

# STONEGATE

LDC24-00051 (StoneGate Heinz Ranch MPA &  
ZMA)

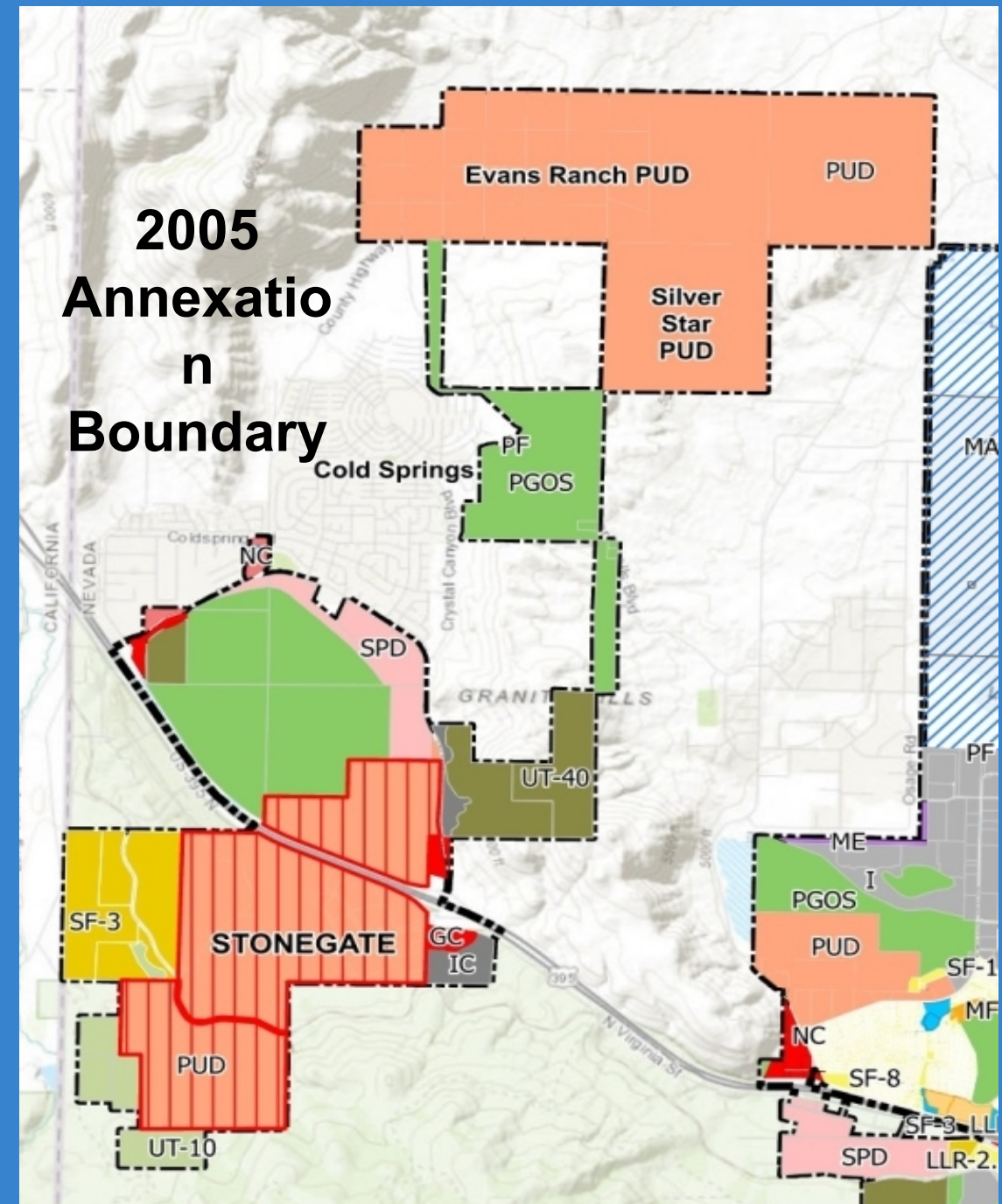
 *Reno City Council Public Hearing May 21, 2025*





# PROJECT HISTORY

- 1865:** Private property established
- 2005:** 7,000 acres annexed into City of Reno
- 2006:** Heinz Ranch original Master Plan & Zoning
- Primarily industrial
  - Limited residential & commercial
- 2014:** Heinz Ranch sold for development
- 2016:** StoneGate PUD submitted
- 2018:** Approved PUD Master Plan, Zoning & PRS
- 2021:** Ready to break ground **but economy changed**
- Obtained 95+ approvals, agreements, easements, right-of-way & permits to begin Ph. 1 construction
  - Upfront infrastructure costs became too high
  - Inflation increased material/labor costs
  - Significant delays in key material delivery
- PUD economically unfeasible to develop**



# PROPOSED REQUEST

## Replaces PUD w/Standard Zoning Districts

### Proposed Zoning Districts

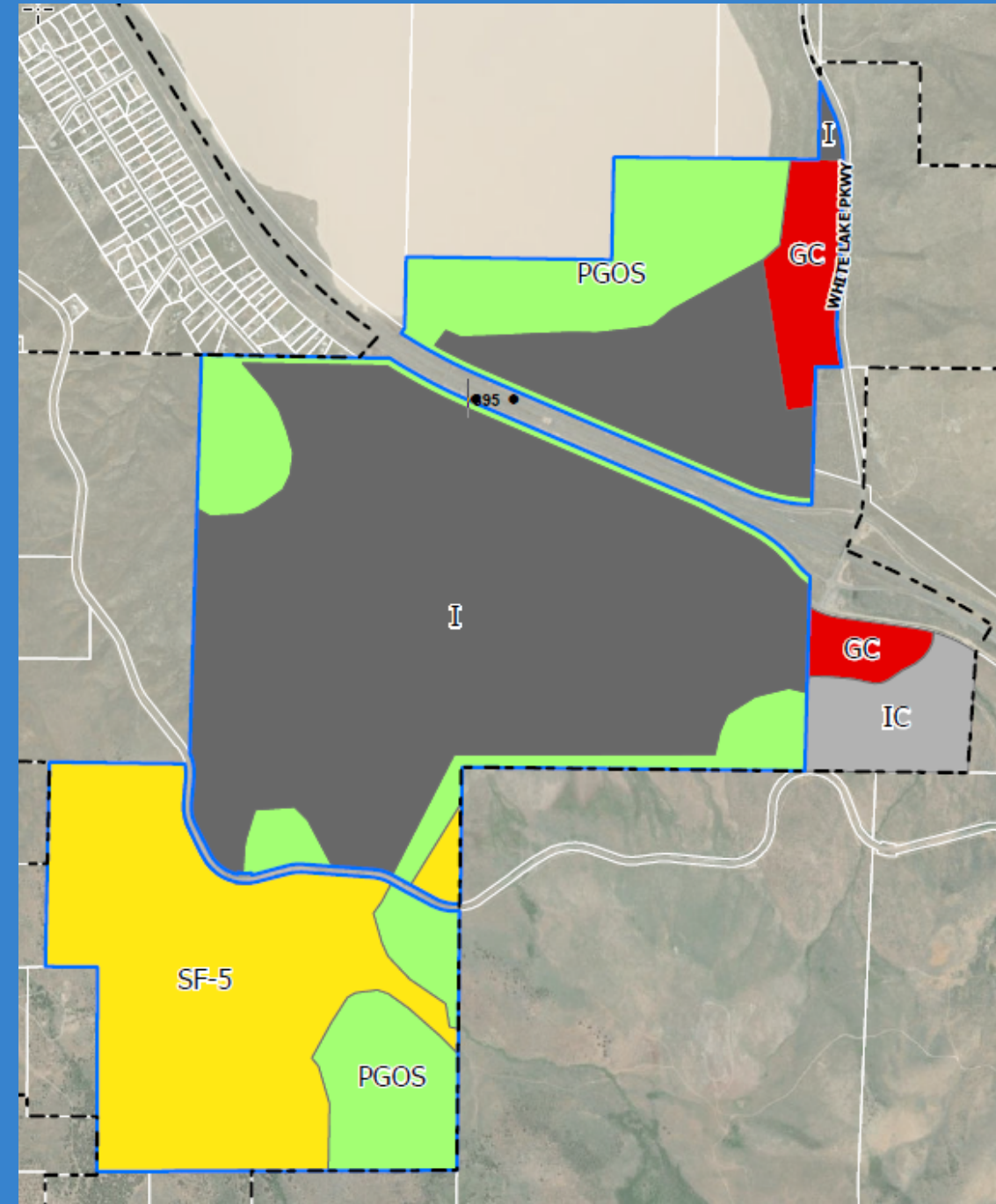
Industrial	923.0 $\pm$ acres
Gen Com	54.5 $\pm$ acres
SF5	385.6 $\pm$ acres
PGOS	403.6 $\pm$ acres

## City of Reno Entitlements Required

- Master Plan Amendment (MPA)
- Zoning Map Amendment (ZMA)
- Future development will meet RMC standards  
*(even when they change)*

## TMRPA Entitlements Required

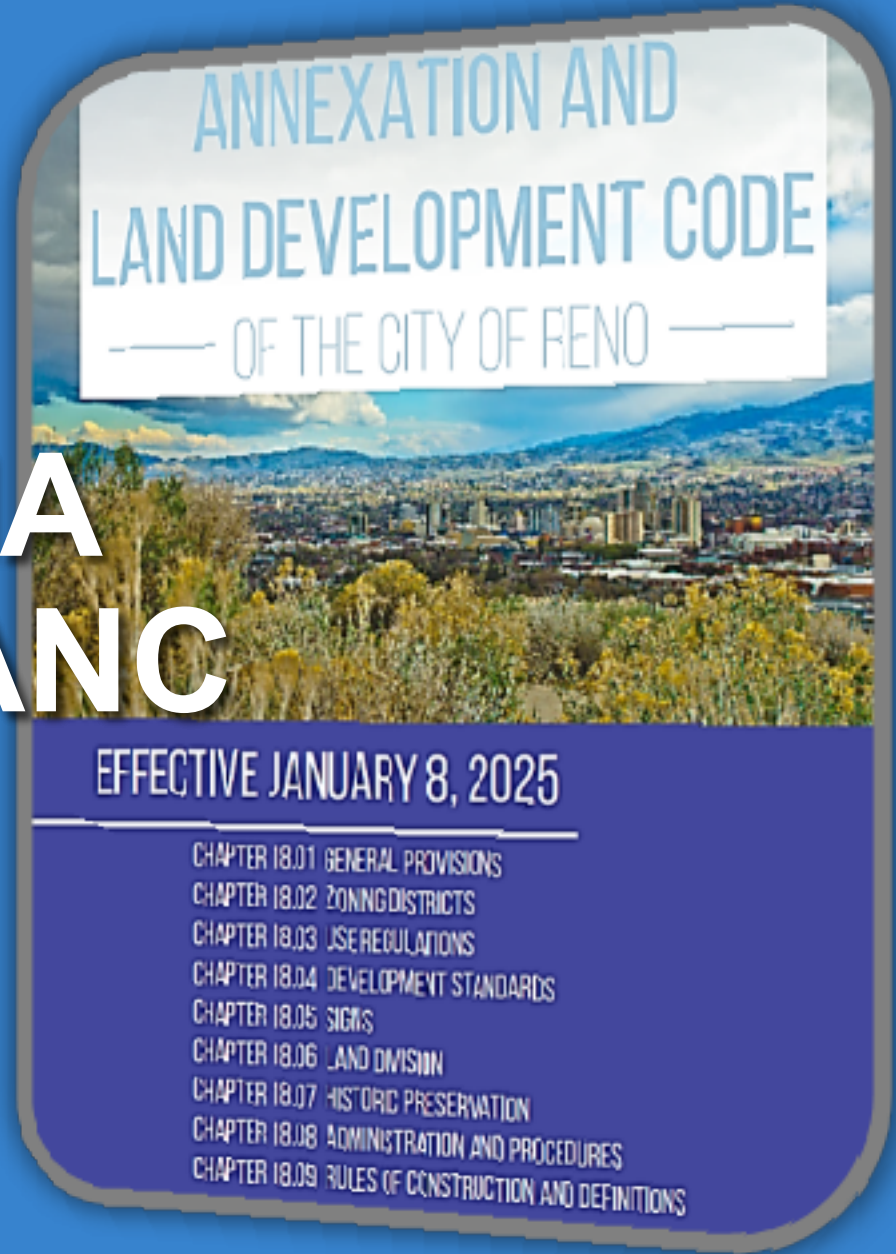
- Project of Regional Significance (PRS)







# MPA & ZMA CONFORMANCE





# APPLICABLE CRITERIA FOR MPA & ZMA FINDINGS

## Master Plan Amendment (MPA) Findings

Substantial conformance with the Master Plan **Guiding Principals, Area Specific Policies, Growth & Reinvestment Framework.**

Reasonably **compatible** with nearby land uses.

Public **services and facilities** can be provided in accordance with the Master Plan Concurrency Management System.

## Zoning Map Amendment (ZMA) Findings

The amendment, together with changed components of the Title, promotes, or does not conflict with, the provisions of NRS Section 278.250(2);

The amendment is in substantial conformance with the Master Plan



# MEETS GUIDING PRINCIPALS

## Policy guidelines within the Master Plan



GP 1: RESILIENT LOCAL &  
REGIONAL ECONOMY

Meets 8 Goals



GP 2: RESPONSIBLE &  
WELL-MANAGED GROWTH

Meets 11 Goals



GP 3: THRIVING DOWNTOWN &  
UNIVERSITY DISTRICT

Does not apply



GP 4: VIBRANT  
NEIGHBORHOODS & CENTERS

Meets 5 Goals



GP 5: WELL-CONNECTED CITY &  
REGION

Meets 5 Goals



GP 6: SAFE, HEALTHY, AND  
INCLUSIVE COMMUNITY

Meets 3 Goals



GP 7: QUALITY PLACES AND  
OUTDOOR RECREATION  
OPPORTUNITIES

Meets 11 Goals



GP 8: EFFECTIVE GOVERNMENT

Meets 1 Goal



# MEETS AREA SPECIFIC POLICIES

- Guides the character & form of development
- Supports Citywide policies, regional plans & state law



EMPLOYMENT  
AREAS MEETS 5  
GOALS



INDUSRIAL/LOGISTICS AREAS  
MEETS 3 GOALS



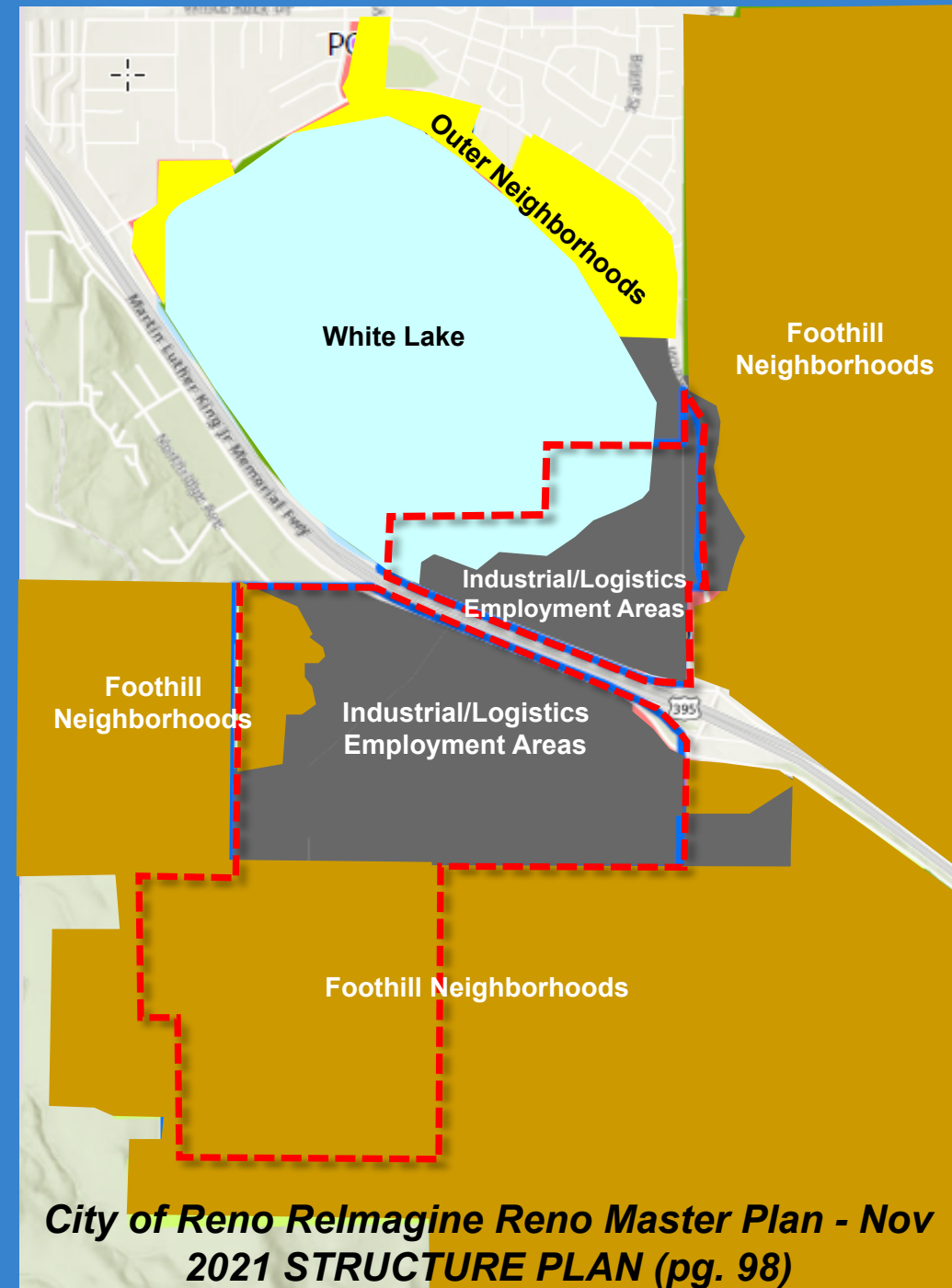
OUTER  
NEIGHBORHOODS  
MEETS 4 GOALS



FOOTHILL  
NEIGHBORHOOD  
S MEETS 5  
GOALS



DESIGN PRINCIPLES FOR  
SUSTAINABLE DEVELOPMENT  
MEETS 5 GOALS





# MEETS GROWTH & REINVESTMENT FRAMEWORK

Supplements the Guidelines & Area Specific Policies  
that influence physical growth & development

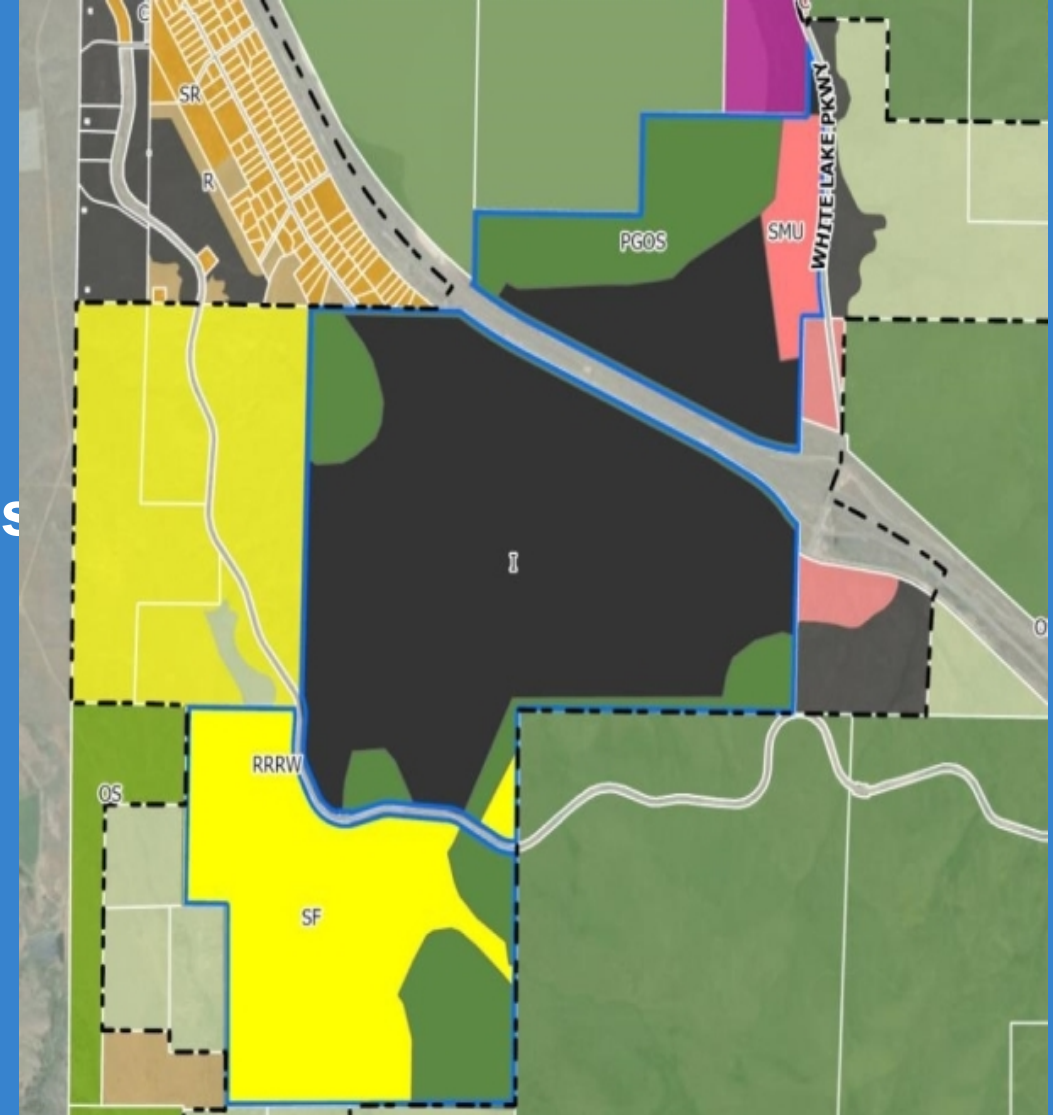
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## New zoning meets ReImagine Master Plan

- ✓ Appropriate Mix of Land Uses

## Continued planning by developer demonstrates

- ✓ Concurrent Infrastructure and Services
  - ✓ Water
  - ✓ Wastewater
  - ✓ Flood Management
  - ✓ Transportation
  - ✓ Public Safety
  - ✓ Parks, Trails & Open Space





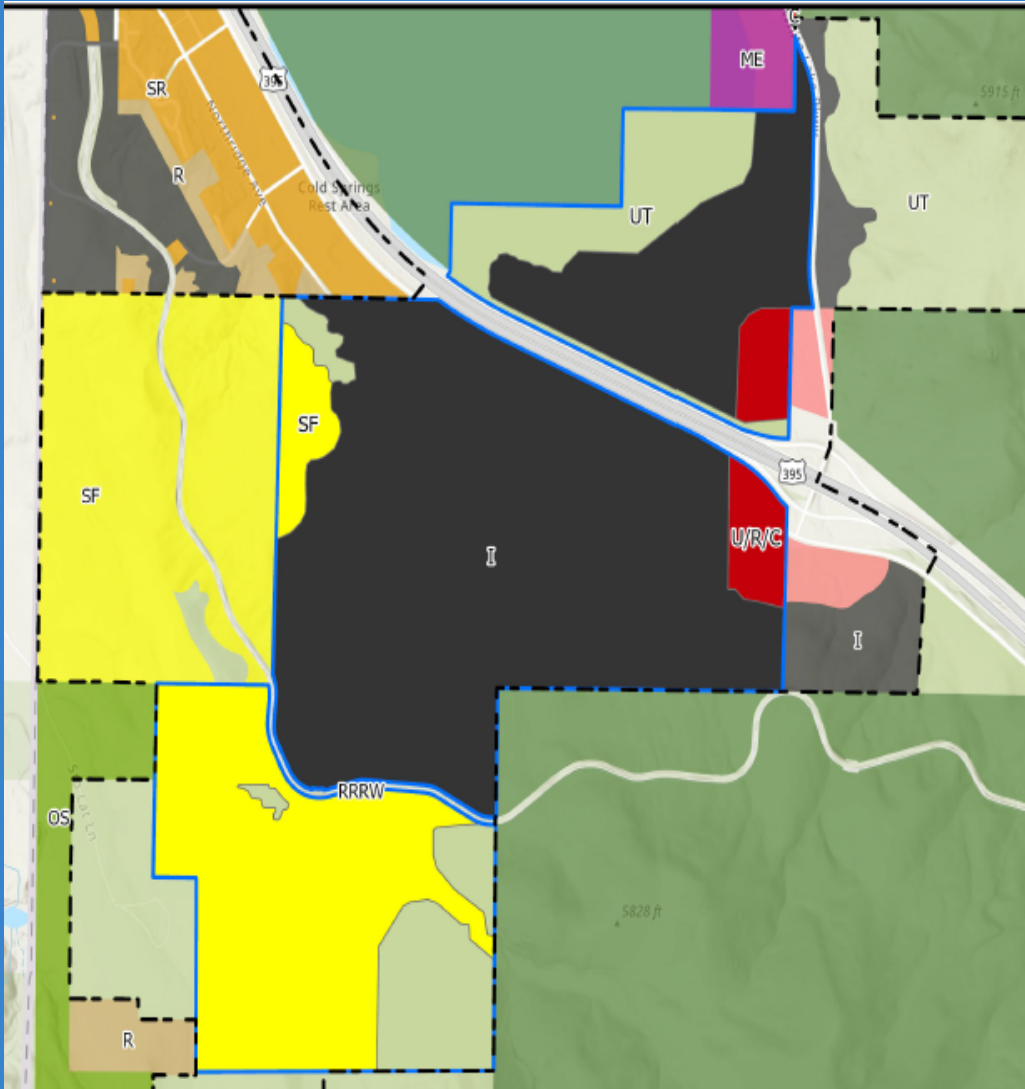
# COMPATABILITY KEY FACTORS

## Criteria that demonstrates reasonably compatibility w/nearby land uses

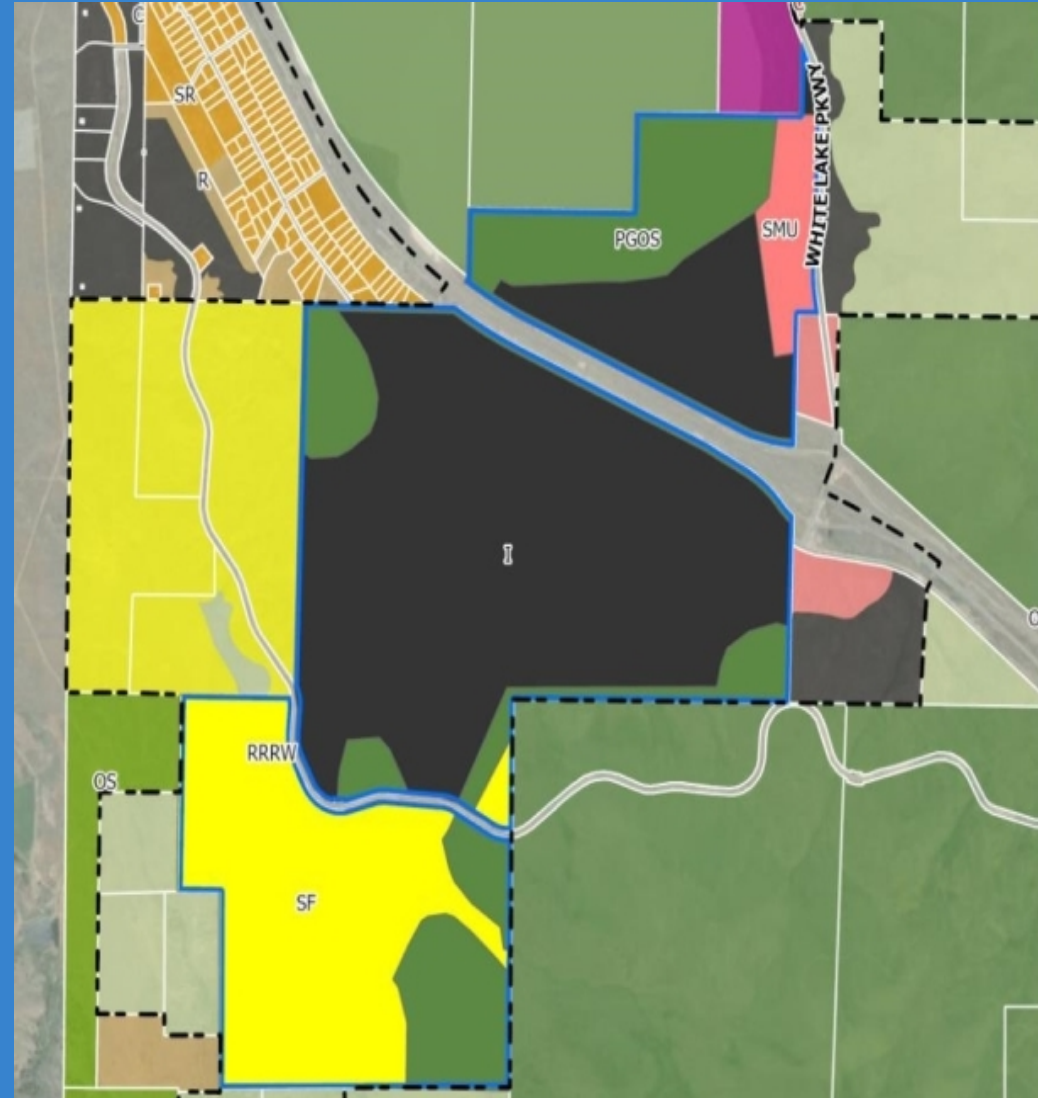
- ✓ Creates live-work opportunity
- ✓ Proposes a mix of land uses beyond industrial including commercial, residential & open space
- ✓ Includes buffering & transition zones
  - Open Space buffers
  - Residential separation by freeway & White Lake
  - Public land buffers
- ✓ Supports multiple transportation opportunities
  - Separate access off freeway that does not route through residential streets
  - Rail access
  - Future trail system
- ✓ Improves stormwater management
- ✓ Demonstrates available infrastructure



# COMPATABLE WITH ORIGINAL MASTER PLAN



2006



PROPOSED





**REGIONAL BENEFITS**



# NORTH VALLEY TRAFFIC BENEFITS

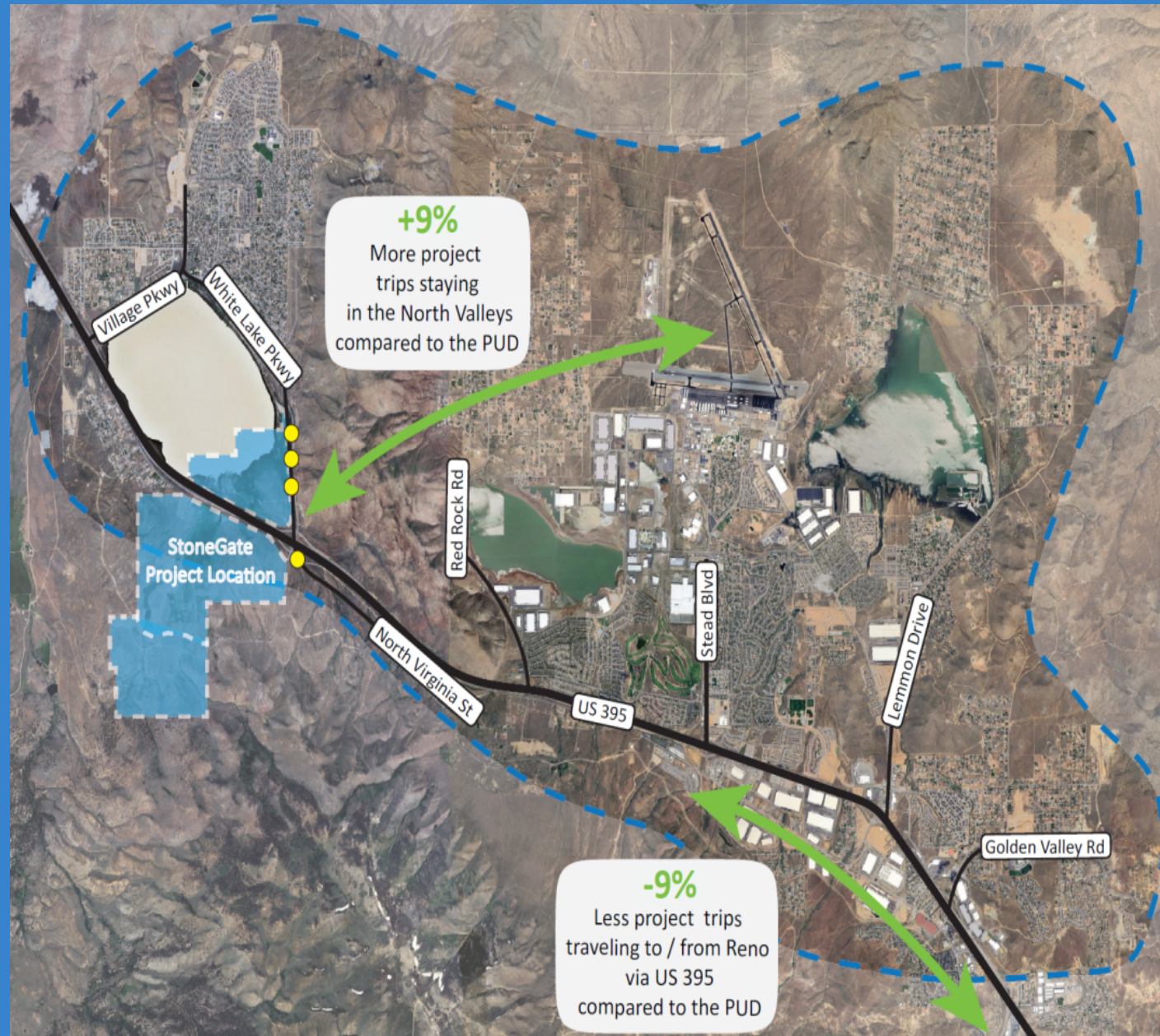
## Compared to PUD traffic

- Less external traffic generation
- Less traffic during peak hour commute & produces reverse commute
- Balanced traffic distribution throughout the day

## North Valley's Benefits

- Improves jobs/housing balance
- More traffic remains in North Valleys
  - Creates more demand for North Valley services
- Truck traffic confined to freeway & internal roads

*Loren Chilson w/GCW available for Questions*





# TRAFFIC IMPROVEMENTS

## NDOT/RTC North Valley Improvement Projects

- **\$2.55 billion** planned & budgeted between 2025 - 2050
- Planned improvements already includes PUD traffic volumes
- Concurrency with US 395 traffic capacity improvements

## Improvements constructed by StoneGate

- Phased with development
- NDOT Developer Agreement (#NM284-19-015) signed 6-5-2019
  - Improvements to White Lake Pkwy/US395 Interchange
  - Drainage improvements
- Included in RTC 2050 RTP
  - Widening of White Lake Pkwy
  - Internal road network + connectivity with frontage road

## Public Transportation

- Cold Springs will be considered in future RTC transit plans
- Employer sponsored programs help promote future





# WATER SERVICE OPTIONS

## Water Demand

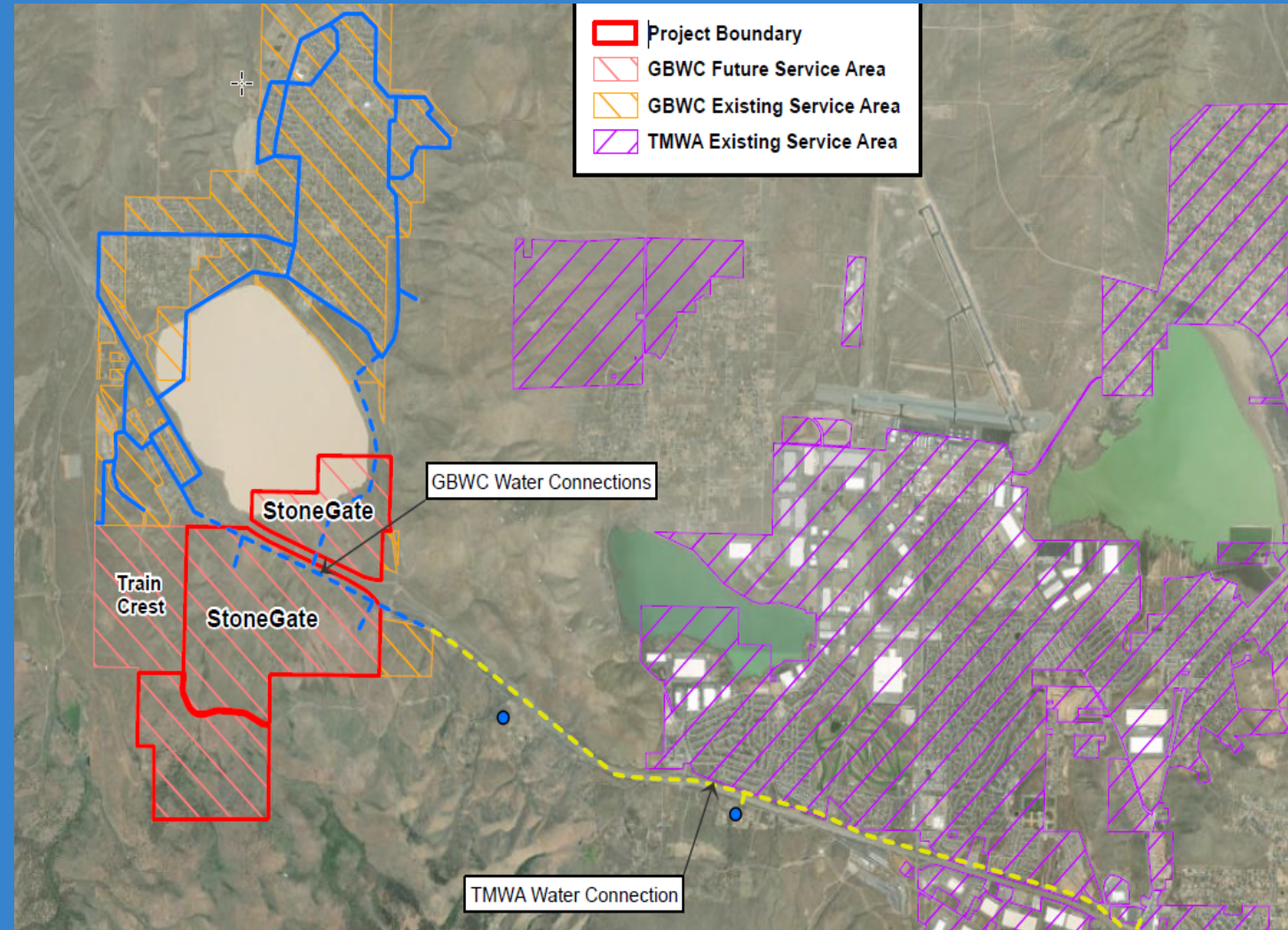
- PUD needed  $\pm 2,500$  AF
- Rezone needs  $\pm 1,000$  AF
- StoneGate owns  $\pm 1,700$  AF (*onsite*)

## GBWC is Cold Springs water purveyor

- Will now manage all water service in basin
  - Benefits & protects all water users
- Regulated by PUCN
- Promotes water balance for Cold Springs basin in conjunction with County sewer treatment

## Re-Phased Water Improvements

- Ph. 1– Developer builds/dedicates on-site water resources to GBWC
- Ph. 2– Connect to GBWC water system



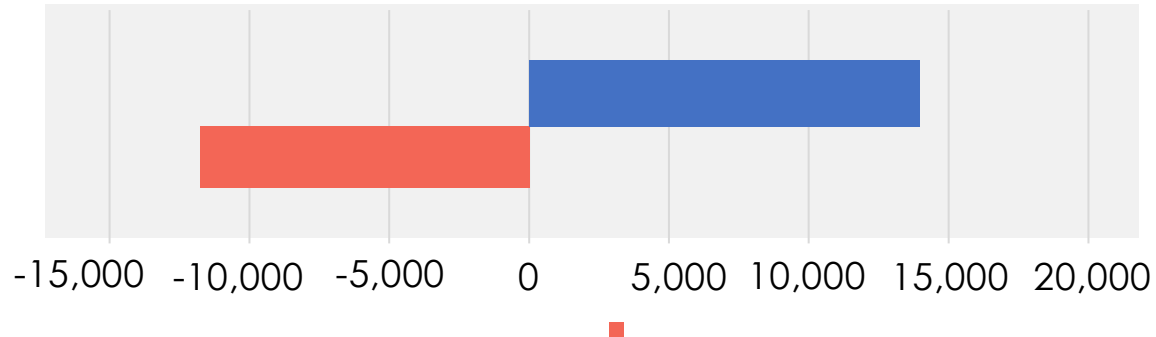
*James Eason, President of Great Basin Water Co. Available for Question*



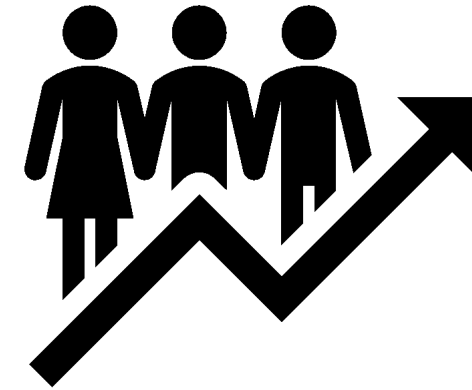
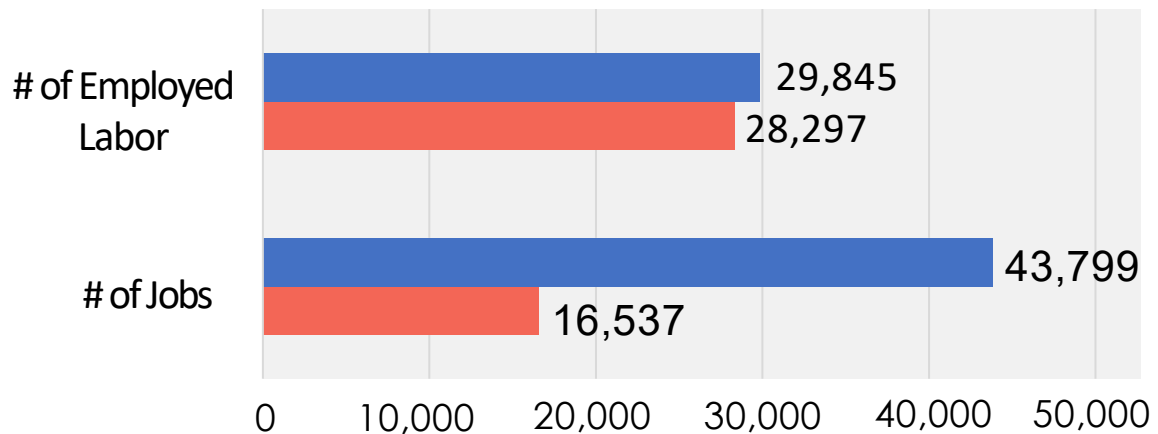
# LIMITED EMPLOYMENT OPPORTUNITY DRIVES OUTFLOW FROM WARD 4

Ward 4    Ward Comparison    Ward 6

Ward 4 outward bound vs. Ward 6 inward bound



More Jobs in Ward 6 – Similar Sized Labor Pool

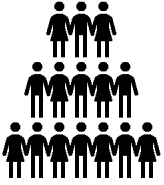


Increasing employment in Ward 4 leads to significant boosts in spending, particularly during lunch hours & after work  
– *an essential driver for retail survival*

*Tim Cornwell from Concord Group available for Questions*

# COMMUNITY BENEFITS

## INCREASES



Creates thousands of  
permanent & construction jobs



New Parks &  
Trails



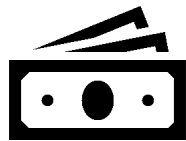
New diverse  
housing stock



New access to Open  
Space & public lands

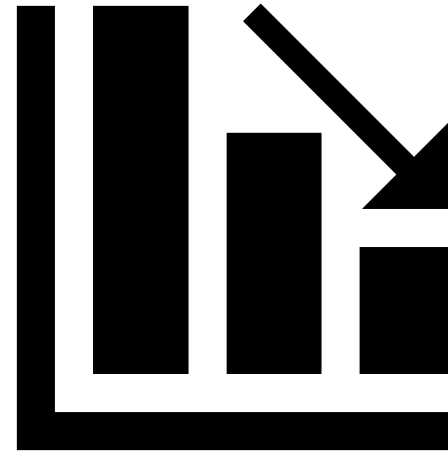


New services, grocery,  
eating & drinking  
establishments



New City  
revenues

## DECREASES RELATIVE TO APPROVED PUD

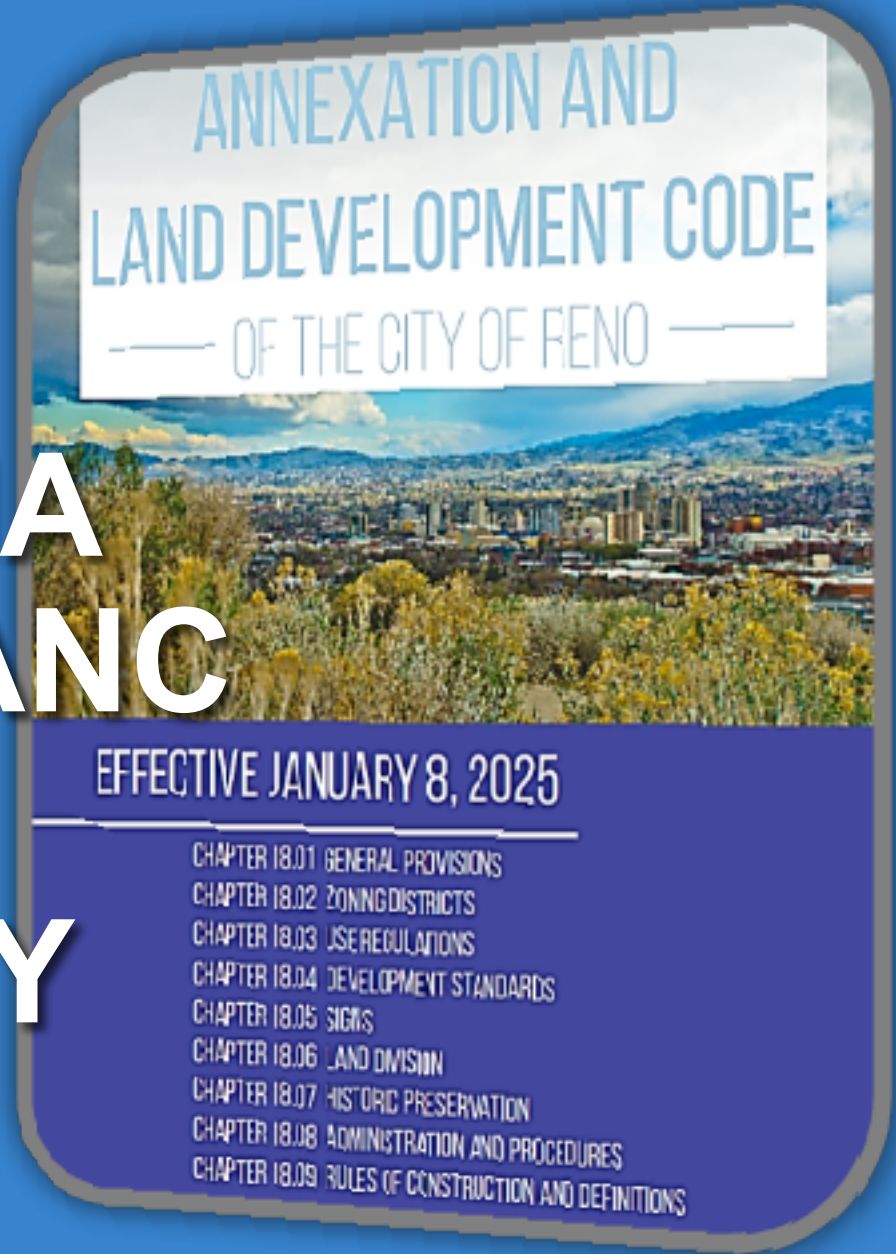


- Traffic
- Water use
- Sewer
- Flooding
- School impacts
- Public service costs



















# MPA & ZMA CONFORMANCE SUMMARY



# CAN THE MASTER PLAN AMENDMENT FINDINGS BE MADE?

<i>MPA Criteria</i>		<i>Meets MPA Relevant Findings</i>
Substantial conformance with Master Plan <b>Guiding Principals, Area Specific Policies, Growth &amp; Reinvestment Framework.</b>		Meets 44 Guiding Principals Meets 222 Area Specific Policies Meets Growth & Reinvestment Framework
<u>Reasonably</u> <b>compatible</b> with nearby land uses.		Previously found compatible Buffering & transitional zones Mixed land uses Live-work opportunities
Public <b>services and facilities</b> can be provided in accordance with the Master Plan Concurrency Management System.		Utility Infrastructure already planned Freeway improvements near completion Stormwater already planned Roadway improvements already planned Public safety & Parks already planned



CAN THE ZONING MAP AMENDMENT FINDINGS BE MADE?					
ZMA Criteria		Meets NRS 278.250(2) Relevant Findings			
The amendment, together with changed components of the Title, promotes, or does not conflict with, the provisions of NRS Section 278.250(2);			Develop timely & orderly transportation & public facilities		Takes into account immediate & long range financial impacts
			Conservation of opens space		Development is commensurate with the physical limitations of the land
			Provide recreational needs		Promotes health and general welfare
			Protect from floods, landslides & natural disasters		Ensure adequate supply of housing
			Conforms to Housing element		Protects existing neighborhoods & communities
The amendment is in substantial conformance with the Master Plan			Conforms when Master Plan Amendment (MPA) is approved by both the City of Reno and the Truckee Meadows Regional Planning Authority		





# Better Balance of Live-Work Opportunities

Thank you for your time.





# Supplemental Slides

# COLD SPRINGS 2006-2025

Not much has change in 19 years

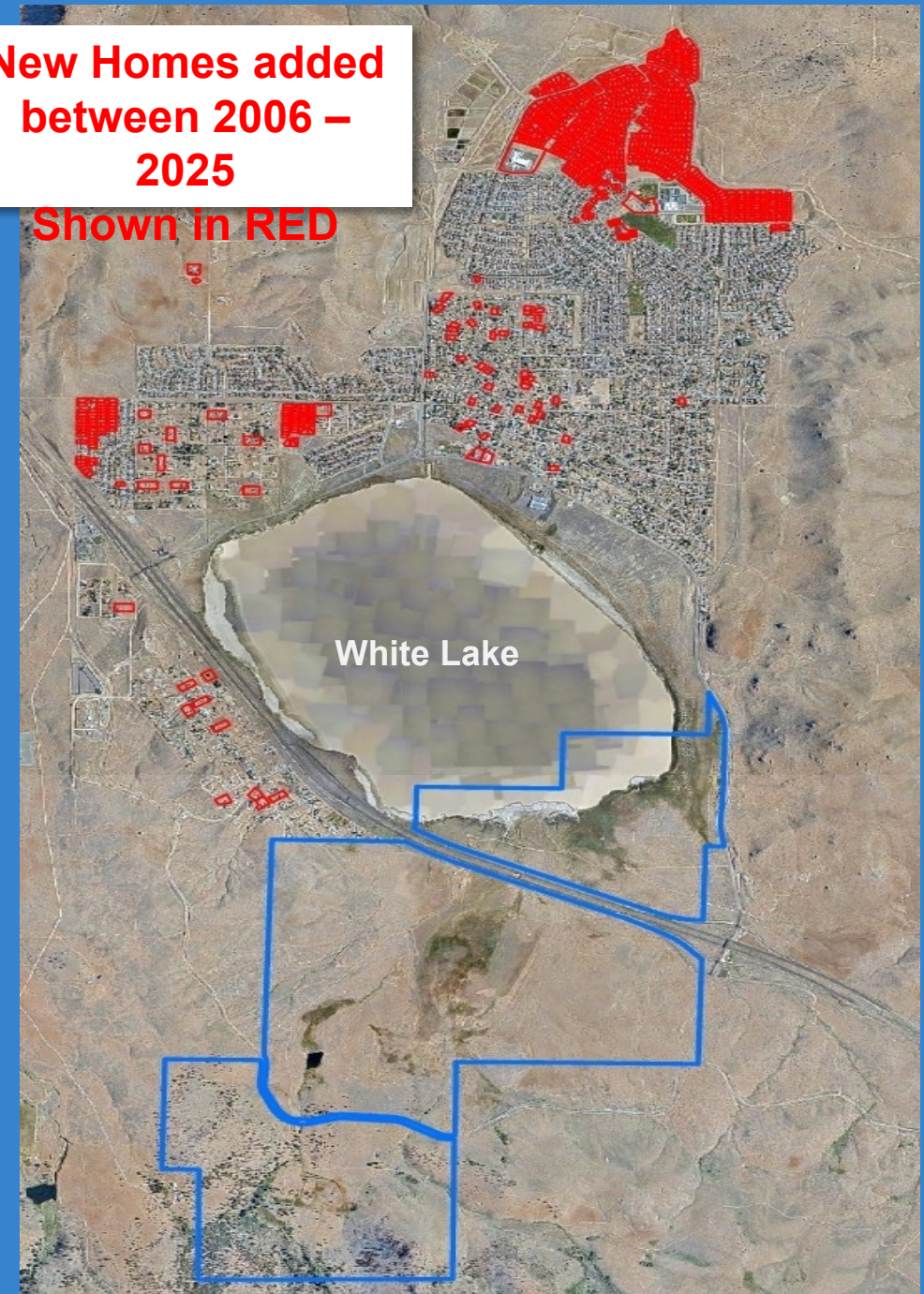
Housing Data	Acres	# of Homes		
		2006	2025	
Washoe Co.	2,693	2,956	3,890	+934
City of Reno	5,391	1	1	zero
Totals	8,084	2,957	3,891	+934

Ample residential lot supply

Undeveloped Lots	Max # Lots	Acres
Evans Ranch PUD	5,679	2,166
Silver Star PUD	1,600	633
Train Crest Zoning	1,155	385
StoneGate w/ Rezoning	1,350	386
Totals	9,784	3,570

New Homes added  
between 2006 –  
2025

Shown in RED





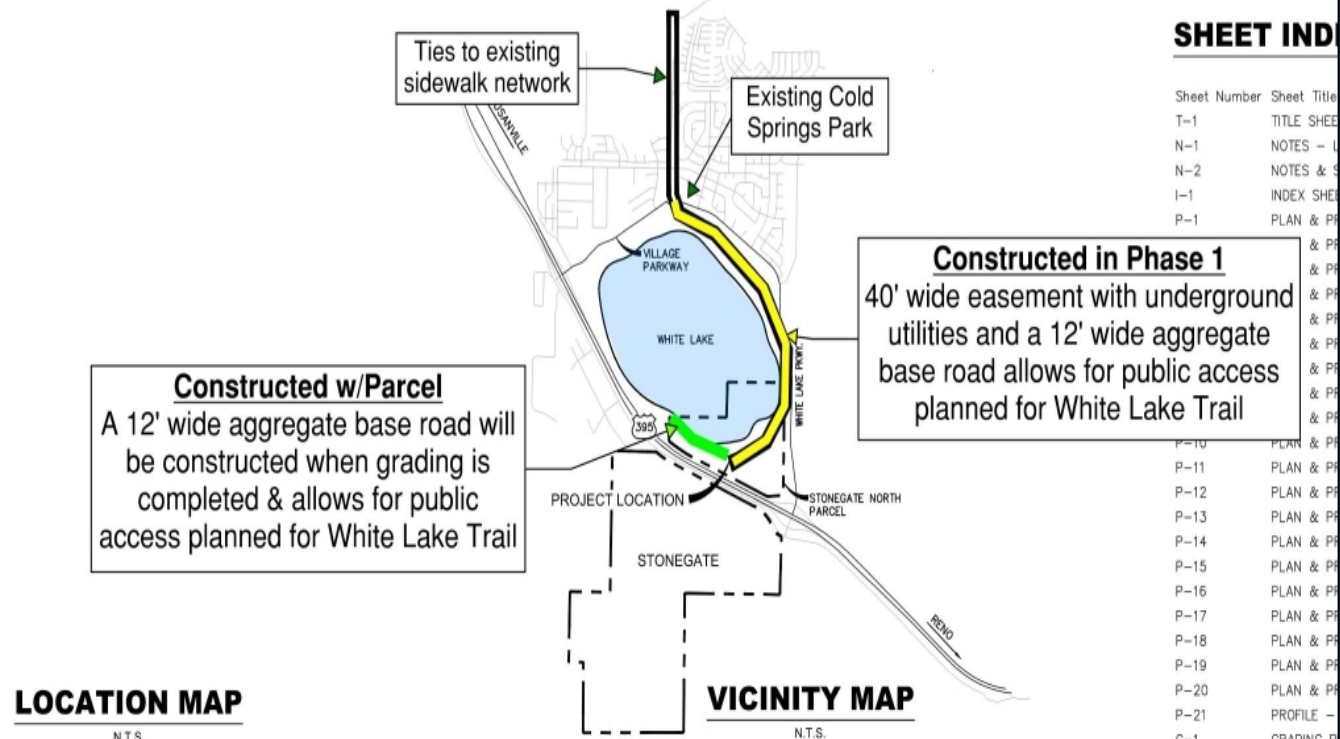
# SEWER SERVICE

## Sewerage already planned

- Interlocal Sewer Agreement approved May 22, 2019 by City & County
- Rezone reduces flows
- Existing easements & ROW creates new utility corridor
- Constructed by developer and dedicated to Washoe Co.
- Served by Cold Springs wastewater treatment facility managed by County
- Promotes water balance for Cold Springs basin in conjunction with GBWC
- Available return of treated effluent for industrial use
- Creates a multi-use trail connecting to

## HEINZ RANCH LAND COMPANY STONEGATE OFFSITE UTILITIES OFFSITE SEWER FORCE MAIN

FEBRUARY 2022



# STORMWATER MANAGEMENT

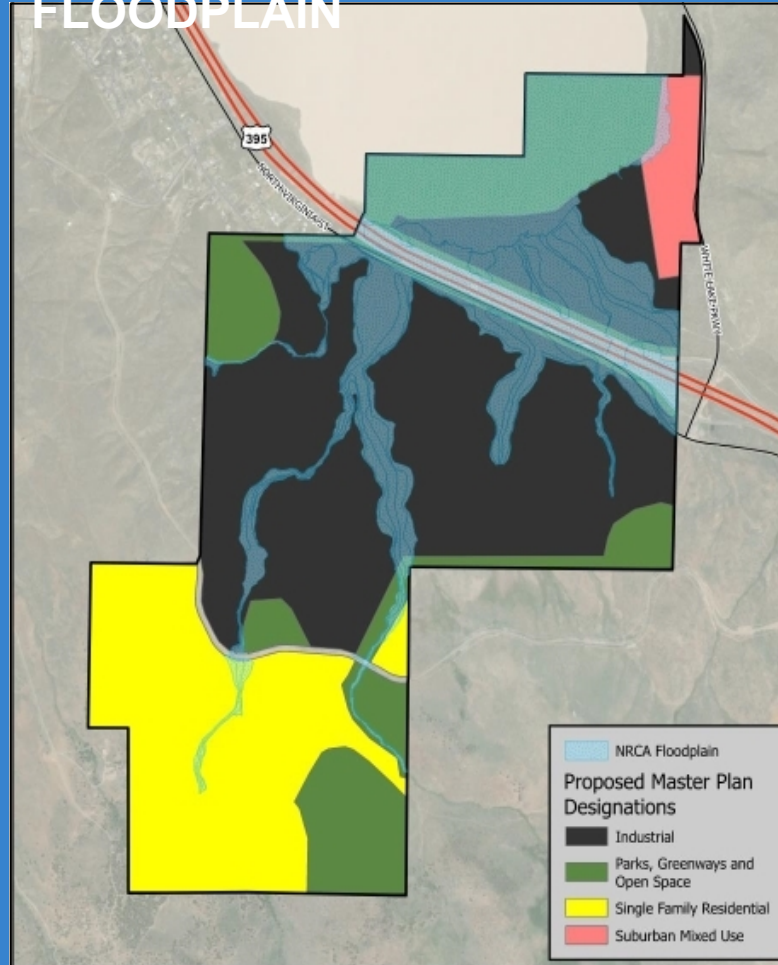
## Existing Condition

- Ranch graded to flood irrigate alfalfa
- US 395 & frontage road originally constructed with undersized pipes
- Currently floods freeway & adjacent residents

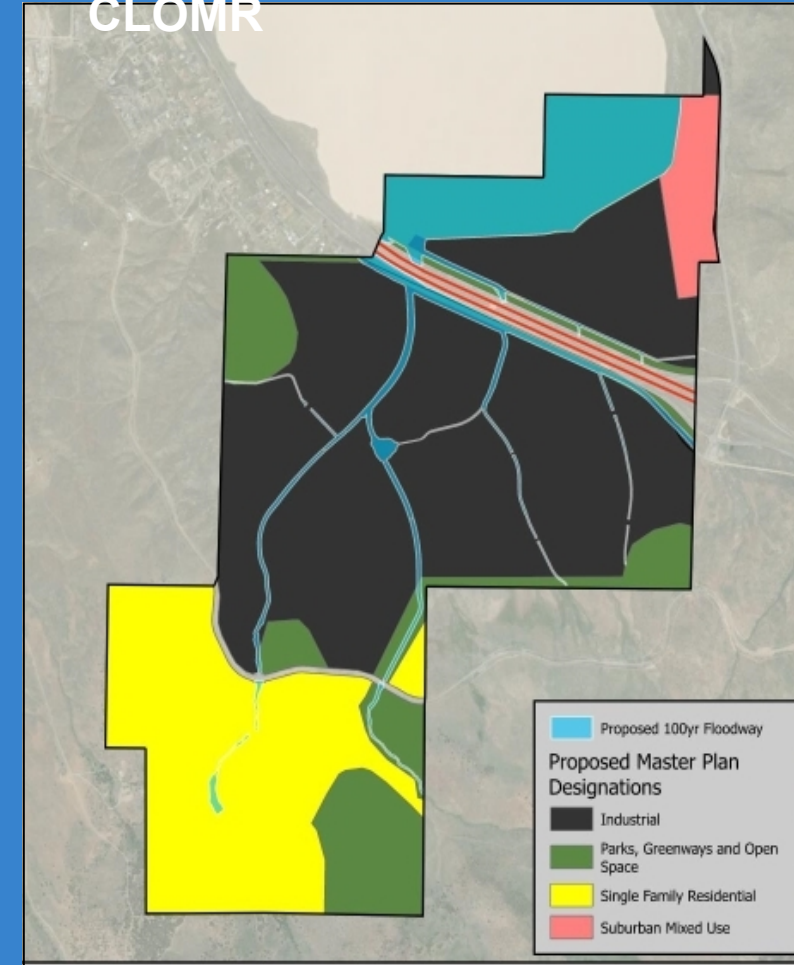
## Drainage Planning in Place

- Approved FEMA CLOMR obtained in 2019 to channelize flows
- Drainage improvements paid & maintained by developer
- Mitigates flooding
- Future changes to CLOMR may be required based on project design
- Future drainage to be approved by City of Reno

## EXISTING MANMADE FLOODPLAIN



## 2019 FEMA APPROVED CLOMR





# FIRE & PUBLIC SAFETY

## **PUD calls-for-service**

- Public Safety Agreement approved in July 2018
- PUD generated large demand for new fire station
- Phased to residential development

## **Re-zone reduces calls-for-service**

- Fire station no longer warranted
- Industrial/commercial building materials reduces fire spreads & require sprinklers
- Project can be serviced from existing Fire Stations
- City of Reno approves REMSA, RFD Mutual Aid Agreement
- Reduces costs to City of Reno while still providing for public safety



# PARKS & OPENS SPACE

## **PUD generated demand for parks**

- Parks Agreement approved in July 2018
- Phased with development

## **StoneGate proposes**

- New parks & trails phased with development
  - White Lake Trail park
  - Industrial Trail system
  - Provides connectivity to public lands
- Increase the Tree Canopy in Industrial zoning by 30% over RMC minimum landscape requirements





# TMRPA - PROJECT OF REGIONAL SIGNIFICANCE (PRS)

**Requires conformance review & approval from TMRPA**

PRS Triggers Conformance Review		2018 Approved PRS	2024 PRS Estimates
Housing units	> 625 units	5,000 units	1,350 units
Traffic	> 6,250 ADT	60,554 ADT	49,778 ADT
Water use	> 625 AF/year	2,518 AF	1,008 AF
Sewage	> 187,500 GPD	1,401,649 GPD	790,520 GPD
Student Population	> 325 students	2,310 students	424 students
Employment	> 938 employees	2,257 employees	8,881 employees

**Compared to PUD – Re-zone reduces impacts EXCEPT creates more employment**

# COMMUNITY OUTREACH



*Meets Effective Government Policy*  
*Goal 8.4B – Provide range of opportunity for public feedback*

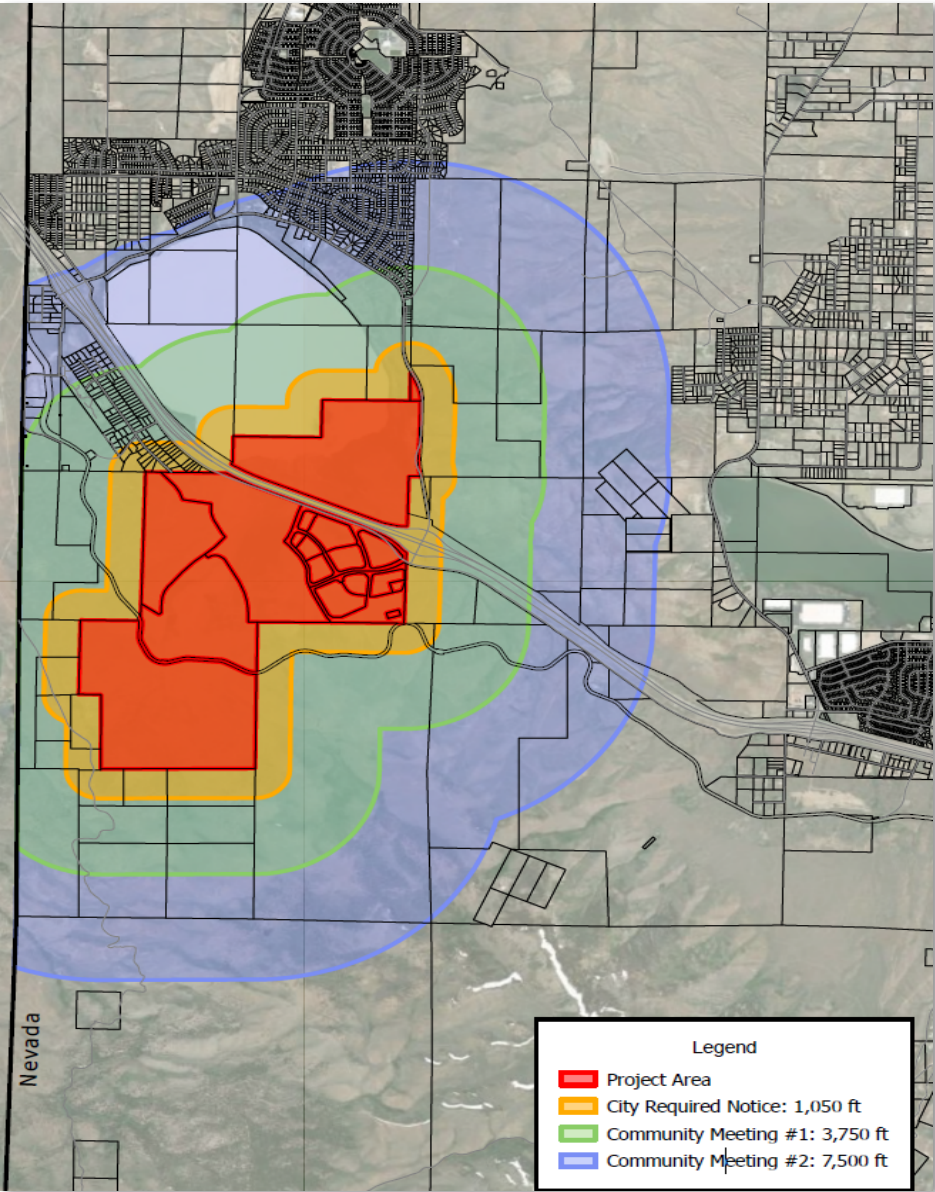
**State law requires only one meeting**

- Noticing sent a minimum of 750 ft radius or minimum of 30 property owners

**StoneGate held four meetings**

- Extended outreach

Date	Presentation	Location	Notices Sent	Radius
May 13, 2024	Community Meeting	Stead Airport	200	3,750 ft
May 16, 2024	Ward 4 NAB	N. Valley Library	Public	Website/YouTube
Sept. 12, 2024	Community Meeting	Gomes ES	700	7,500 ft
Oct. 21, 2024	Community Meeting	Gomes ES	700	7,500 ft





# POWER & FIBER



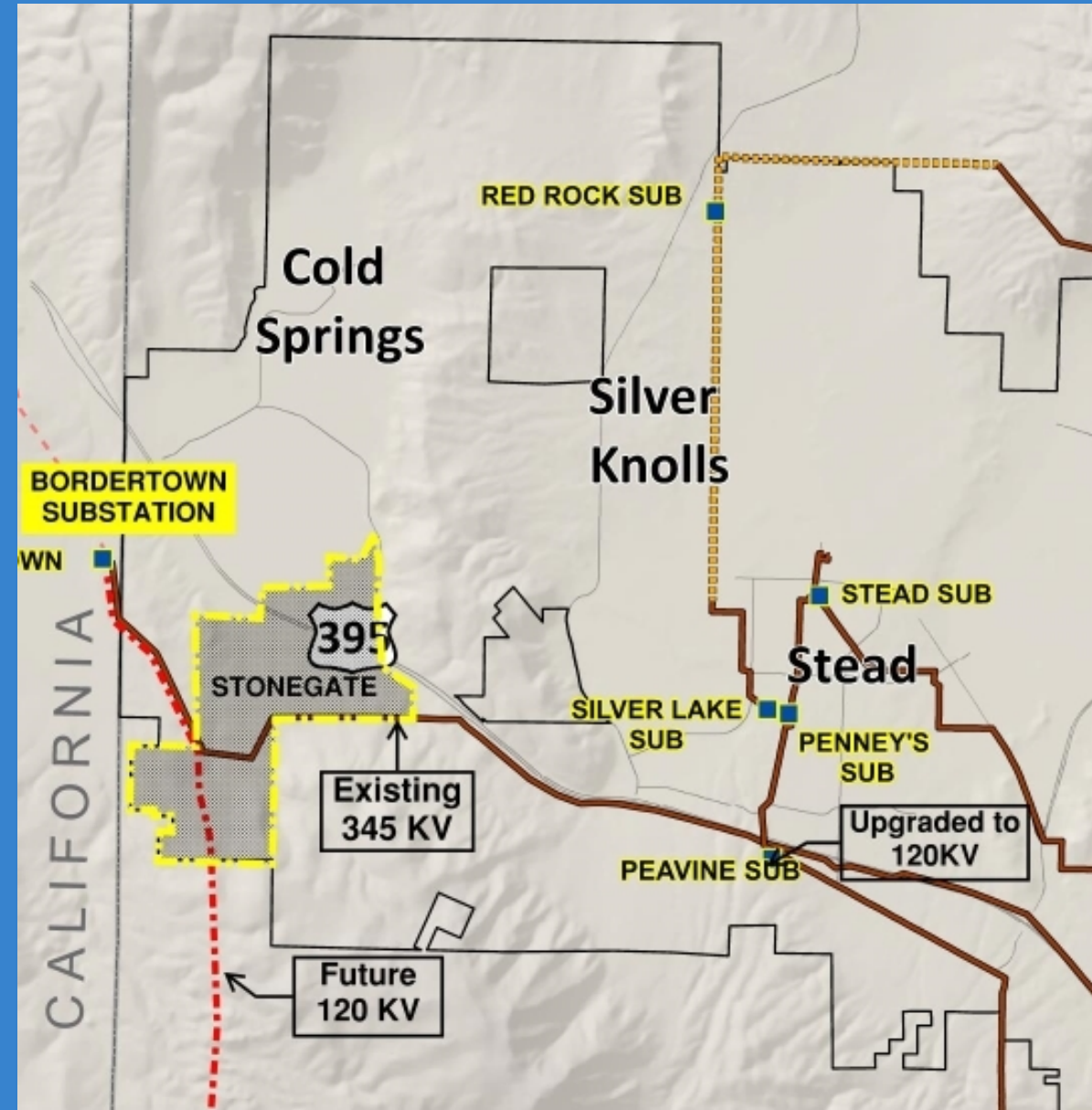
*Master plan concurrency management*

## Electric

- Available power capacity to support industrial & manufacturing demand
- NV Energy electrical study in process for rezoned land uses
- Close to power with numerous options
- Multiple power lines & easements cross StoneGate

## Fiber

- Five major fiber services exists in US 395 and UP Railroad right-of-way



# MEETS GUIDING PRINCIPALS

## **GP 1.1** Build strong partnerships & encourage local and regional collaboration on economic development initiatives

- ✓ 1.1A: CITY-FOCUSED ECONOMIC DEVELOPMENT STRATEGY
- ✓ 1.1B: COMMUNITY DEVELOPMENT
- ✓ 1.1C: REGIONAL INITIATIVES

## **GP 1.21** Promote a diverse & stable economic base

- ✓ 1.2B: MODERN INDUSTRIAL HUB
- ✓ 1.2D: EMPLOYMENT CENTERS
- ✓ 1.2F: ENCROACHMENT
- ✓ 1.2G: BUSINESS RETENTION & ATTRACTION

## **GP 1.51** Support the development of a diverse, educated, health & adaptable workforce

- ✓ 1.5A: QUALITY OF LIFE

## **GP 2.1** Support a fiscally-responsible growth pattern & annexation policy to maintain & improve existing levels of service for current residents & future generations.

- ✓ 2.1A: GROWTH TIERS
- ✓ 2.1B: CONCURRENCY MANAGEMENT SYSTEM
- ✓ 2.1F: WATER AND WASTEWATER SYSTEMS
- ✓ 2.1G: FEDERAL & STATE ROADWAYS
- ✓ 2.1J: FISCAL CAPACITY

## **GP 2.31** Ensure effective, efficient & equitable delivery of City services &

## infrastructure

- ✓ 2.3B: COST OF GROWTH
- ✓ 2.3D: PUBLIC SAFETY SERVICES
- ✓ 2.3E: PARKS & RECREATIONAL FACILITIES

## **GP 2.41** Collaborate with regional entities & service providers on growth & infrastructure issues.

- ✓ 2.4B: GROWTH CAPACITY
- ✓ 2.4D: WATER & WASTEWATER OPERATIONS AND PLANNING

## **GP 2.51** Collaborate with regional entities & service providers on growth & infrastructure issues.

- ✓ 2.5D: TREATED EFFLUENT

## **GP 4.11** Encourage a diverse mix of housing options to meet the needs of existing & future residents of all ages, abilities & income levels

- ✓ 4.1A: HOUSING OPTIONS

## **GP 4.41** Encourage the creation of walkable community/neighborhood centers that provide a variety of services & amenities.

- ✓ 4.4B: NEW COMMUNITY/NEIGHBORHOOD CENTERS
- ✓ 4.4D: MIX OF USES

## **GP 4.51** Encourage pedestrian & bicycle connections as part of new development & integrate into established neighborhoods

- ✓ 4.5A: CONNECTIVITY & ACCESS
- ✓ 4.5B: MISSING LINKS

## **GP 5.11** Continue to develop a safe, balanced & well-connected transportation system delivery of City services & infrastructure

- ✓ 5.1E: PUBLIC TRANSPORTATION

## **GP 5.21** Actively manage transportation systems & infrastructure to improve reliability, efficiency & safety

- ✓ 5.2A: TRAFFIC OPERATIONS
- ✓ 5.2F: COORDINATED IMPROVEMENTS

## **GP 5.41** Actively manage transportation systems & infrastructure to improve reliability, efficiency & safety

- ✓ 5.4A: TRIP-REDUCTION PROGRAMS
- ✓ 5.4C: TRANSIT-ORIENTED/TRANSIT SUPPORTED DEVELOPMENT

## **GP 6.11** Provide high-quality community safety & emergency response services

- ✓ 6.1A: FIRE & MEDICAL EMERGENCY RESPONSE

## **GP 6.21** Promote a safe & more resilient community

- ✓ 6.2E: FLOOD MANAGEMENT

## **GP 6.31** Support active lifestyles among residents of all ages

- ✓ 6.3A: RECREATIONAL OPPORTUNITIES

## **GP 7.11** Conserve & protect Reno's natural resources & environment

- ✓ 7.1B: DEVELOPMENT CONSTRAINTS AREA
- ✓ 7.1C: HILLSIDE DEVELOPMENT
- ✓ 7.1D: ENVIRONMENTALLY-SENSITIVE AREAS
- ✓ 7.1E: HYDROLOGIC RESOURCES
- ✓ 7.1F: MAJOR DRAINAGEWAYS
- ✓ 7.3D: FLEXIBLE DESIGN

## **GP 7.21** Establish an interconnected network of open space, greenways & trails

- ✓ 7.2A: OPEN SPACE, GREENWAYS & TRAILS NETWORK
- ✓ 7.2C: OPEN SPACE CRITERIA

## **GP 7.31** Maintain access to public lands at the urban/rural interface

- ✓ 7.3A: URBAN/PERIPHERY CONNECTIVITY
- ✓ 7.3B: ACCESS POINTS

## **GP 7.71** Increase tree canopy & green infrastructure to public lands at the urban/rural interface

- ✓ 7.7B: TREE INSTALLATION, RETENTION, & REPLACEMENT

## **GP 8.41** Encourage broad & meaningful citizen engagement

- ✓ 8.4C: INPUT METHODS



# MEETS AREA SPECIFIC POLICIES

## EMPLOYMENT AREAS

### Relationship to Adjacent Uses

- ✓ DPEA-G.7: FREEWAYS/ARTERIAL STREETS
- ✓ DPEA-G.9: ACCESS TO PUBLIC LANDS

## INDUSRIAL/LOGISTICS AREAS

### Mix & Relationship of Uses

- ✓ EA-ILA.1: OVERALL MIX
- ✓ EA-ILA.3: RESIDENTIAL COMPATIBILITY
- ✓ EA-ILA.6: TRUCK TRAFFIC

## OUTER NEIGHBORHOODS

- ✓ N-ON.1: MIX OF HOUSING TYPES
- ✓ N-ON.2: NEIGHBORHOOD CENTERS
- ✓ N-ON.3: CONNECTIVITY
- ✓ N-ON.5: CLUSTER DEVELOPMENT

## FOOTHILL NEIGHBORHOODS

### Protection of Natural Features

- ✓ N-FN.1: CLUSTER DEVELOPMENT
- ✓ N-FN.6: DRAINAGES

### Recreation & Open Space

- ✓ N-FN.1: CLUSTER DEVELOPMENT
- ✓ N-FN.5: VIEW SHEDS
- ✓ N-FN.8: ACCESS TO PUBLIC LANDS

## DESIGN PRINCIPLES FOR SUSTAINABLE DEVELOPMENT

- ✓ SD.1: NATURAL FEATURES
- ✓ SD.2: DEVELOPMENT CONSTRAINTS AREAS
- ✓ SD.3: WILDLIFE
- ✓ SD.5: HYDROLOGIC RESOURCES
- ✓ SD.6: ENDANGERED SPECIES



**City of Reno Relmagine Reno Master Plan  
Nov 2021 STRUCTURE PLAN (pg. 98)**