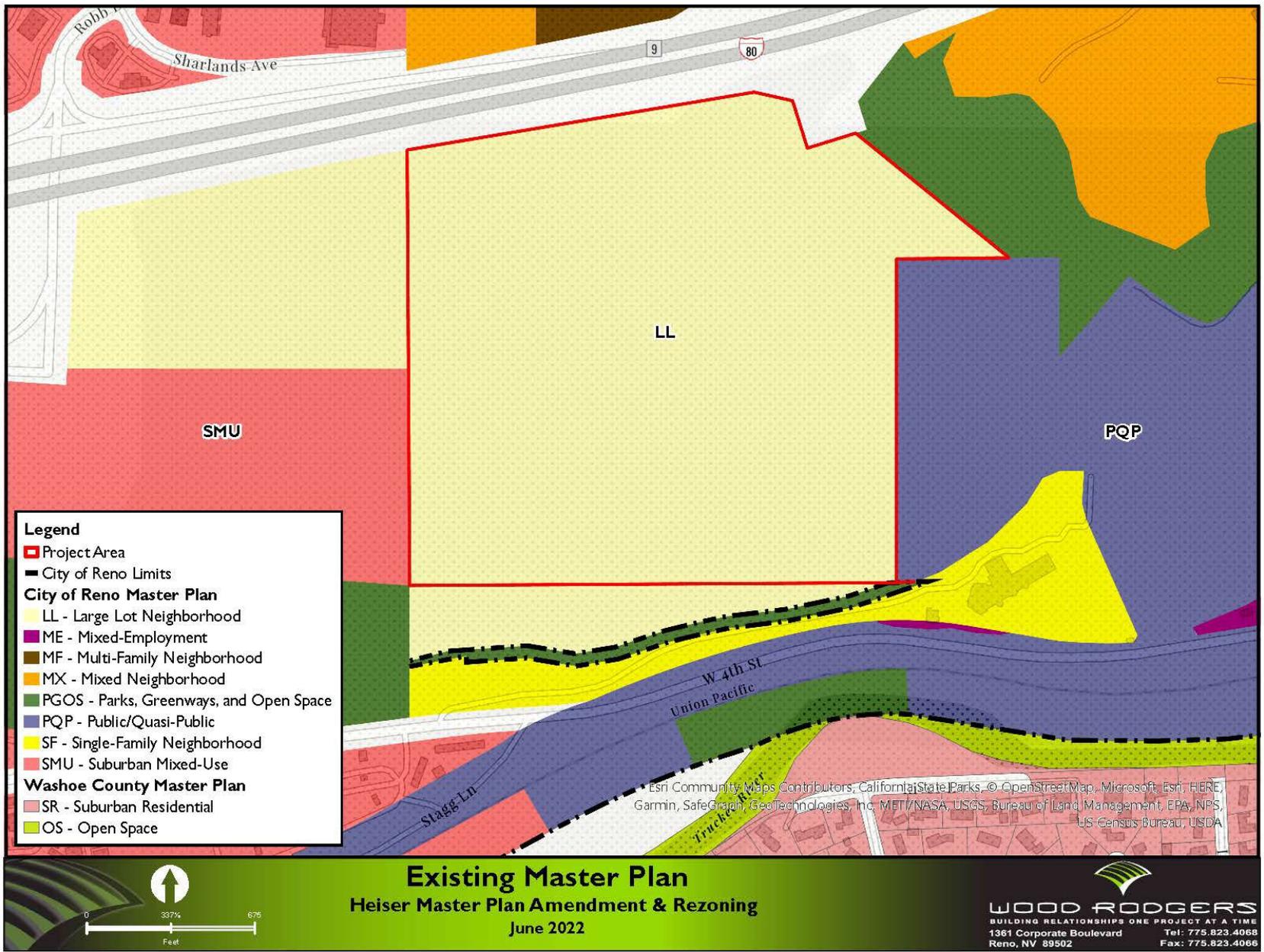
Aerial Map

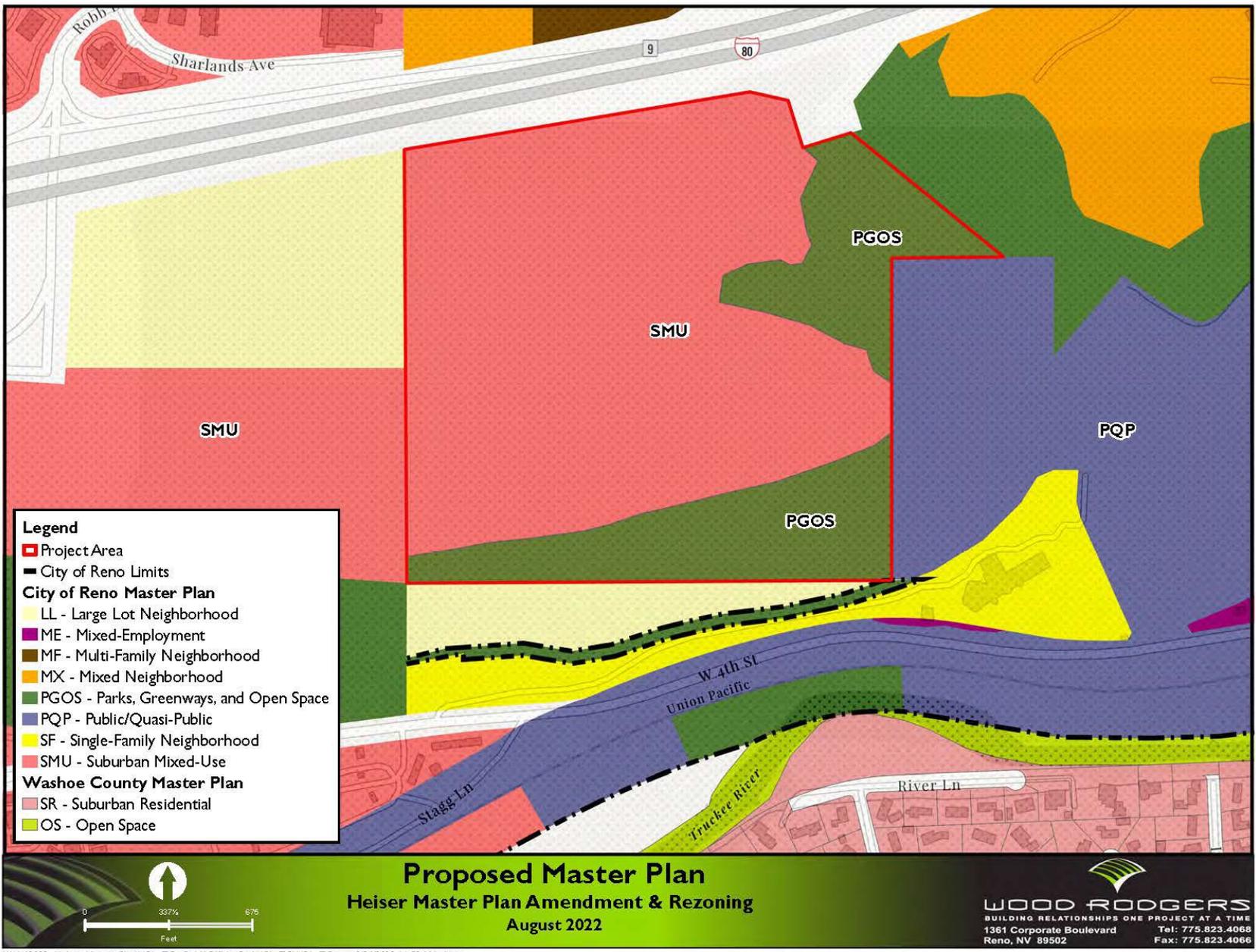
Heiser Master Plan Amendment & Rezoning

June 2022

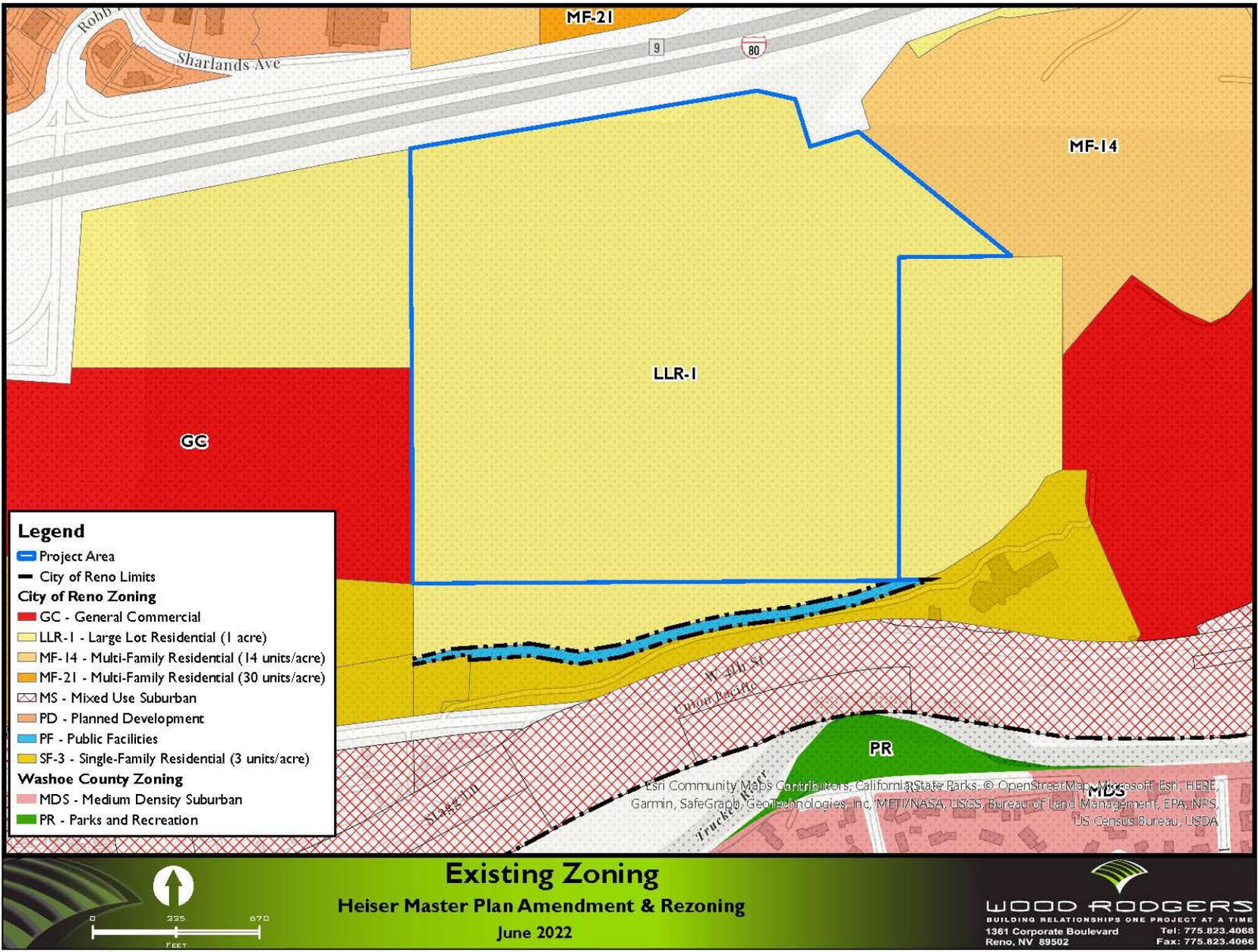


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 1361 Corporate Boulevard
 Reno, NV 89502
 Tel: 775.823.4068
 Fax: 775.823.4068

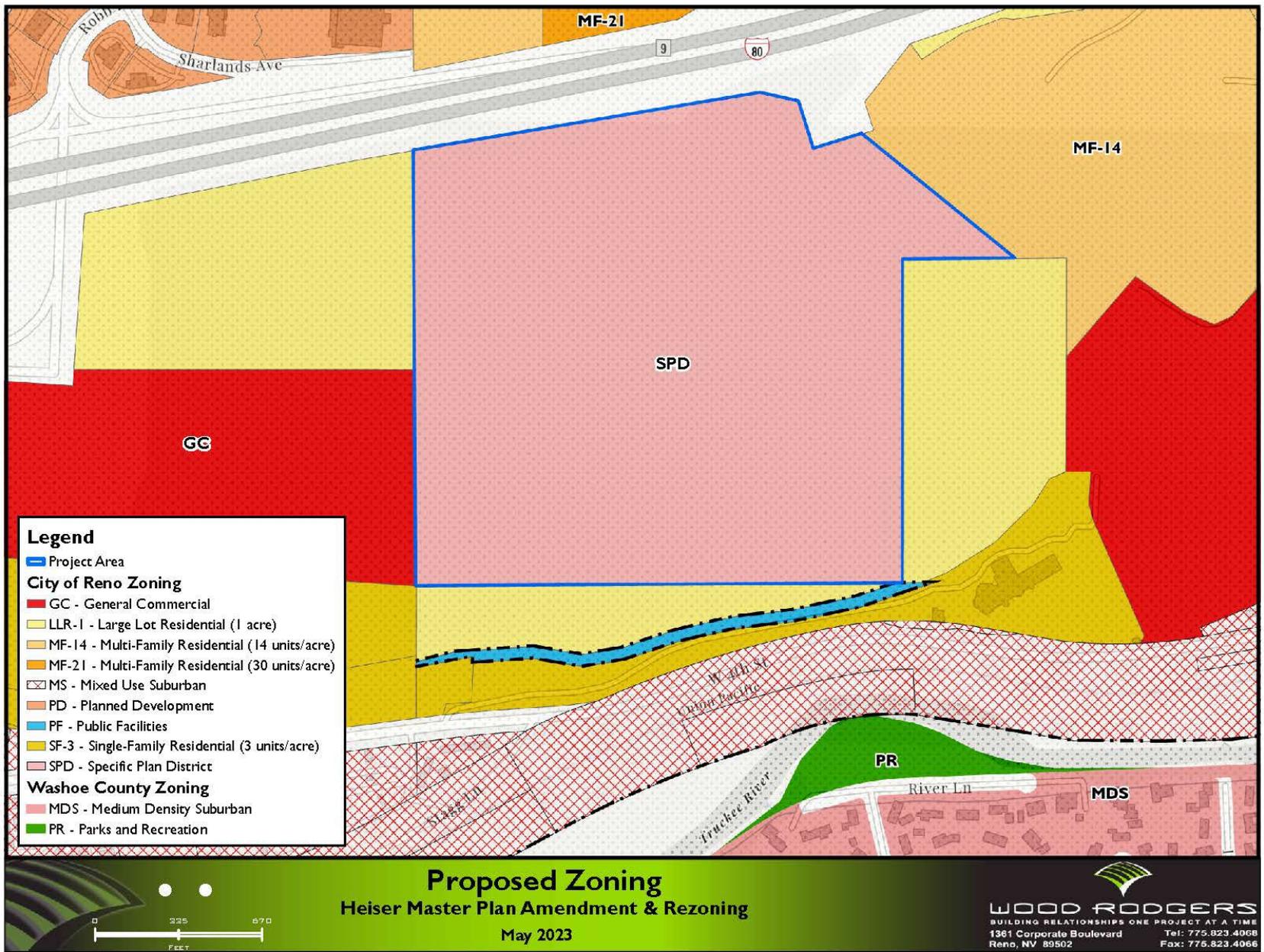




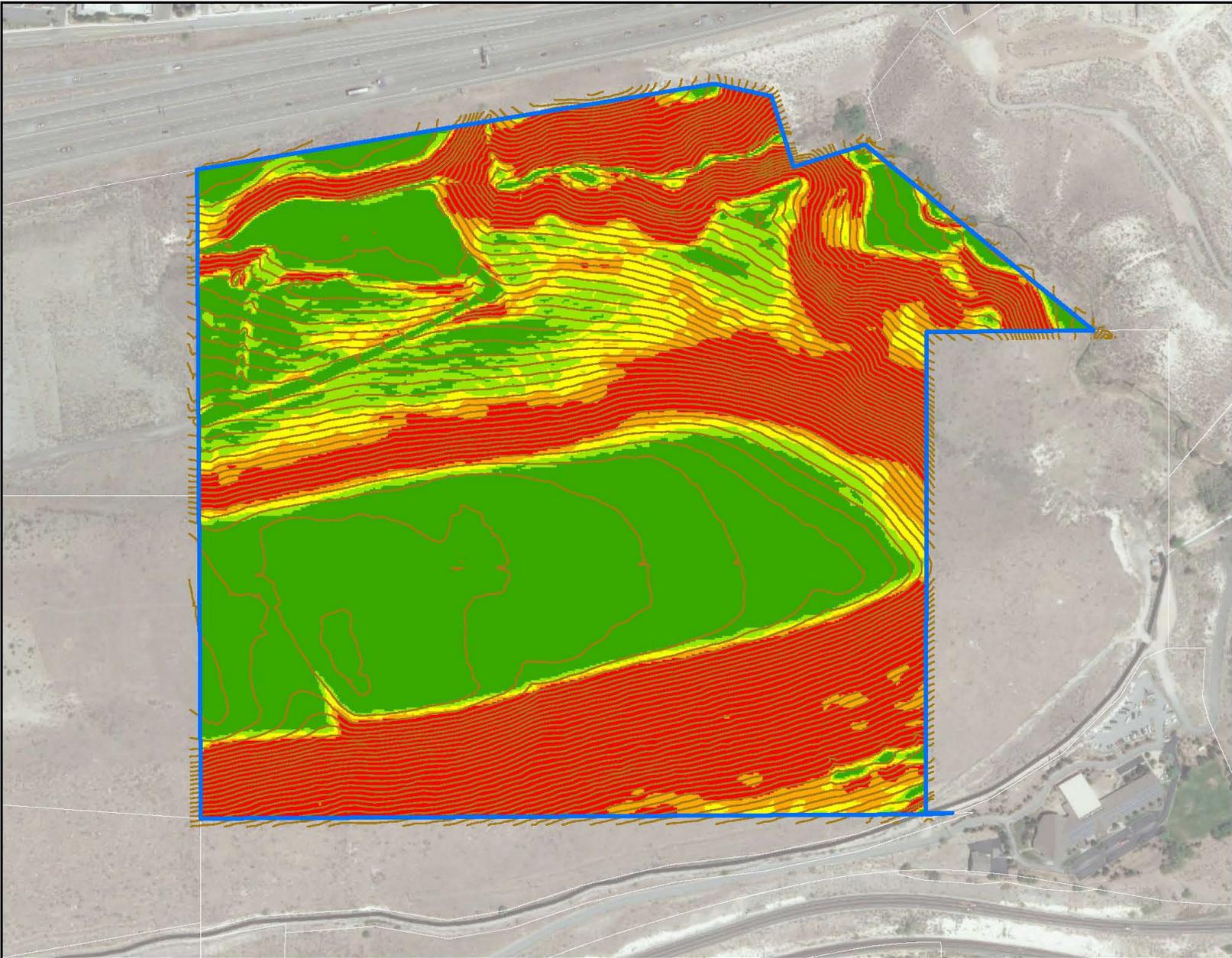
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HEISER PROPERTY SLOPE MAP

SPARKS, NV
AUGUST 2022



Project Boundary

Slope (%)

- 0-15
- 15-20
- 20-25
- 25-30
- 30+

Slope (%)	Area (ac.)	% of Total
0-15	31.7	37.1
15.1-20	7.8	9.2
20.1-25	7.0	8.2
25.1-30	7.0	8.2
30+	32.0	37.4
TOTAL	85.5	100.1

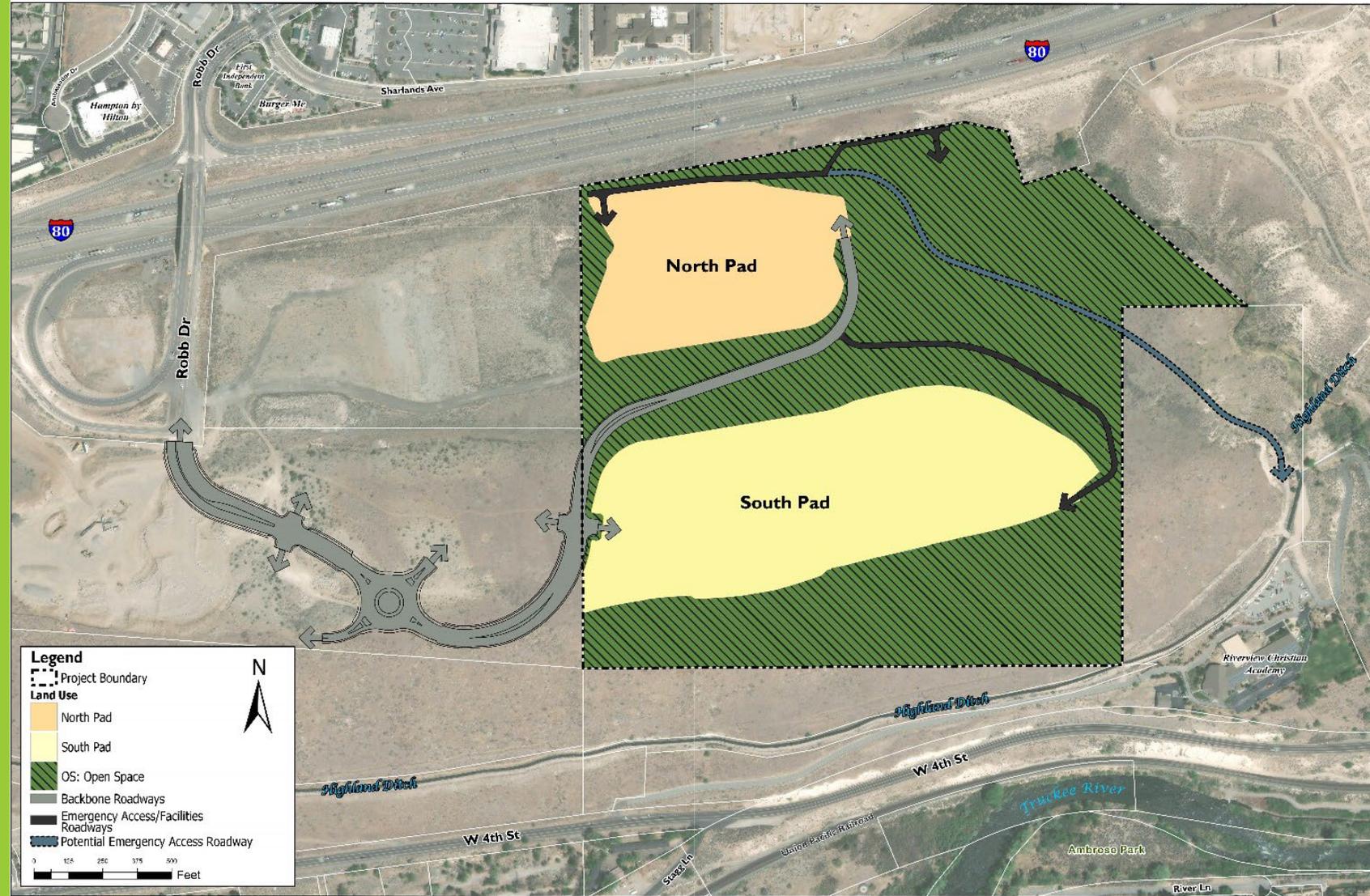
Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

PRELIMINARY



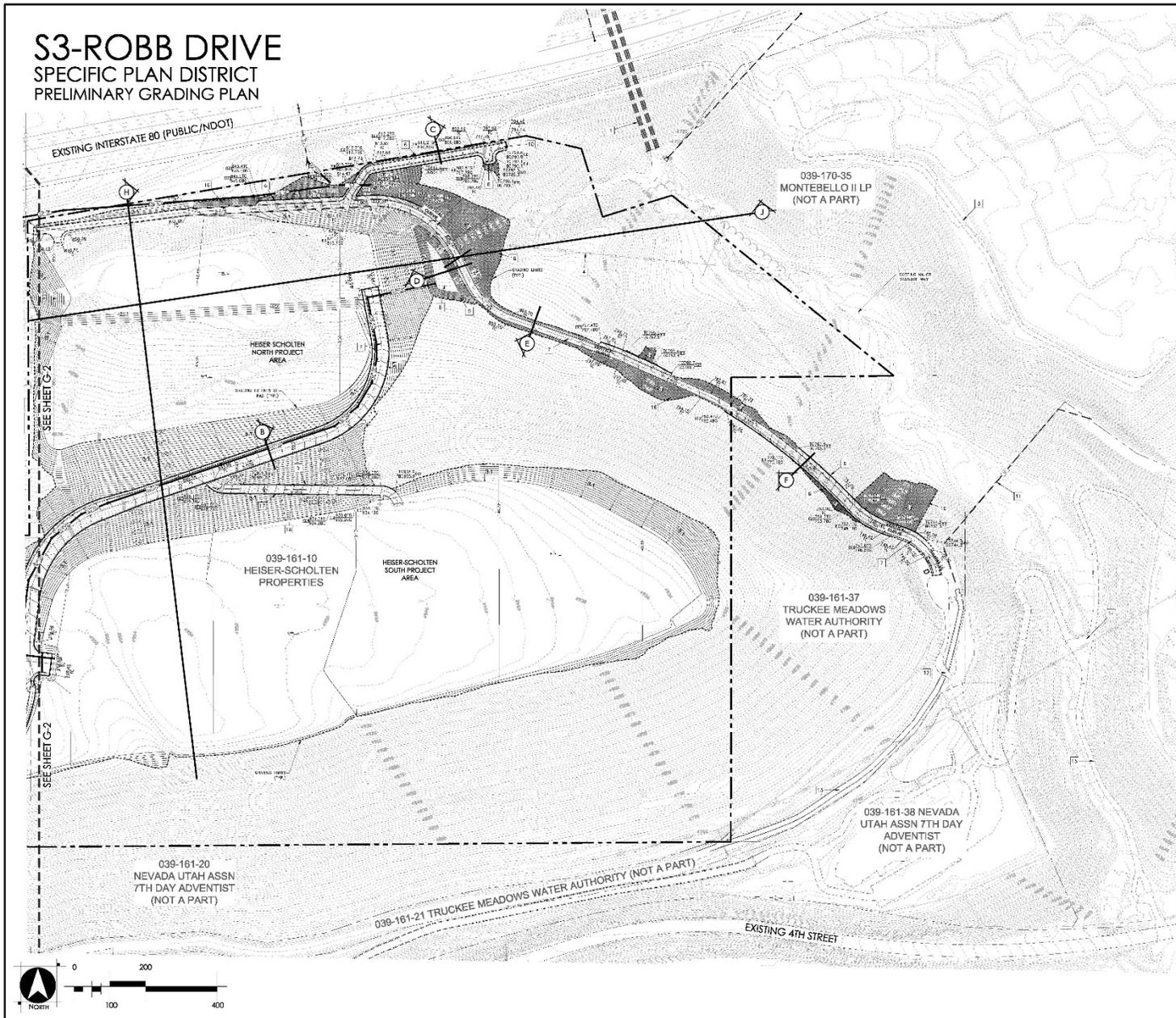
J:\Jobs\2022\Heiser_Master_Plan\MPA_ZO_Robin\GIS\Task\ SlopeMap_20220802_V1.mxd 8/2/2022 4:35:52 PM ehady

- Utilizes Mixed Use Suburban zoning district for basis of design and development standards
- Includes MSPR level preliminary grading plans
- Addresses disturbance of a major drainageway and protection of another
- Restricts development
- Addresses access in concert with other recently approved projects



Specific Plan Development

S3-ROBB DRIVE SPECIFIC PLAN DISTRICT PRELIMINARY GRADING PLAN



- LEGEND**
- 1 EXISTING BROWN CLAY CLAYLOE
 - 2 PROPOSED TYPICAL ROADWAY
 - 3 EXISTING SANITARY SEWER ACCESS ROAD (CWT)
 - 4 EXISTING OVERHEAD POWER LINES
 - 5 7' MAX HEIGHT RETAINING WALL
 - 6 8' MAX HEIGHT RETAINING WALL
 - 7 OPTIONAL PRIVATE SECONDARY EMERGENCY ACCESS ROAD*
 - 8 PROPOSED DETENTION POND
 - 9 PROPOSED DETENTION POND ARMORING
 - 10 PROPOSED SEWER MAINTENANCE AND ACCESS ROAD
 - 11 EXISTING HIGHLAND DETCH SPHON
 - 12 EXISTING HIGHLAND DETCH CROSSING
 - 13 EXISTING HIGHLAND DETCH
 - 14 EXISTING PRIVATE PAVED ACCESS ROAD FROM CHALE B LP*
 - 15 EXISTING RETAINING WALL (SLOPE FROM 4:1 TO 3:1)
 - 16 RICHMOND ROCK #144F (21' SLOPE, 10% I)
 - 17 8.5' MAX HEIGHT RETAINING WALL
 - 18 PROPOSED PRIVATE EMERGENCY ACCESS ROAD

NOTE: THE OPTIONAL PRIVATE SECONDARY EMERGENCY ACCESS ROAD SHALL BE CONSIDERED AN OFF-ROAD USE. SEE CHINA GEE REFERENCE ONLY AND IS ONLY REQUIRED SHOULD THE DEVELOPER CHOOSE TO DEVELOP GREATER THAN 20' RESIDENTIAL AND/OR GREATER THAN 10,000 SF OF COMMERCIAL/INDUSTRIAL BUILDING SPACE AND/OR BUILDINGS GREATER THAN 20' IN HEIGHT ON THE HEISER-SCHOLTEN NORTH PROJECT AREA AS ELABORATED IN THE ACCESS REQUIREMENTS FROM THE 2018 INTERNATIONAL FIRE CODE.

S3-ROBB DRIVE PRELIMINARY GRADING PLAN

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Reno, NV 89502 Fax: 775.823.4058

EMERGENCY ACCESS EXHIBIT

TCA PROPERTIES/FLYING J MANAGEMENT /S3 DEVELOPMENT

RENO

NEVADA

SEPTEMBER, 2023

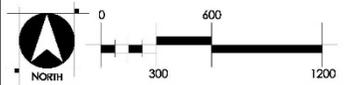
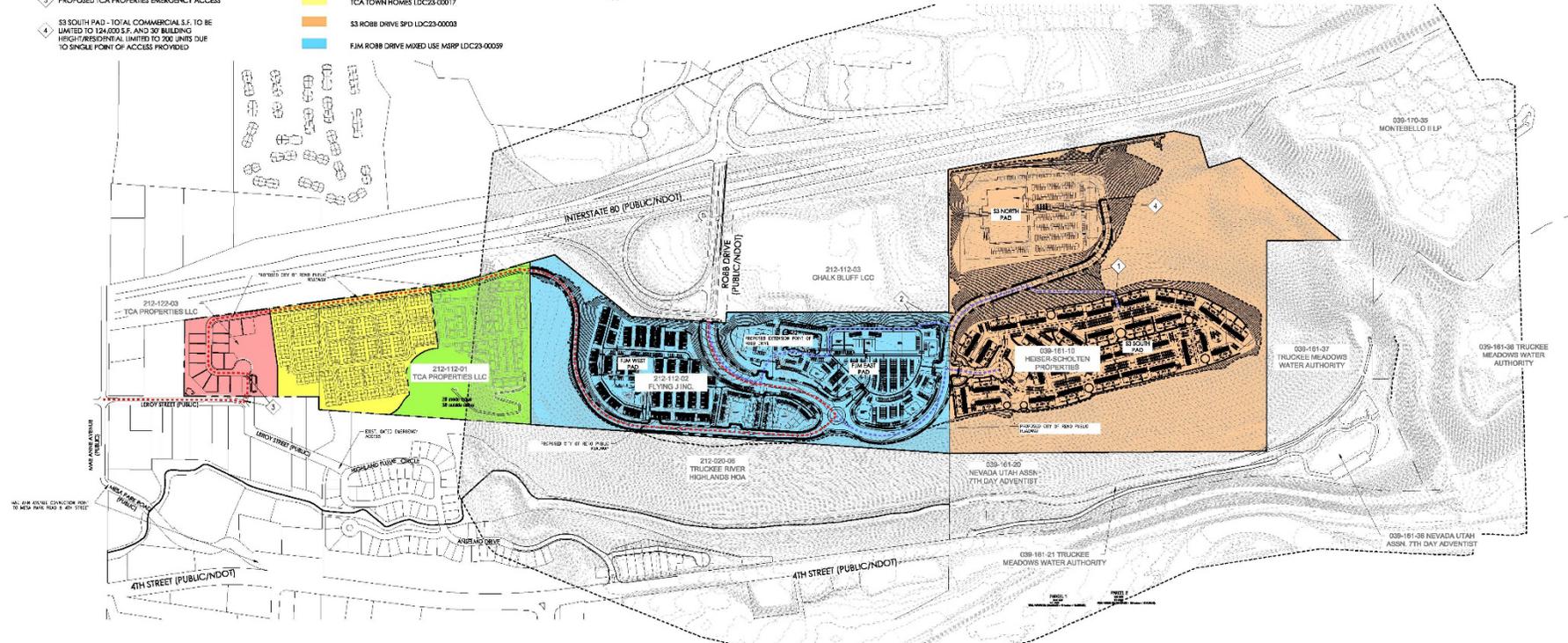
KEY NOTES

- 1. PROPOSED S3 ROBB DRIVE SPD EMERGENCY ACCESS (SOUTH PAD)
- 2. PROPOSED FJM/S3 SOUTH PAD EMERGENCY ACCESS
- 3. PROPOSED TCA PROPERTIES EMERGENCY ACCESS
- 4. S3 SOUTH PAD - TOTAL COMMERCIAL S.F. TO BE LIMITED TO 124,000 S.F. AND 30' BUILDING HEIGHT/RESIDENTIAL LIMITED TO 200 UNITS DUE TO SINGLE POINT OF ACCESS PROVIDED

COLOR CODE:

- 1. TCA MAE ANN MULTI-FAMILY LDC23-00015
- 2. TCA LEROY STREET LDC23-00016
- 3. TCA TOWN HOMES LDC23-00017
- 4. S3 ROBB DRIVE SPD LDC23-00003
- 5. FJM ROBB DRIVE MIXED USE MRP LDC23-00039

- 1. TCA/FJM LEROY STREET SECONDARY EMERGENCY ACCESS ROUTE
- 2. S3 ROBB DRIVE SOUTH PAD SECONDARY EMERGENCY ACCESS ROUTE



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TCA/S3 DEVELOPMENT

Overall Traffic Considerations

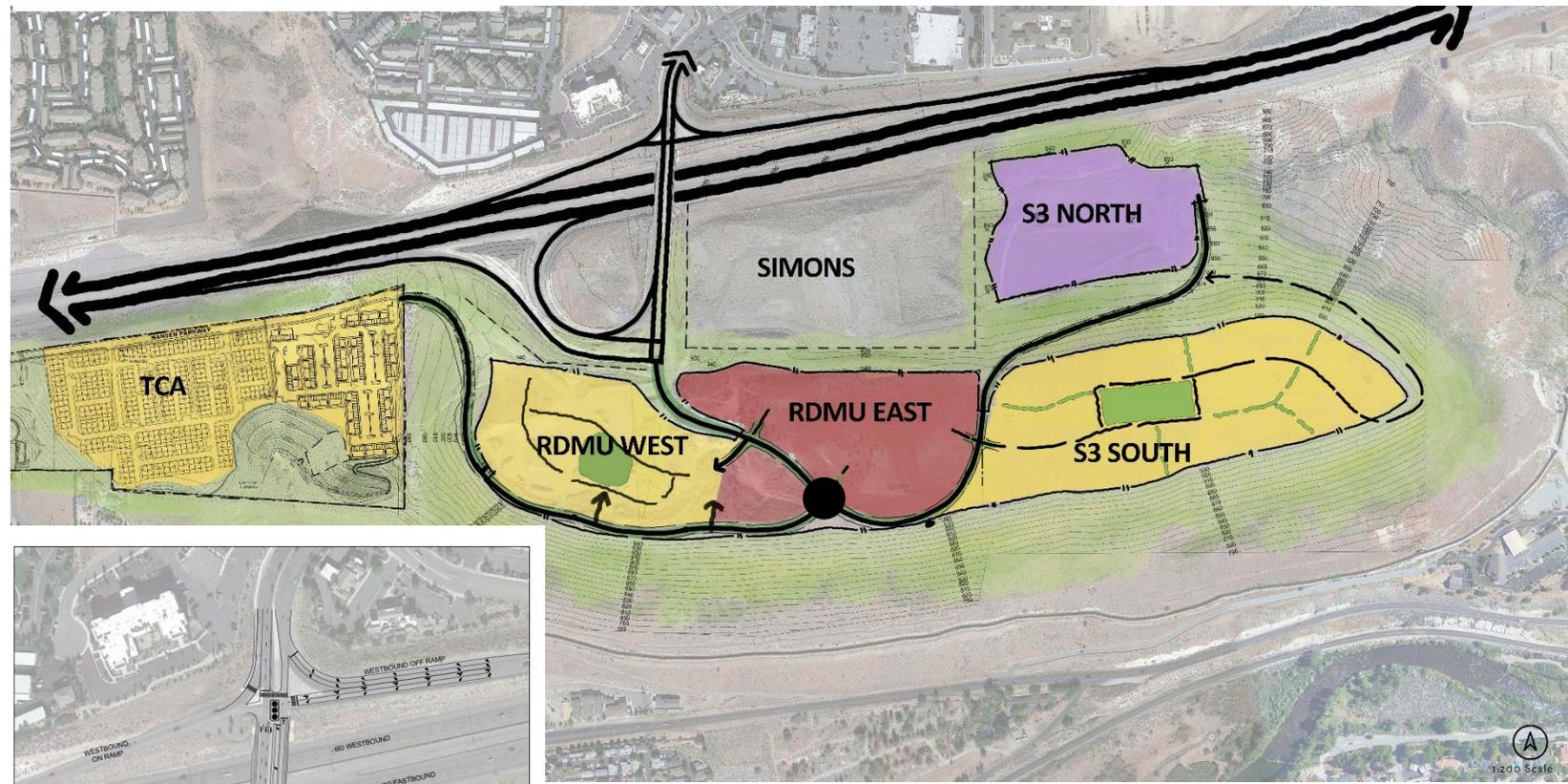
Overall Traffic Study Submitted with Applications

Estimated Traffic Generation:

- ✓ Generate Approx. 10,623 Daily
- ✓ 654 AM peak hour
- ✓ 821 PM peak hour

Proposed Improvements:

- ✓ Serve the Heiser properties and other planned developments
- ✓ Extend Robb Drive south
- ✓ Modify Robb Drive/I-80 Eastbound Ramps
- ✓ Improvements can be phased



Peak Hour Traffic Volume Capacity of Interchange Improvements (PM Peak Hour) ¹	Existing Trips at Robb Dr/I-80 EB Ramps ² (% of Capacity)	TCA Trips (% of Capacity)	S3-Robb Drive Trips (% of Capacity)	Robb Drive Mixed Use Trips (% of Capacity)	Remaining Phase Capacity ³ (% of Capacity)
3,325 trips	1,060 trips – 32%	240 trips – 7%	635 trips – 19%	821 trips – 25%	569 trips – 17%

Notes: 1. Based on PM peak hour traffic volume capacity at the Robb Drive/I-80 EB Ramps intersection.
 2. The Robb Drive/I-80 EB Ramps intersection governs capacity.
 3. This capacity remains for development projects south of the Robb Drive/I-80 interchange after TCA, S-3 Robb Drive, and Robb Drive Mixed Use are constructed (3,325 trips – 1,060 trips – 240 trips – 635 trips – 821 trips = 569 trips).
 Source: Headway Transportation, 2023

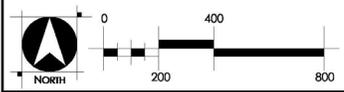
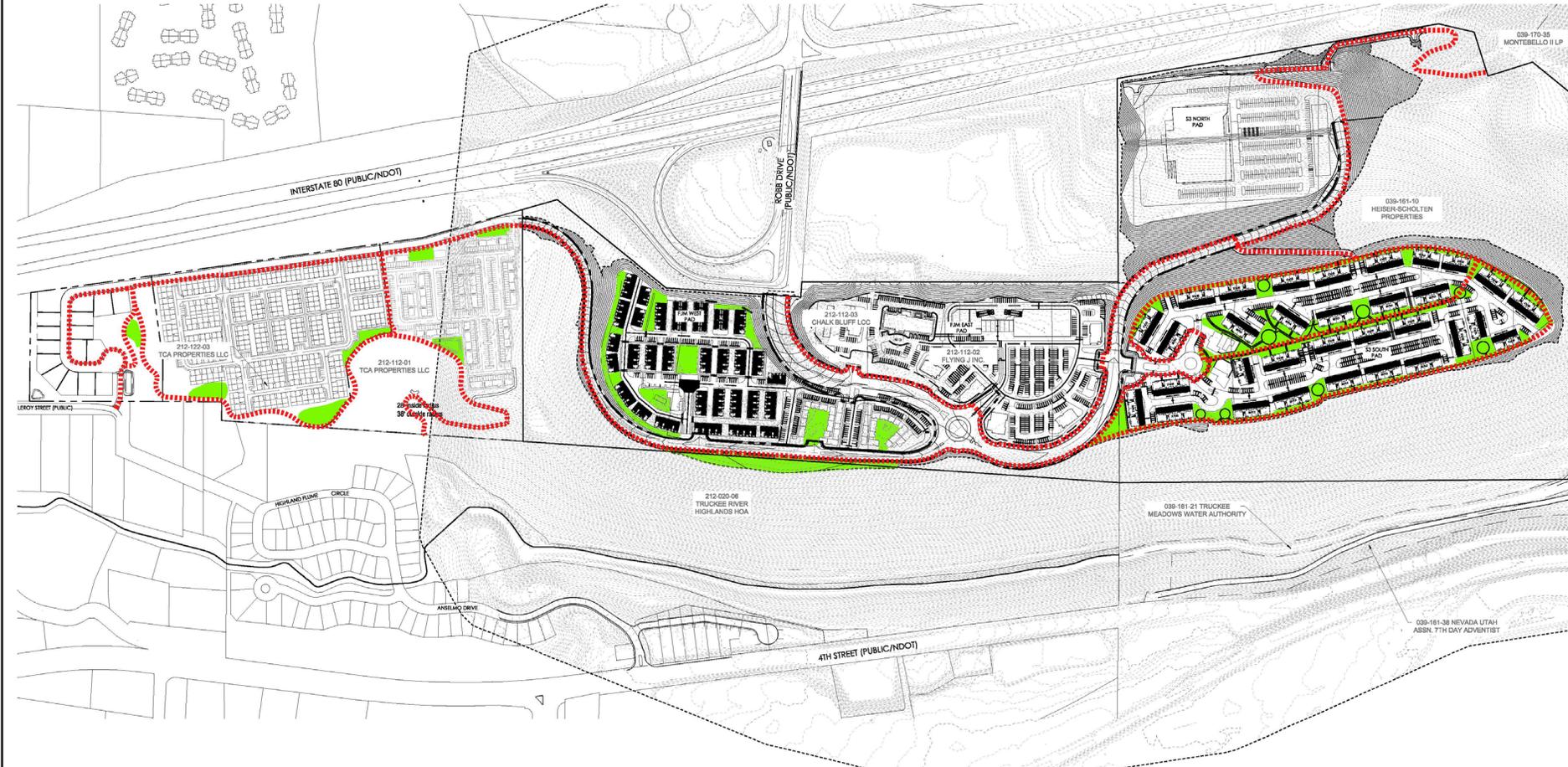
AMENITY AREAS EXHIBIT

TCA PROPERTIES/FLYING J MANAGEMENT /S3 DEVELOPMENT

RENO

NEVADA

DECEMBER, 2023

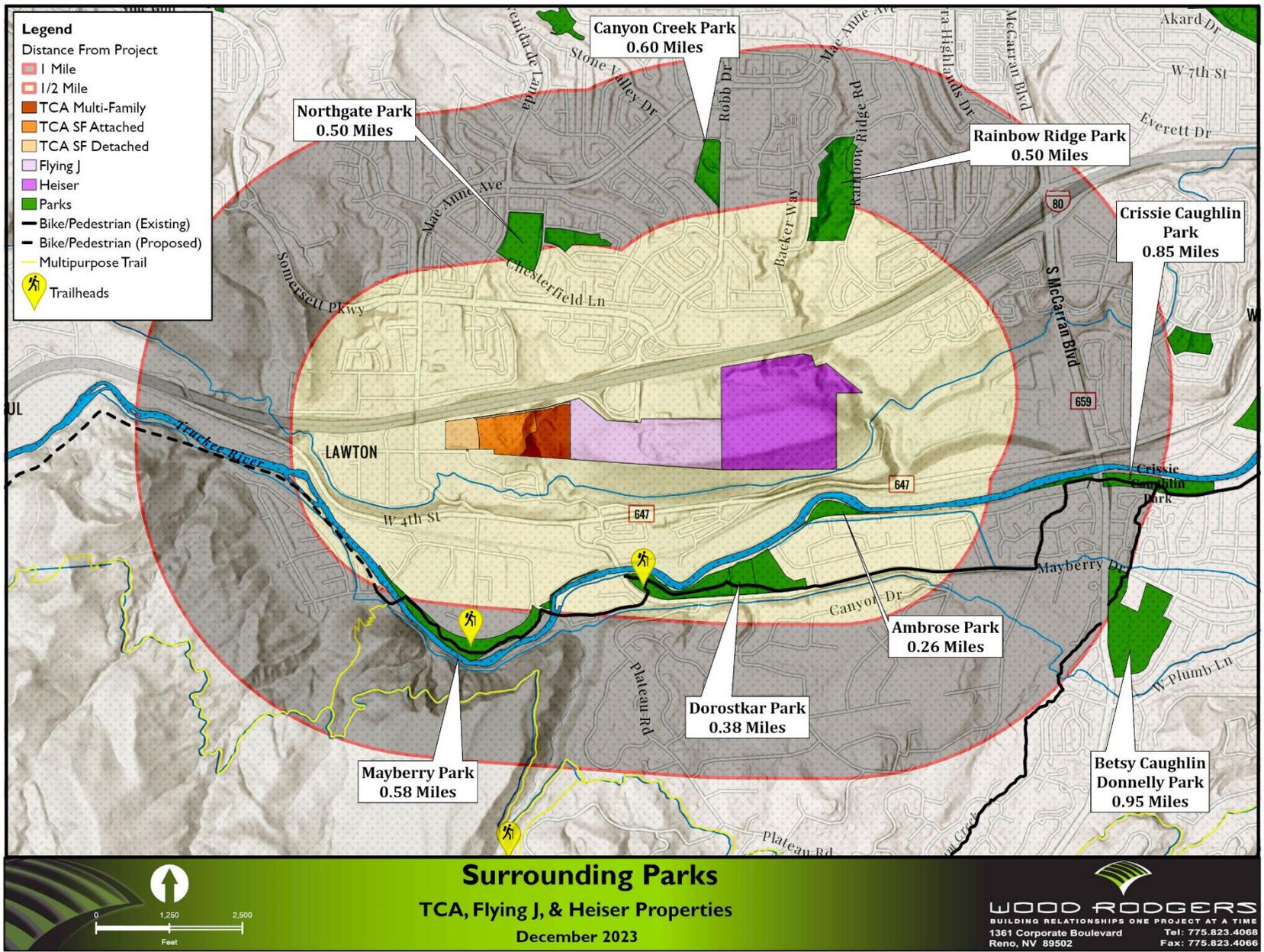


- LEGEND:
- AMENITY AREAS (8.8 AC)
 - TRAIL AND WALKING PATH (4.2 MILES)

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TCA/S3 DEVELOPMENT

12/17/2023 2:25 PM Scan Converter



TCA Approvals

- Project located within service radii of existing City of Reno Neighborhood/Community Parks, per Reimagine Reno
- Close proximity to Truckee River Trail and associated trail heads
- Onsite trails, pocket parks and private amenities provided for additional parks coverage

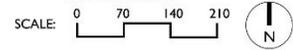


RENO, NV

AMBIENT COMMUNITIES
 179 CALLE MAGDALENA STE 201
 ENCINITAS, CA 92024
 760.230.1000

ROBB DR.

DECEMBER 13, 2022



SITE PLAN



5256 S. Mission Road, Ste 404
 Bonsall, CA 92003
 760.724.1198





WOOD RODGERS

Andy Durling, AICP, LEED AP
Vice President

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775.823.5211 – direct