

Heiser Property Master Plan Amendment & S3- Robb Drive SPD

CITY COUNCIL | JANUARY 17, 2024



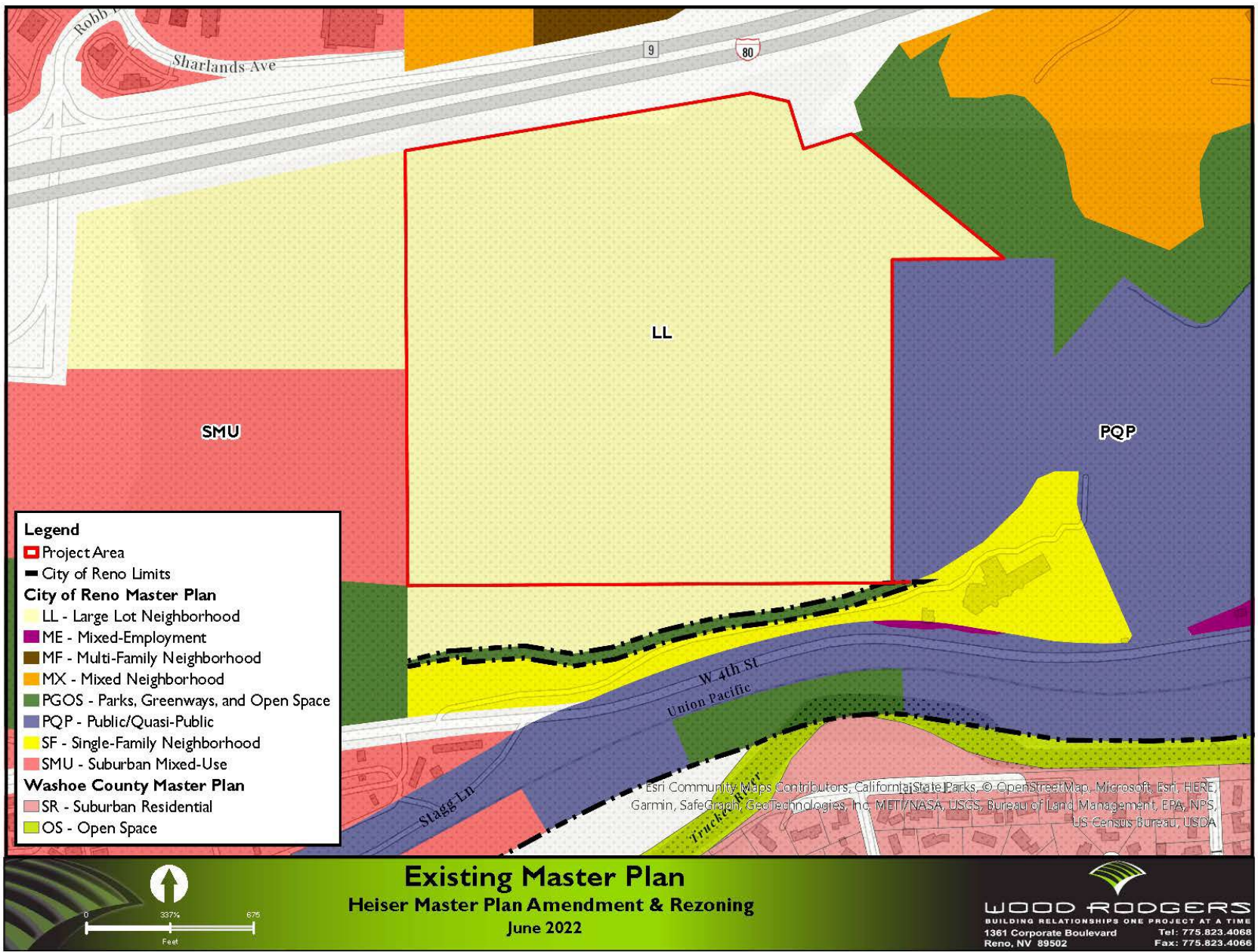
WOOD RODGERS

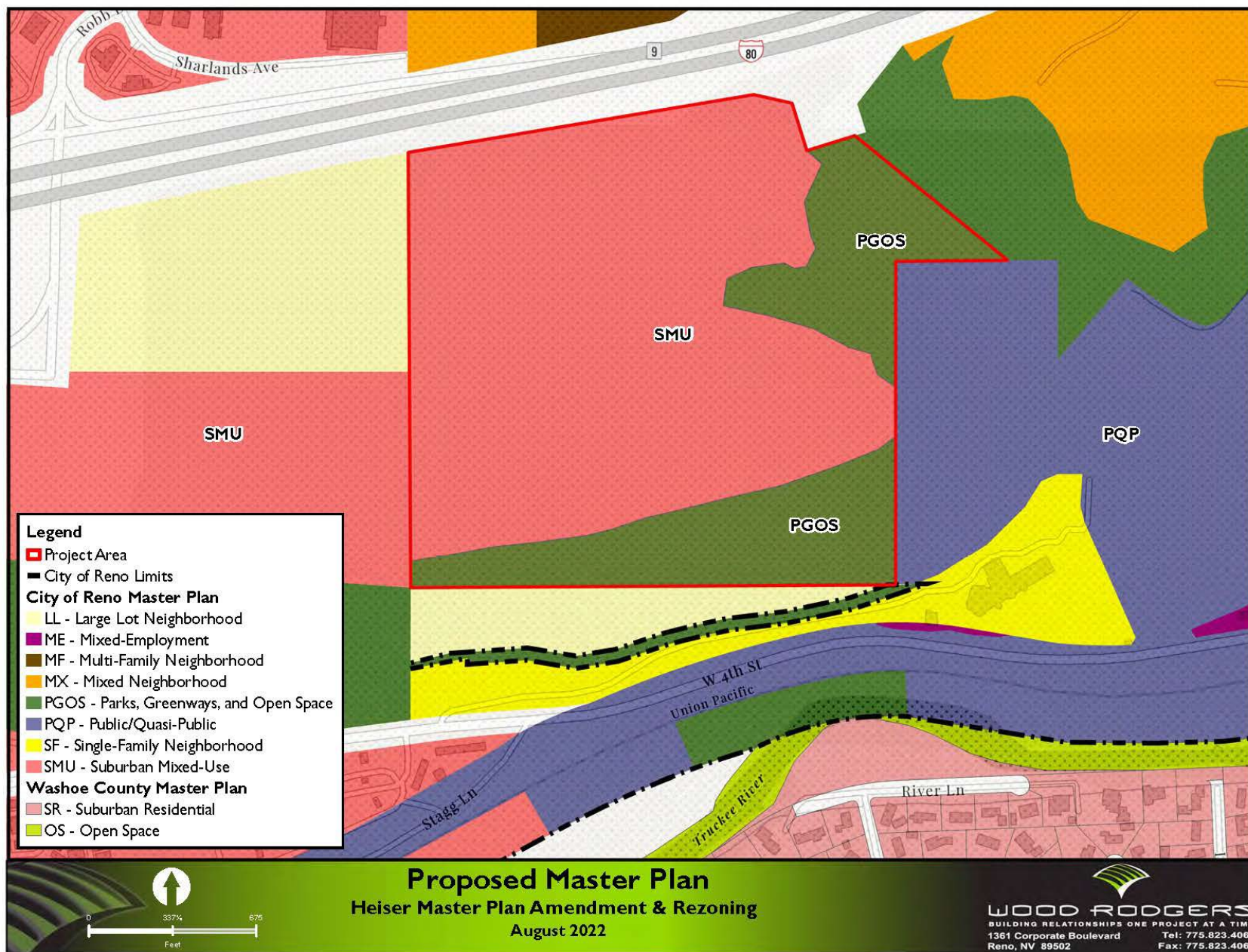
- Master Plan Amendment request from “Large Lot” to “Suburban Mixed Use”
- Zone change from “Large Lot Residential – 1 acre” to “Specific Plan District” and Approval of S3-Robb Drive SPD Handbook

Overview

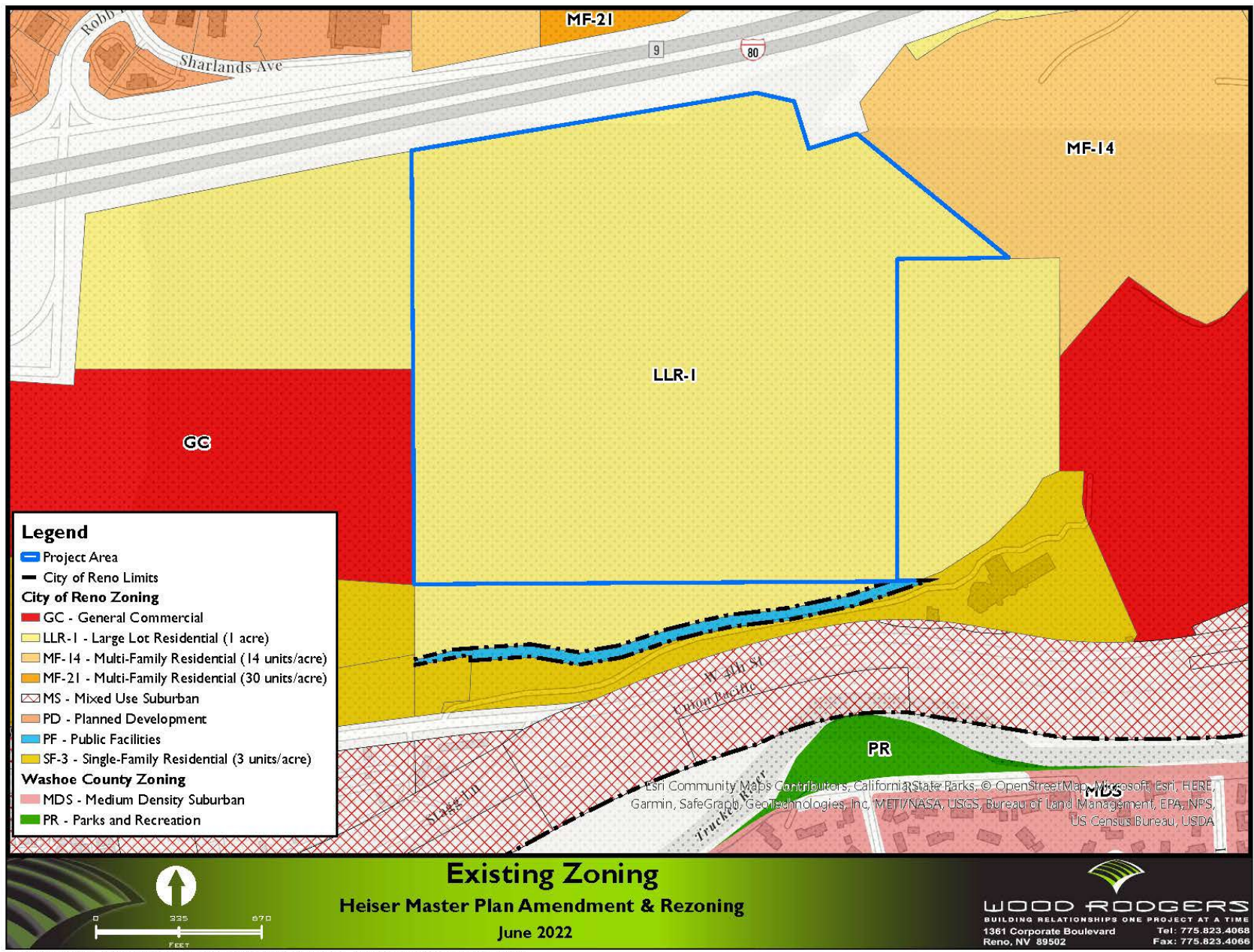


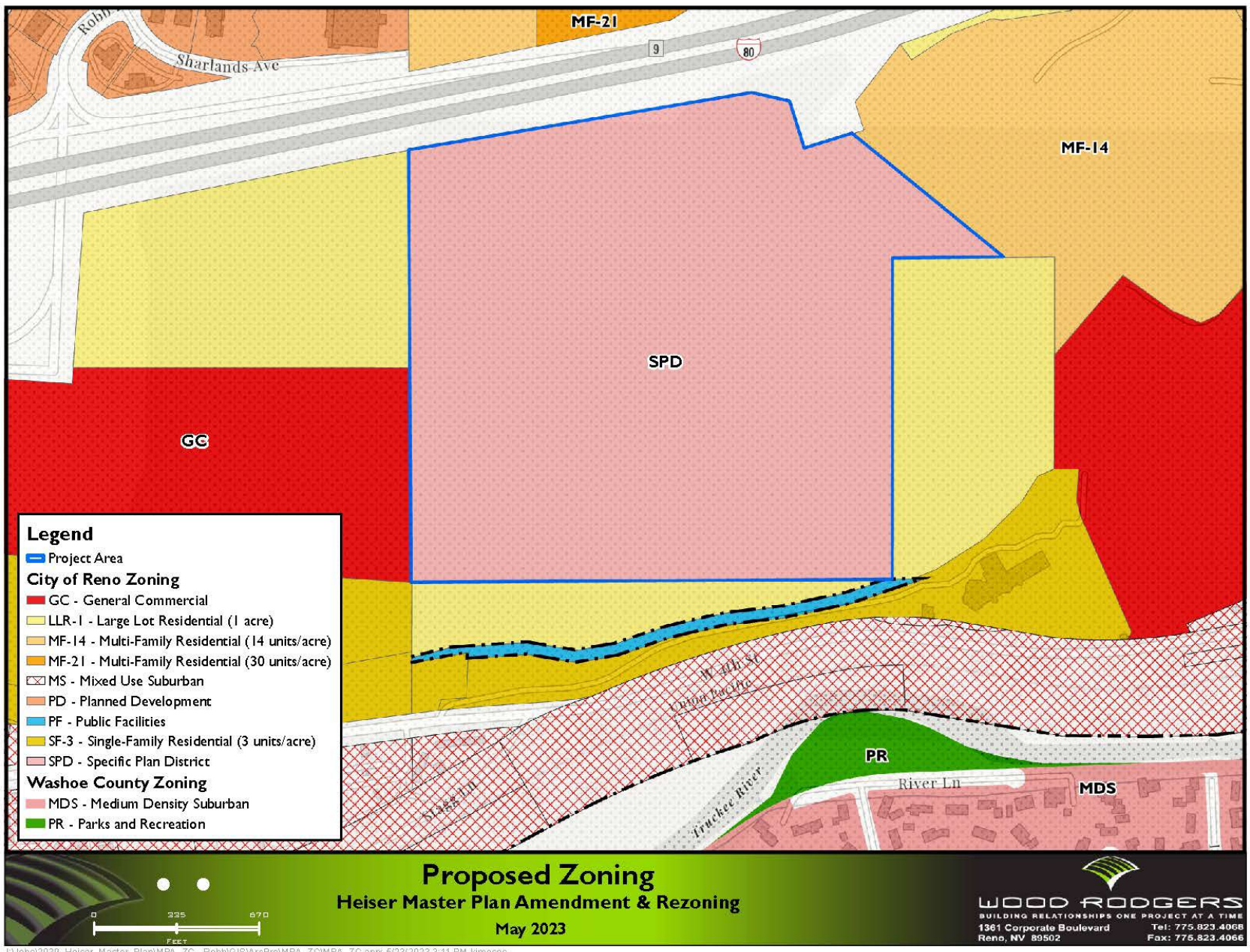


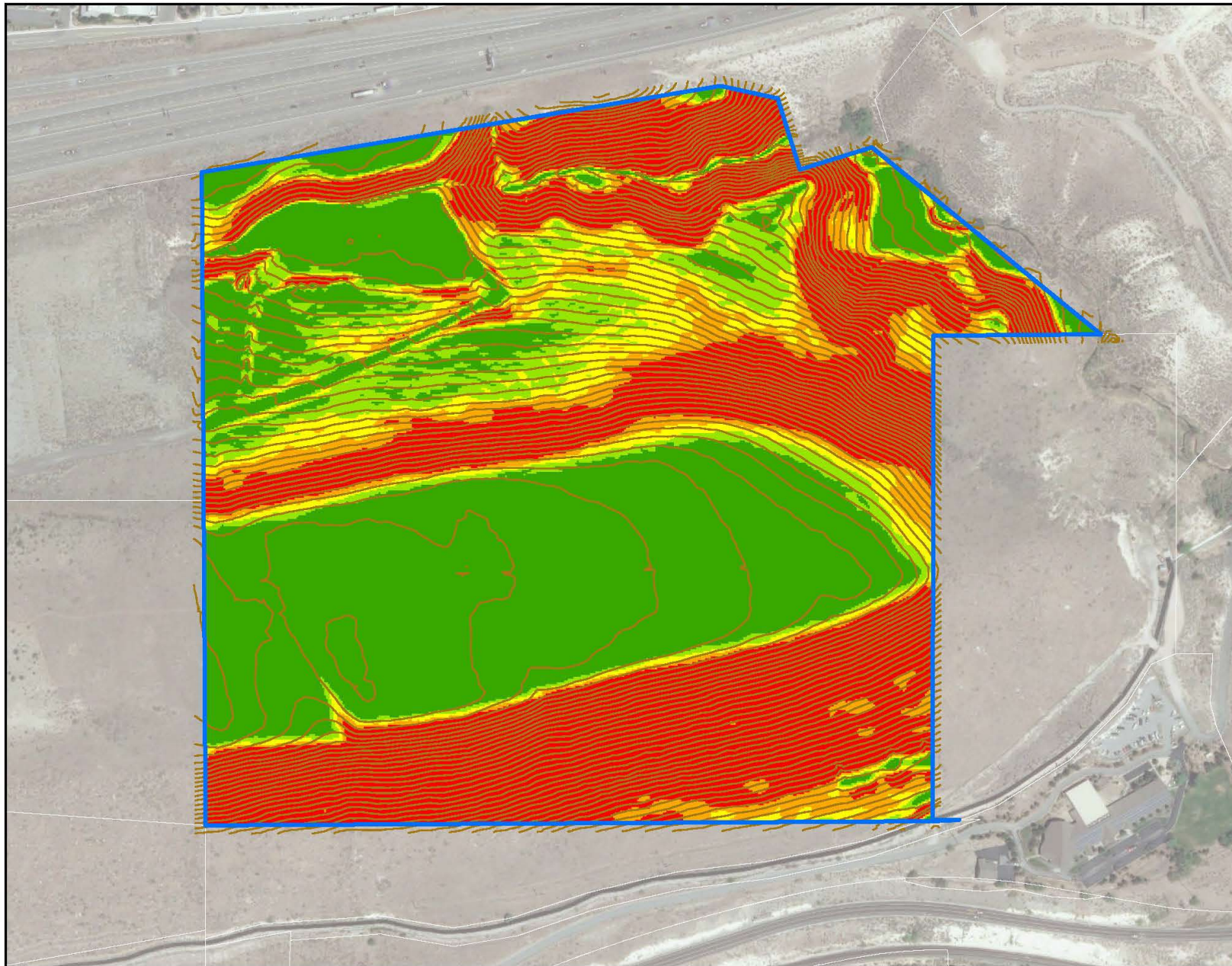




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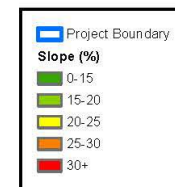






HEISER PROPERTY SLOPE MAP

SPARKS, NV
AUGUST 2022



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

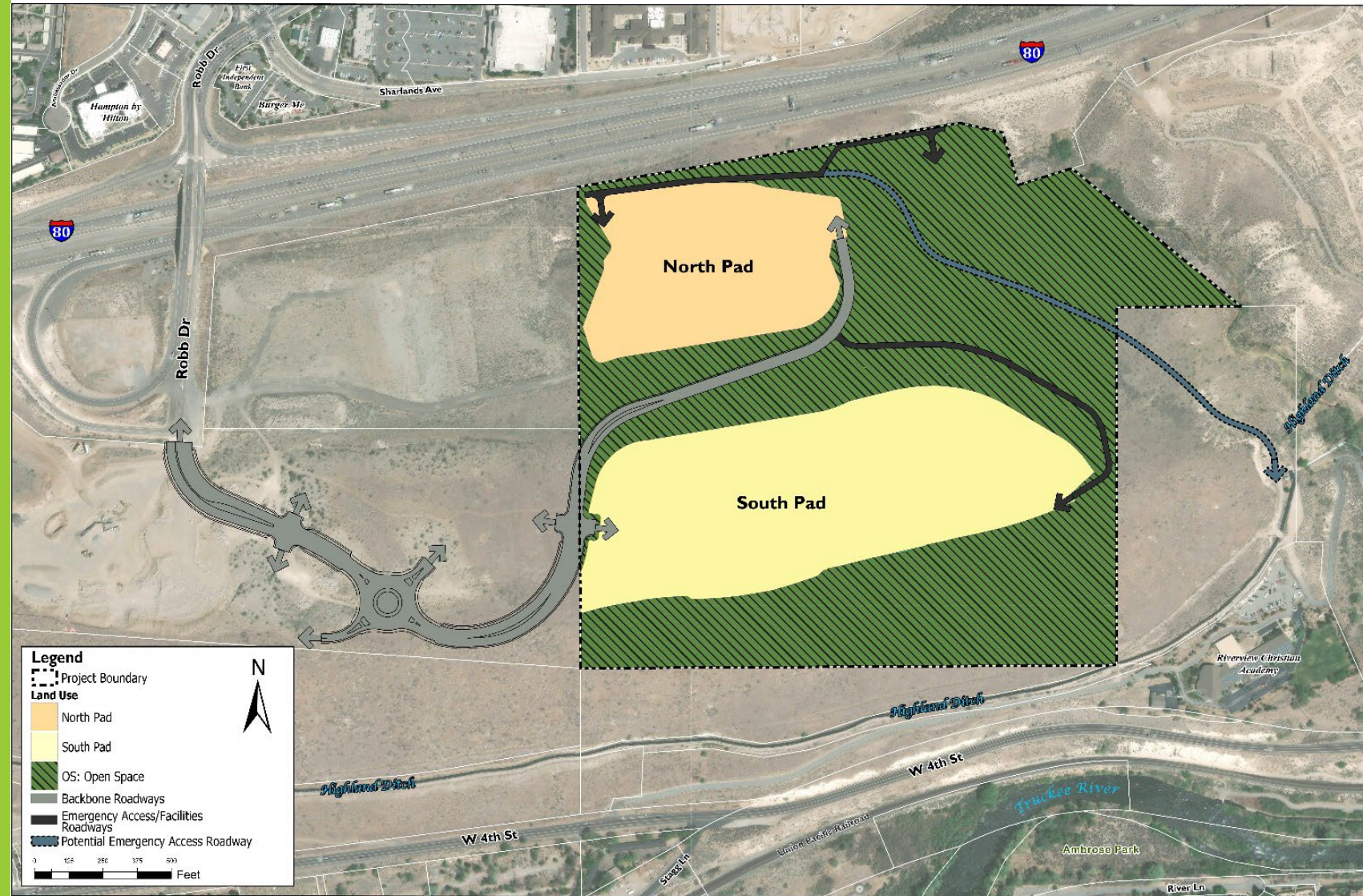
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PRELIMINARY

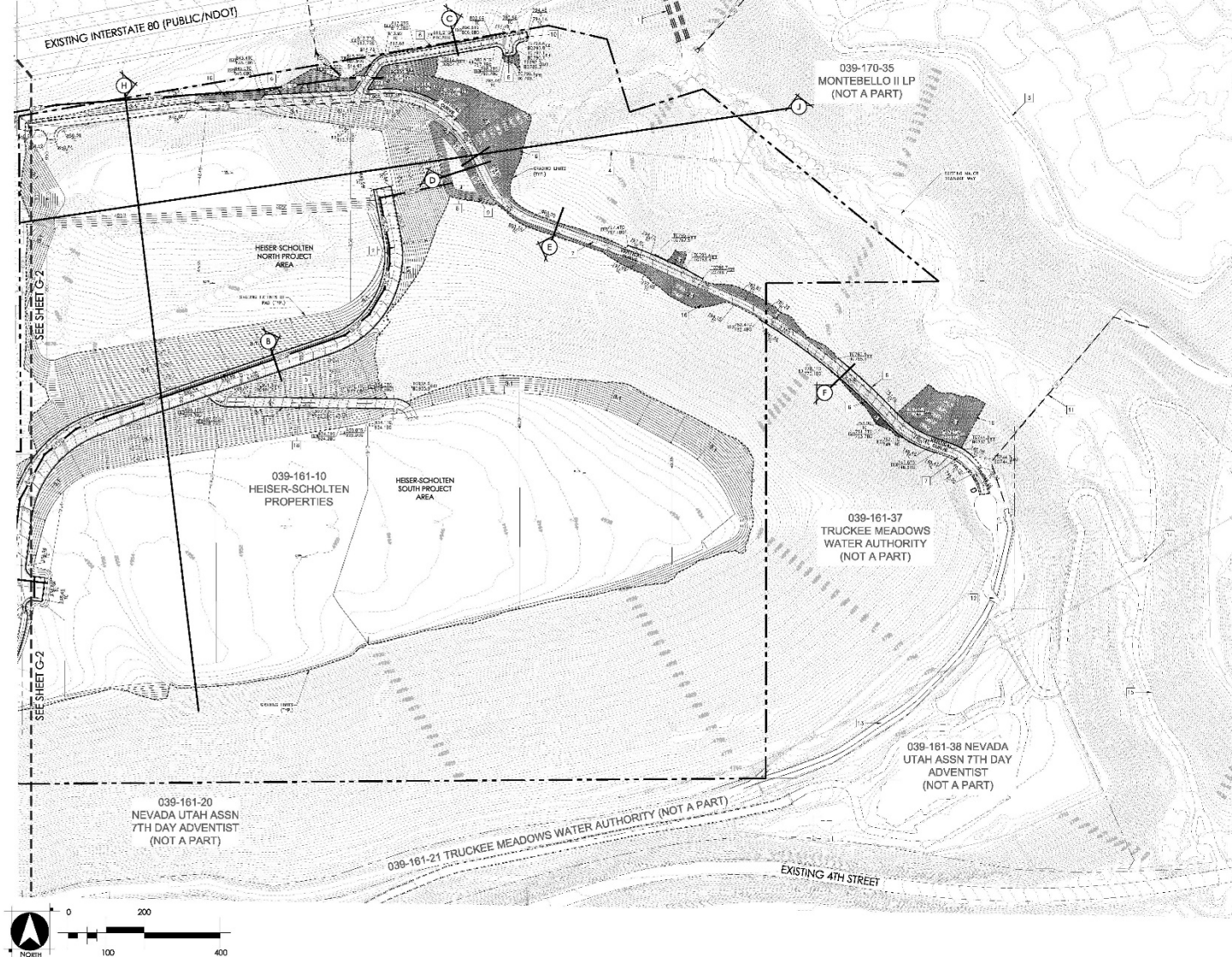


- Utilizes Mixed Use Suburban zoning district for basis of design and development standards
- Includes MSPR level preliminary grading plans
- Addresses disturbance of a major drainageway and protection of another
- Restricts development
- Addresses access in concert with other recently approved projects

Specific Plan Development



S3-ROBB DRIVE SPECIFIC PLAN DISTRICT PRELIMINARY GRADING PLAN



- KEY NOTES**
1. EXISTING STORM DRAIN CULVERT
 2. PROPOSED PUBLIC 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 DRAINAGE POND
 9. PROPOSED DRAINAGE POND REINFORCING
 10. PROPOSED SEWER MAINTENANCE AND ACCESS ROAD
 11. EXISTING-HIGHLAND DETOUR
 12. EXISTING-HIGHLAND DETOUR CROSSING
 13. EXISTING-HIGHLAND DETOUR
 14. EXISTING PRIVATE PAVED ACCESS ROAD FROM CHALK BLUFF
 15. EXISTING PRIVATE DRIVE (ROAD FROM 4 W/30' E)
 16. RICHMOND ROCK RAMP (21' B/SIDE, 10' E)
 17. 8.5' MAX HEIGHT RETAINING WALL
 18. PROPOSED PRIVATE EMERGENCY ACCESS ROAD

*NOTE: THE OPTIONAL PRIVATE SECONDARY EMERGENCY ACCESS TO 4TH STREET, LOCATED WITHIN THE 10' E, 20' CHALK BLUFF, IS ONLY REQUIRED IF THE DEVELOPER CHOOSES TO DEVELOP GREATER THAN 20' RESIDENTIAL AND/OR GREATER THAN 10' OF COMMERCIAL/INDUSTRIAL USE. THIS SPACE AND/OR BUILDING SHALL BE 10' FROM THE 10' E, 20' CHALK BLUFF NORTH PROJECT AREA AS PLANNED IN THE ACCESS REQUIREMENTS FROM THE 2018 INTERNATIONAL FIRE CODE.

S3-ROBB DRIVE PRELIMINARY GRADING PLAN

WOOD ROGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
1361 Corporate Boulevard Tel: 775.823.4055
Reno, NV 89502 Fax: 775.823.4058

2039005 OCTOBER, 2023
SHEET G-3 OF 8

EMERGENCY ACCESS EXHIBIT

TCA PROPERTIES/FLYING J MANAGEMENT /S3 DEVELOPMENT

RENO

NEVADA

SEPTEMBER, 2023

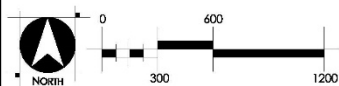
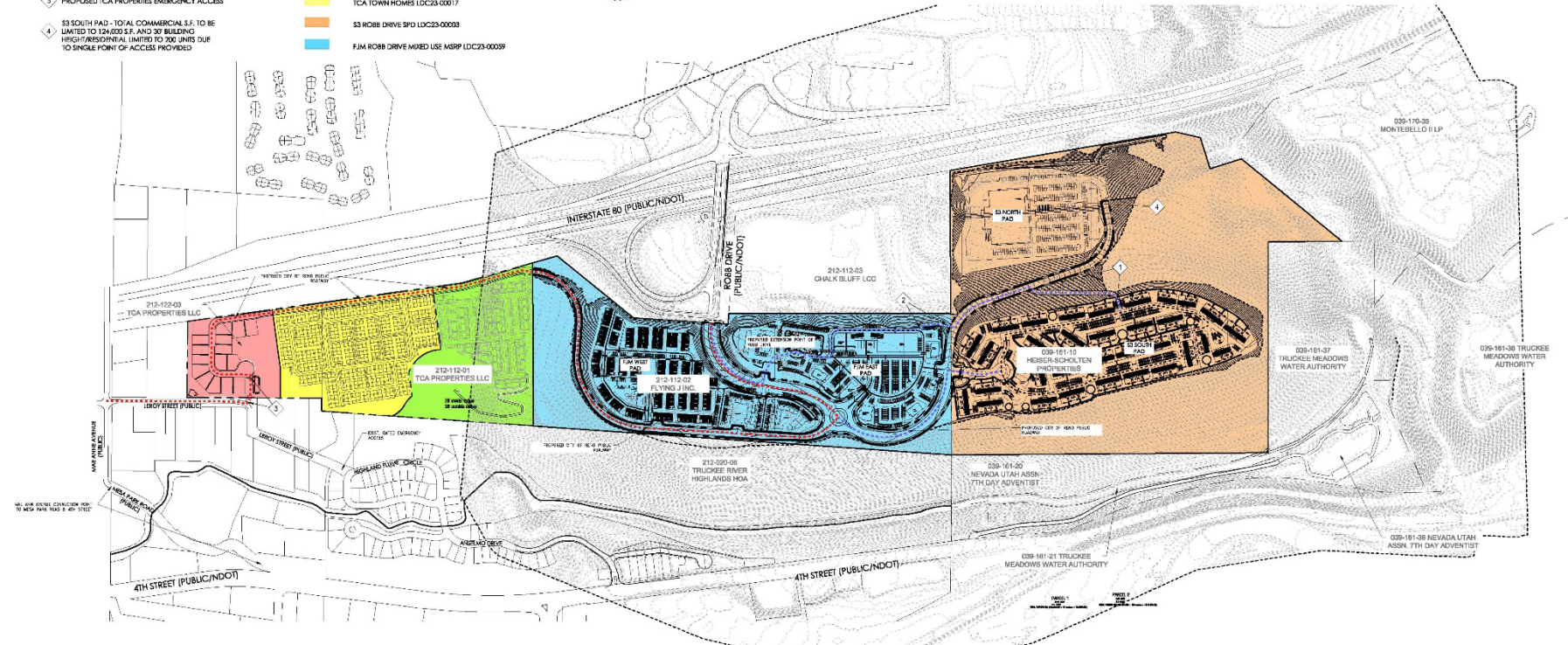
KEY NOTES

1. PROPOSED S3 ROBB DRIVE SPD EMERGENCY ACCESS (SOUTH PAD)
2. PROPOSED FJMS/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 300 UNITS DUE TO SINGLE POINT OF ACCESS PROVIDED)

COLOR CODE:

- TCA MAE ANN MULTI-FAMILY LDC23-00015
- TCA LEROY STREET LDC23-00016
- TCA TOWN HOMES LDC23-00017
- S3 ROBB DRIVE SPD LDC23-00003
- FJMS ROBB DRIVE MIXED USE MRRP LDC23-00039

- TCA/JM LEROY STREET SECONDARY EMERGENCY ACCESS ROUTE
- S3 ROBB DRIVE SOUTH PAD SECONDARY EMERGENCY ACCESS ROUTE



Overall Traffic Considerations

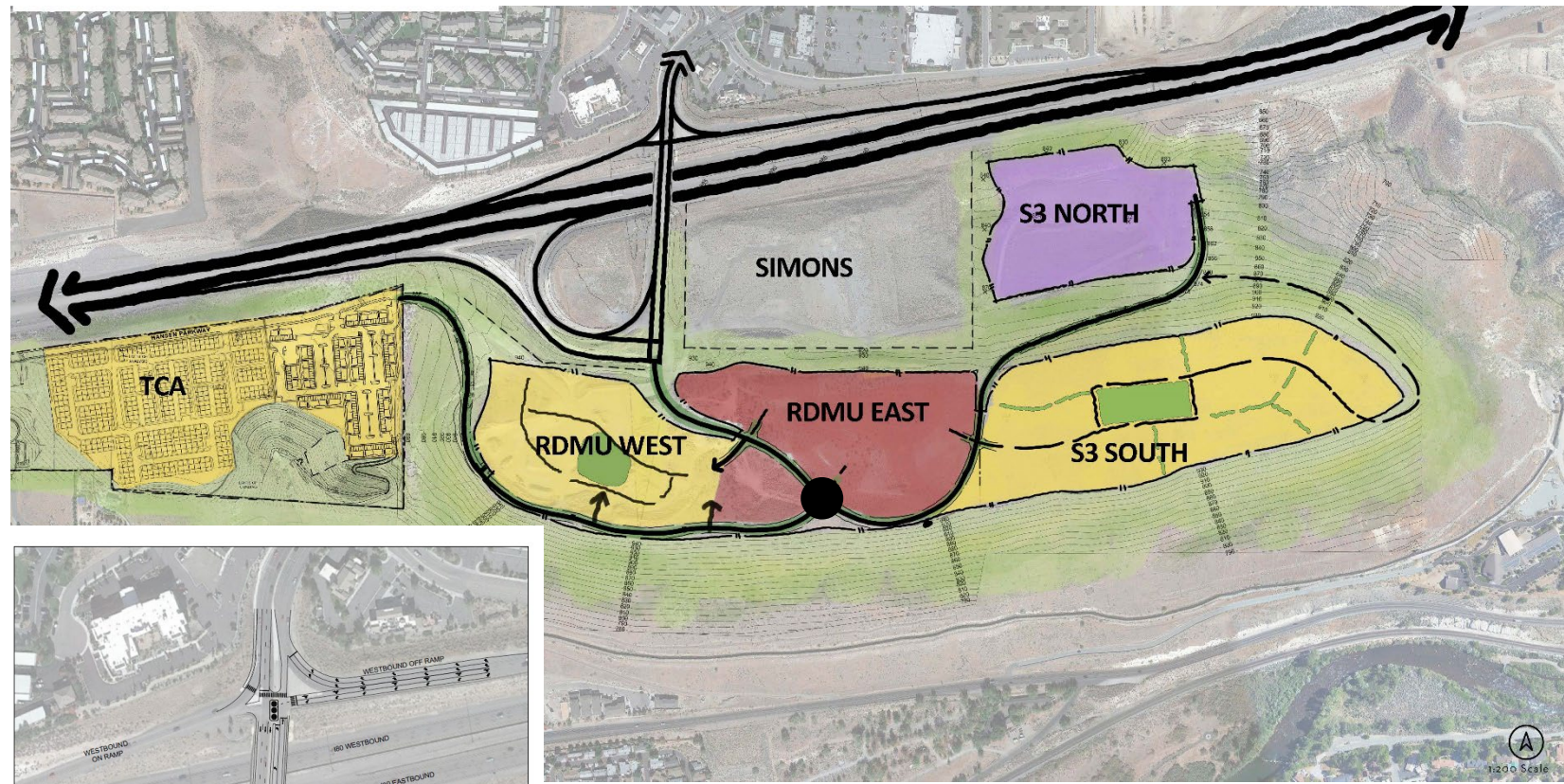
Overall Traffic Study Submitted with Applications

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

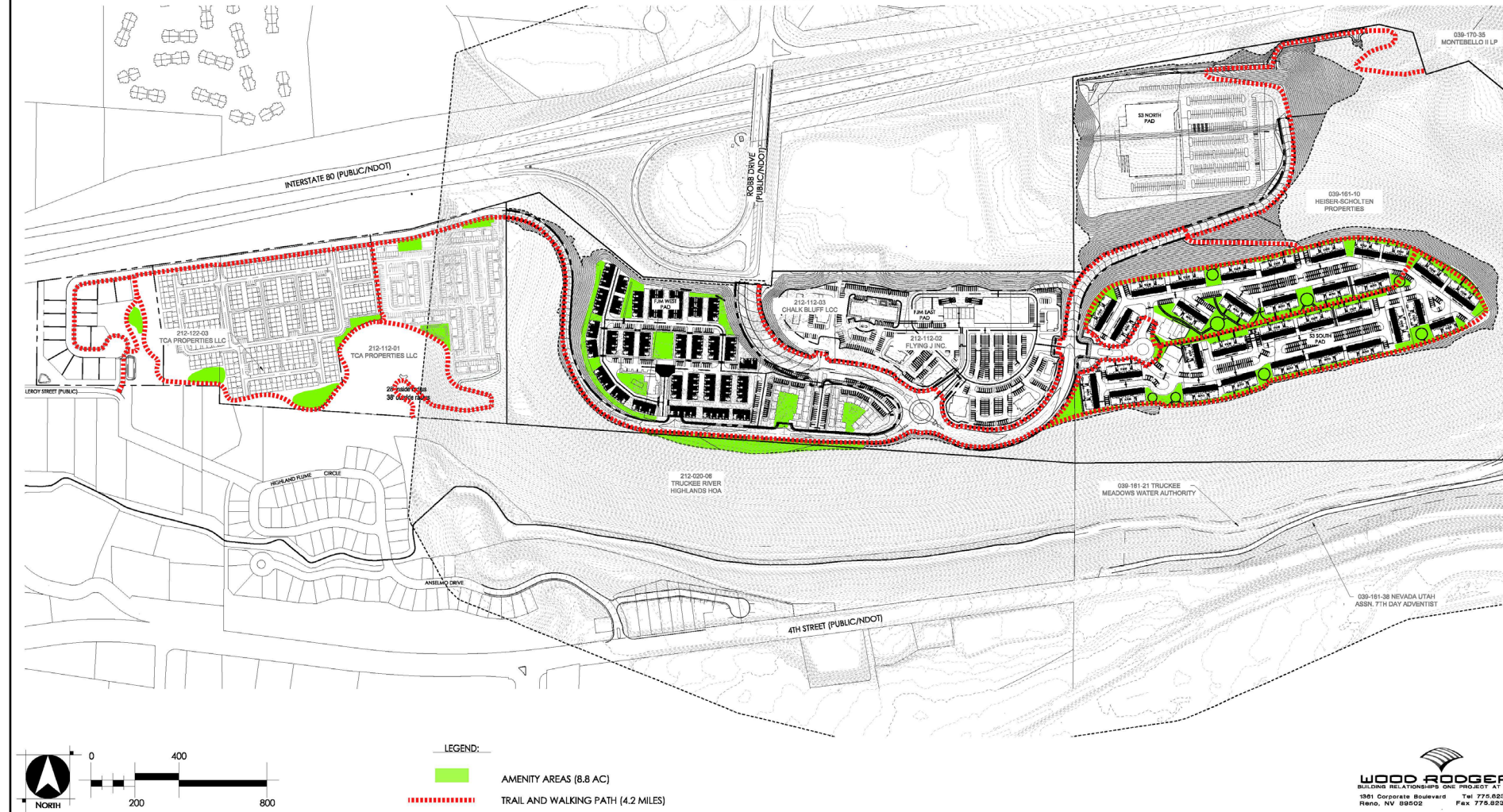
AMENITY AREAS EXHIBIT

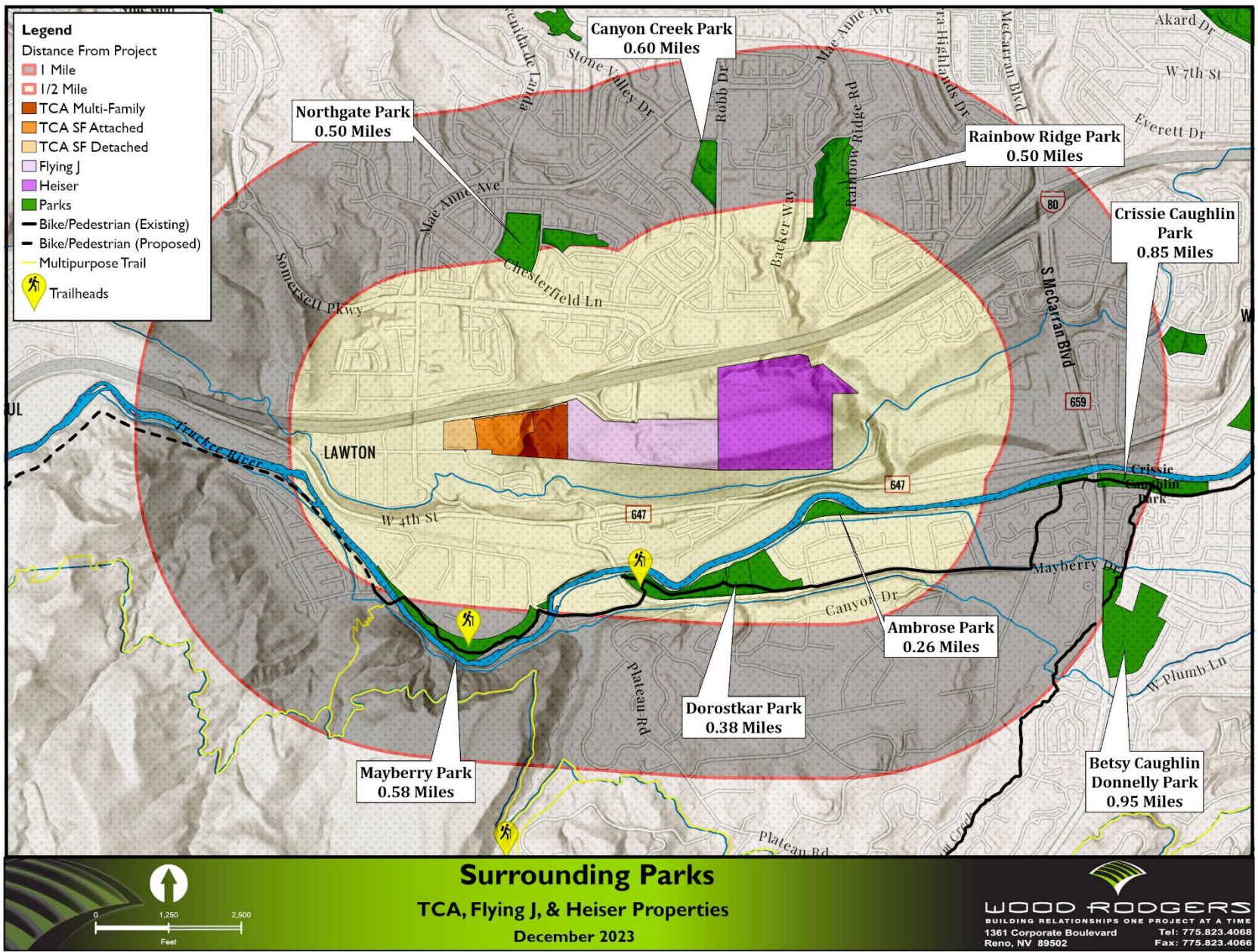
TCA PROPERTIES/FLYING J MANAGEMENT /S3 DEVELOPMENT

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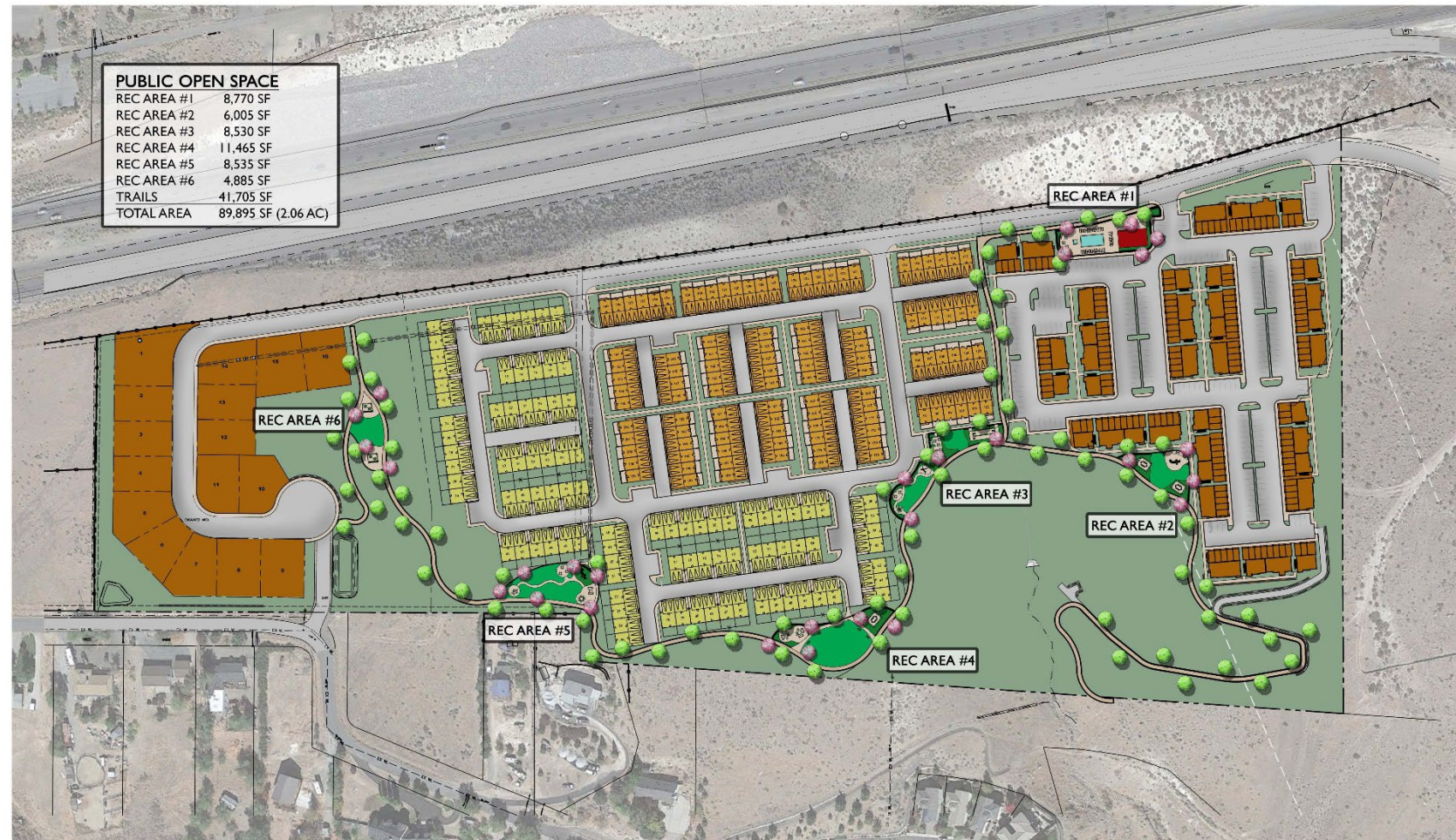
DECEMBER, 2023





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

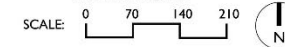


RENO, NV

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

ROBB DR.

DECEMBER 13, 2022



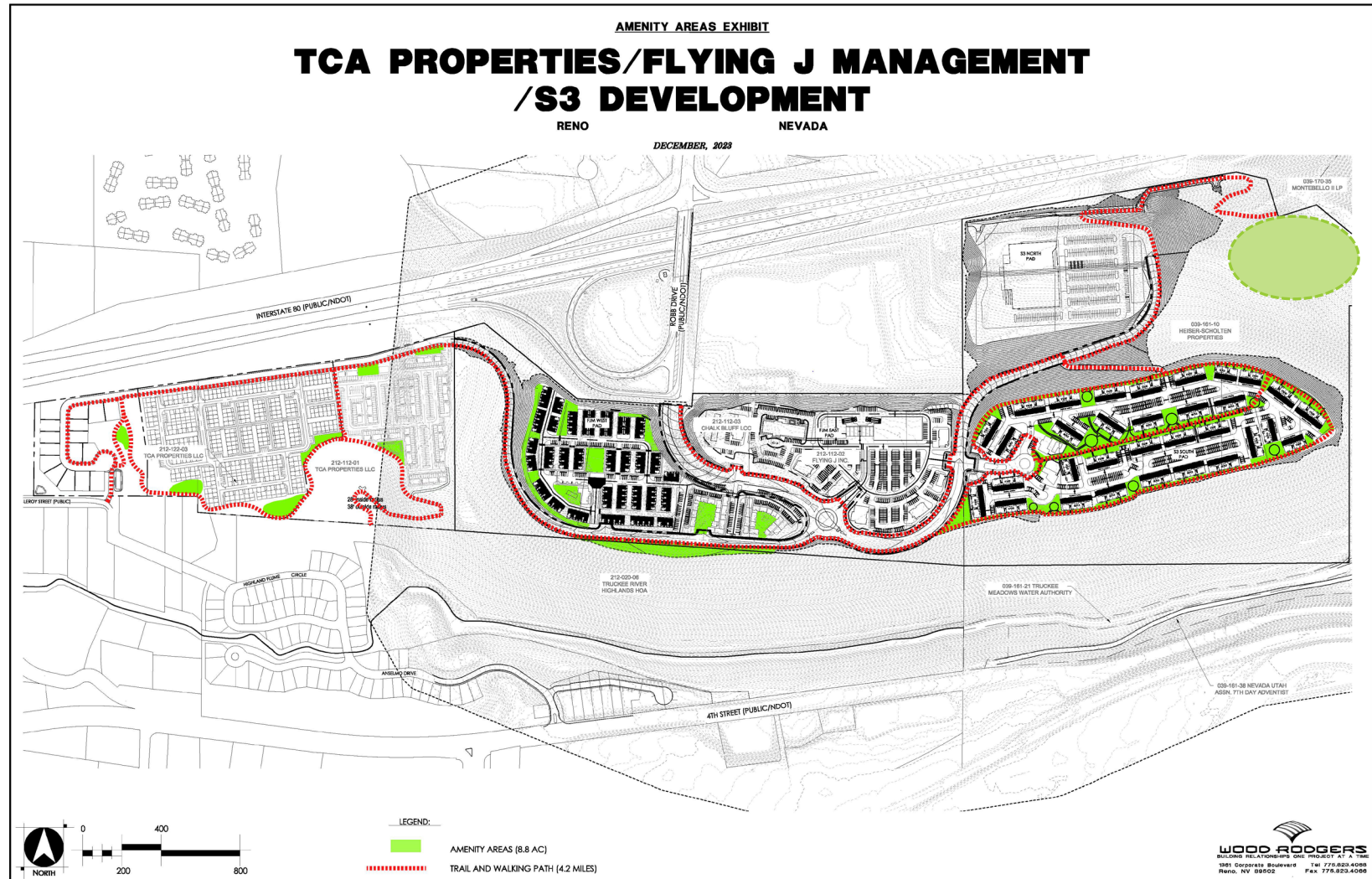
SITE PLAN



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

- FJ/Heiser/TCA working in tandem on connected parks, recreation, trails, and open space
- Heiser will dedicate 4-acres of open space in lieu of RCT

Parks





WOOD RODGERS

Andy Durling, AICP, LEED AP
Vice President

adurling@woodrogers.com

775.823.5211 – direct