

STONEGATE

PLANNING COMMISSION

LDC24-00051 (StoneGate Heinz Ranch MPA & ZMA)

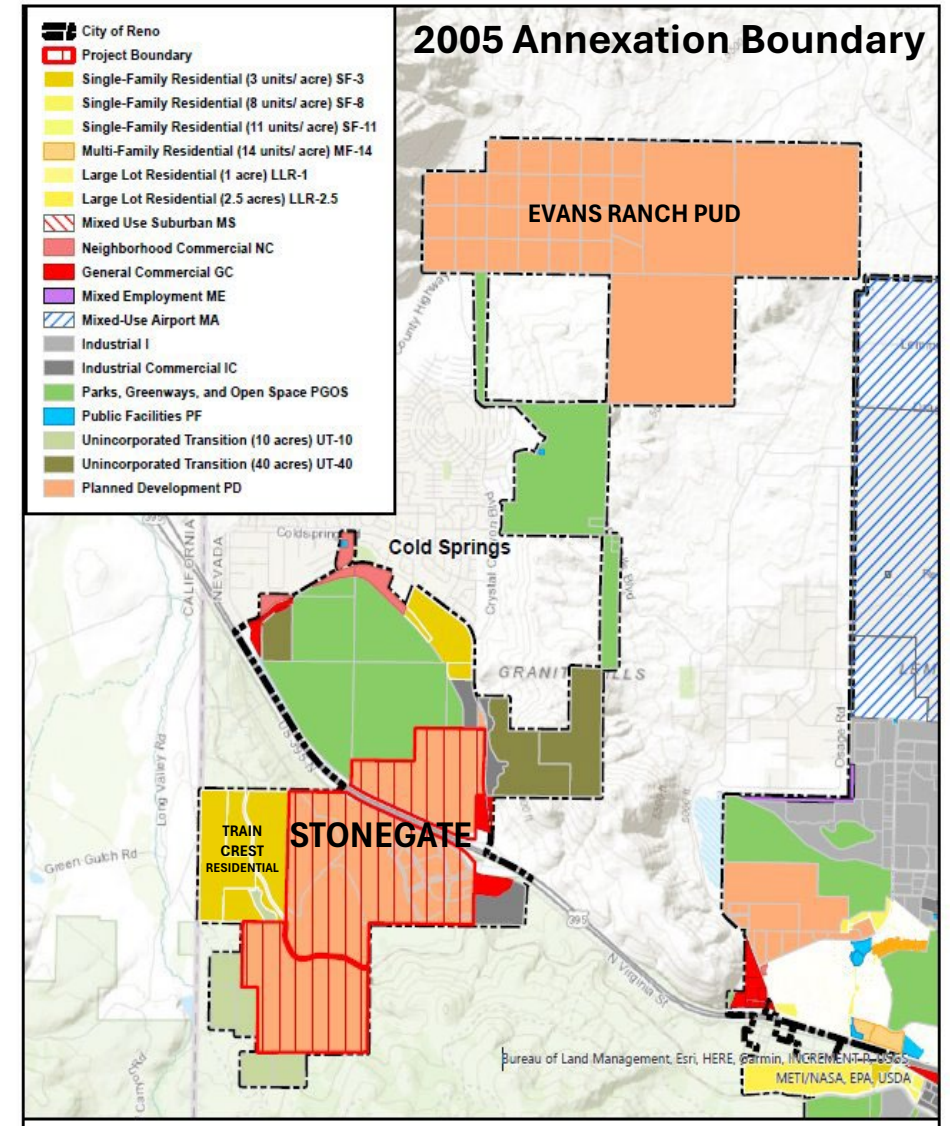
Public Hearing April 2, 2025



PROJECT HISTORY



- 1865: Private property established
- 2005: Annexed into City of Reno
- 2006: Original Master Plan & Zoning
 - Primarily Industrial
 - Limited Commercial
 - Limited Single Family Residential
- 2014: Sold for development
- 2016: PUD submitted
- 2018: Approved PUD Master Plan & Zoning
- 2021: Ready to break ground
- 2024: Re-zoning submitted
- Has its own water rights for development
- 1,766.7 acres consisting of 18 parcels



WHY A ZONING CHANGE?



- **The economy changes dramatically in 2021**
 - Upfront infrastructure costs became too high based on bid results
 - Inflation significantly increased material & labor costs
 - Significant delays in key material delivery
 - Higher interest rates slowed development

Result: PUD is economically infeasible to develop

EXISTING ZONING & DEVELOPMENT APPROVALS



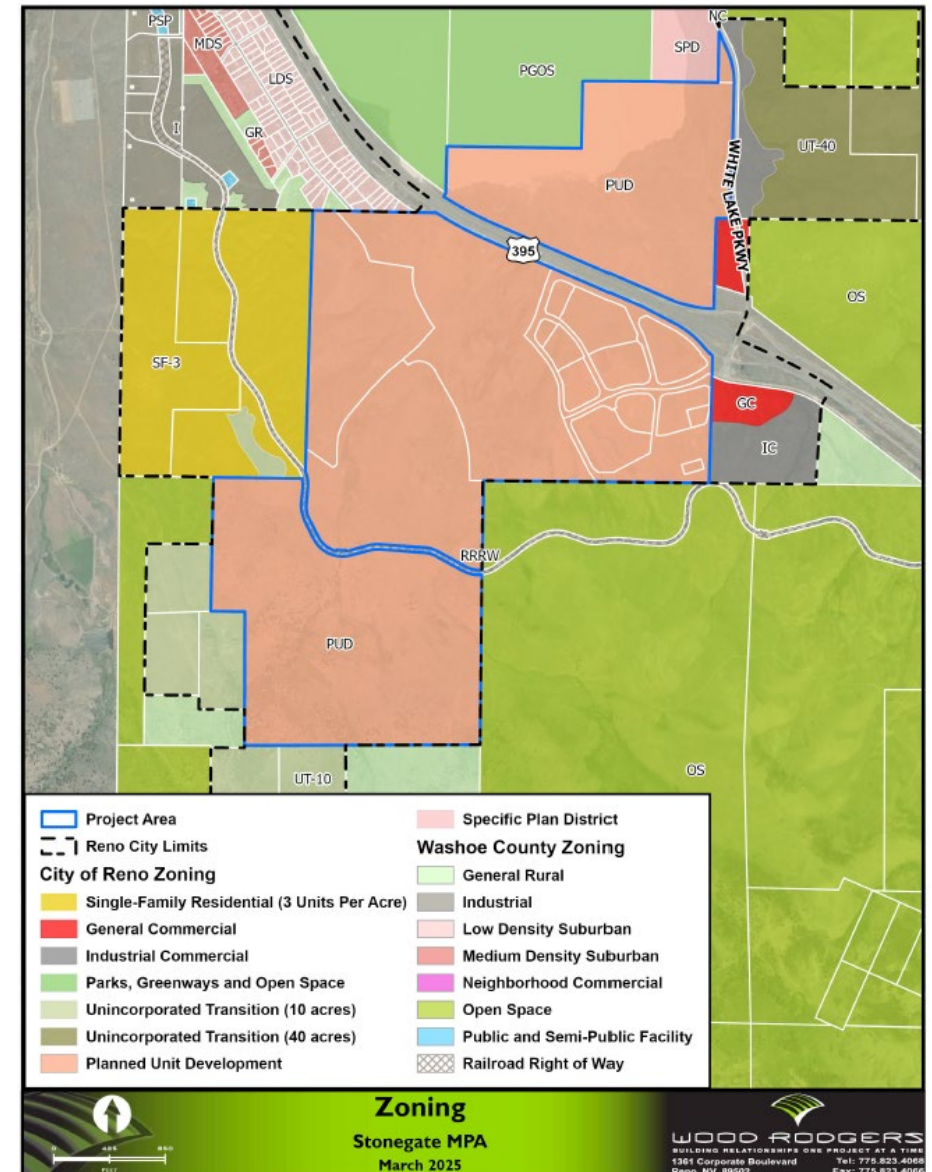
Existing Planned Unit Development (PUD) Approved March 2018

Mixed land uses

- Primarily Residential land use
- Included Commercial land used sized for residential demand
- Included Industrial land use
- Parks/Open Space

StoneGate Ready to Break Ground in 2021

- Obtained 95+ approvals, agreements, easements, right-of-way and permits from City of Reno, Washoe Co., TMRPA, NDOT, Nev. Div of Forestry, NDOW, US Forestry, USACE, Dept. of Interior, Nev. Supreme Court, RTC, FEMA, NV Energy & TMWA to begin Ph. 1 construction



APPLICABLE MPA & ZMA FINDINGS



Master Plan Amendment (MPA) Findings



Substantial conformance with Master Plan priorities and policies



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

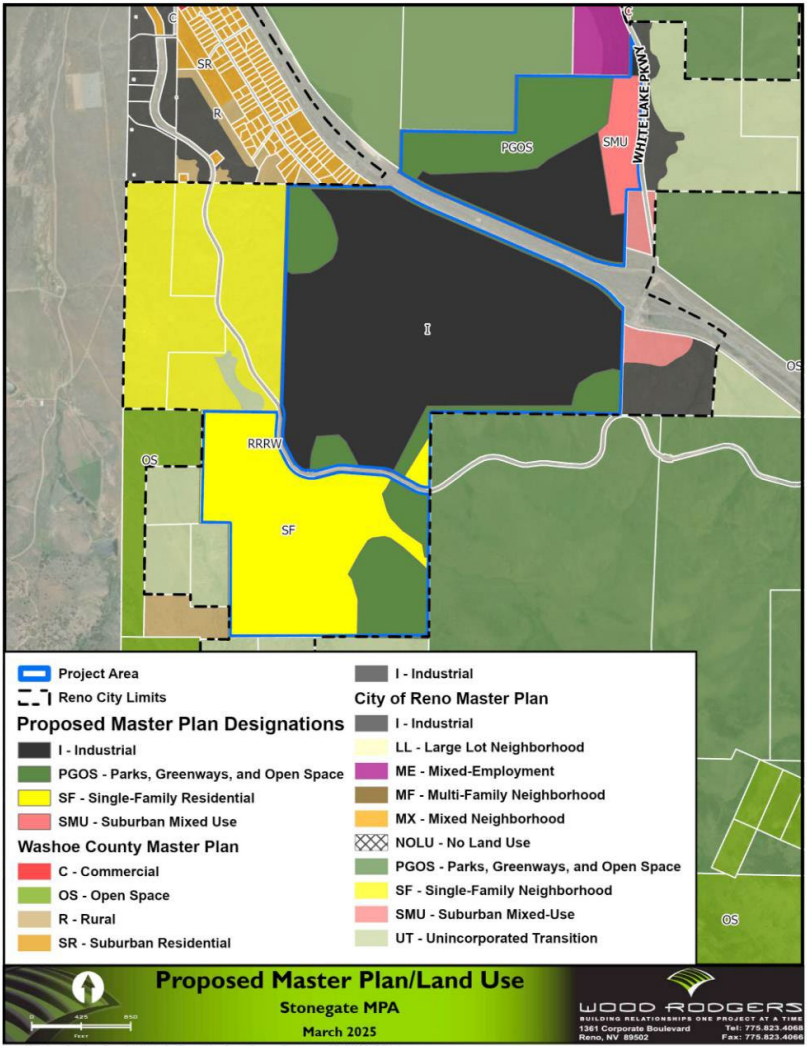
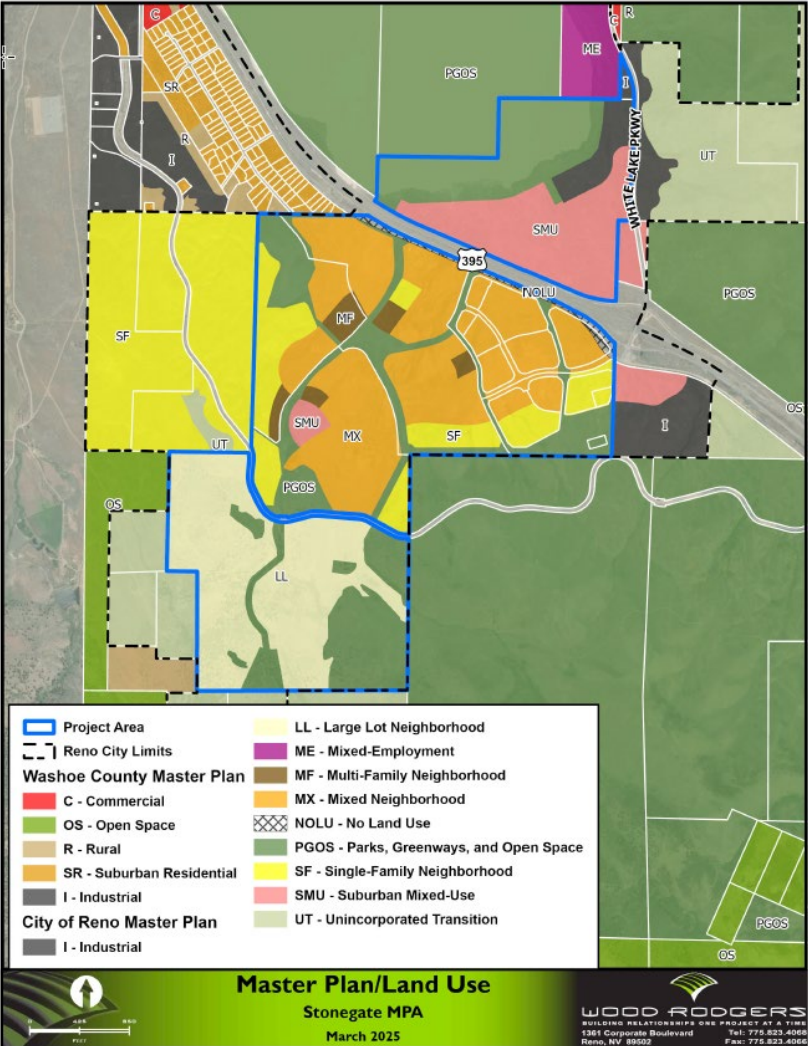
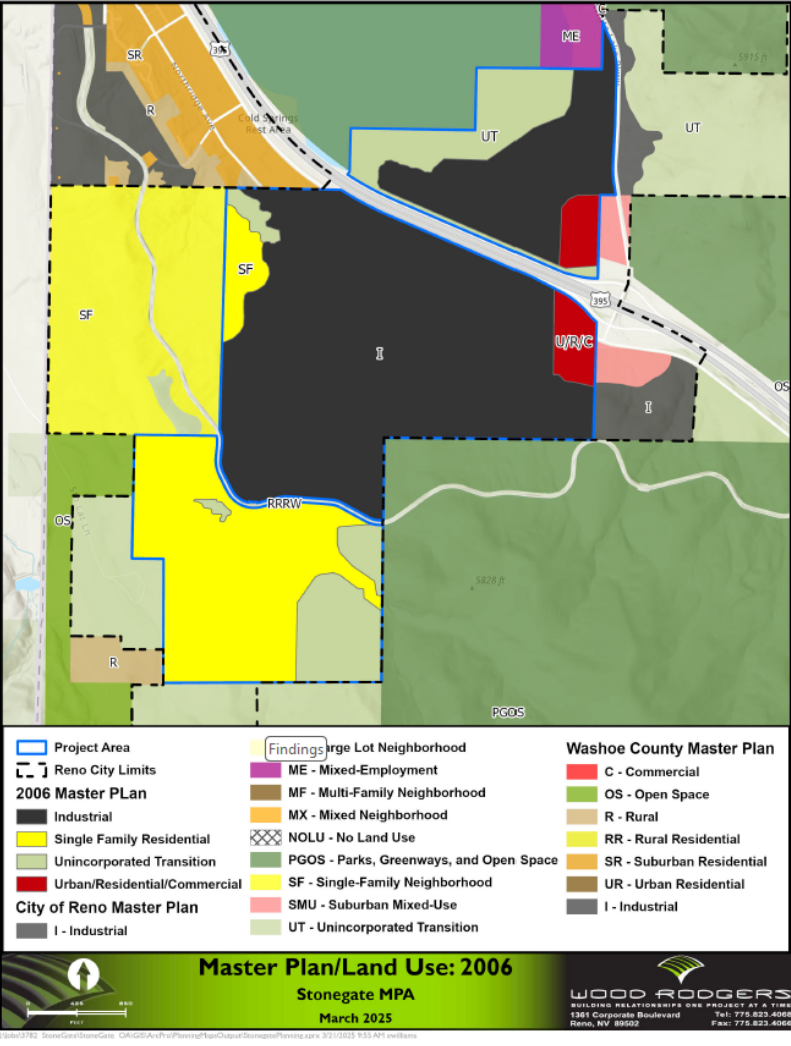
PREVIOUS MASTER PLANS vs. PROPOSED



FEB 2006

EXISTING

PROPOSED

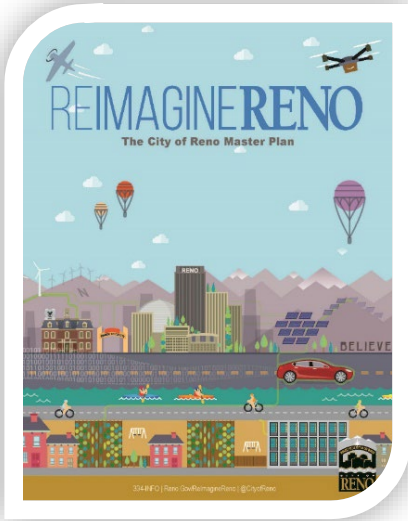


Compatible with nearby uses

MASTER PLAN CONFORMANCE



Conforms to master plan policies



GUIDING PRINCIPLES

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 1.2 Promote a diverse & stable economic base

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

GP 1.5 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 2.3 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 2.4 Collaborate with regional entities & service providers on growth & infrastructure issues.

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

GP 2.5 Collaborate with regional entities & service providers on growth & infrastructure issues.

- ✓ 2.5D: TREATED EFFLUENT

GP 4.1 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 4.4 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 4.5 Encourage pedestrian & bicycle connections as part of new development & integrate into established neighborhoods

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

GP 5.1 Continue to develop a safe, balanced & well-connected transportation system delivery of City services & infrastructure

- ✓ 5.1E: PUBLIC TRANSPORTATION

GP 5.2 Actively manage transportation systems & infrastructure to improve reliability, efficiency & safety

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

GP 5.4 Actively manage transportation systems & infrastructure to improve reliability, efficiency & safety

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

GP 6.1 Provide high-quality community safety & emergency response services

- ✓ 6.1A: FIRE & MEDICAL EMERGENCY RESPONSE

GP 6.2 Promote a safe & more resilient community

- ✓ 6.2E: FLOOD MANAGEMENT

GP 6.3 Support active lifestyles among residents of all ages

- ✓ 6.3A: RECREATIONAL OPPORTUNITIES

GP 7.1 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 7.2 Establish an interconnected network of open space, greenways & trails

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

GP 7.3 Maintain access to public lands at the urban/rural interface

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

GP 7.7 Increase tree canopy & green infrastructure to public lands at the urban/rural interface

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

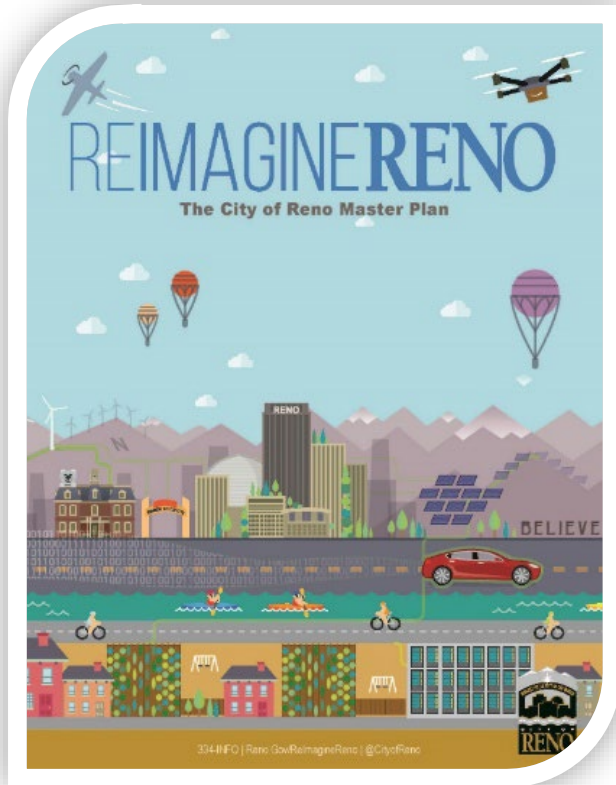
GP 8.4 Encourage broad & meaningful citizen engagement

- ✓ 8.4C: INPUT METHODS

MASTER PLAN CONFORMANCE



Conforms to master plan policies



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.9: 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

GROWTH & REINVESTMENT FRAMEWORK

- ✓ Appropriate Mix of Land Uses
- ✓ Concurrent Infrastructure and Services
 - Water
 - Wastewater
 - Flood Management
 - Transportation
 - Public Safety
 - Parks, Trails & Open Space

CURRENT ZONING REQUEST



Promotes NRS 278.250(2)



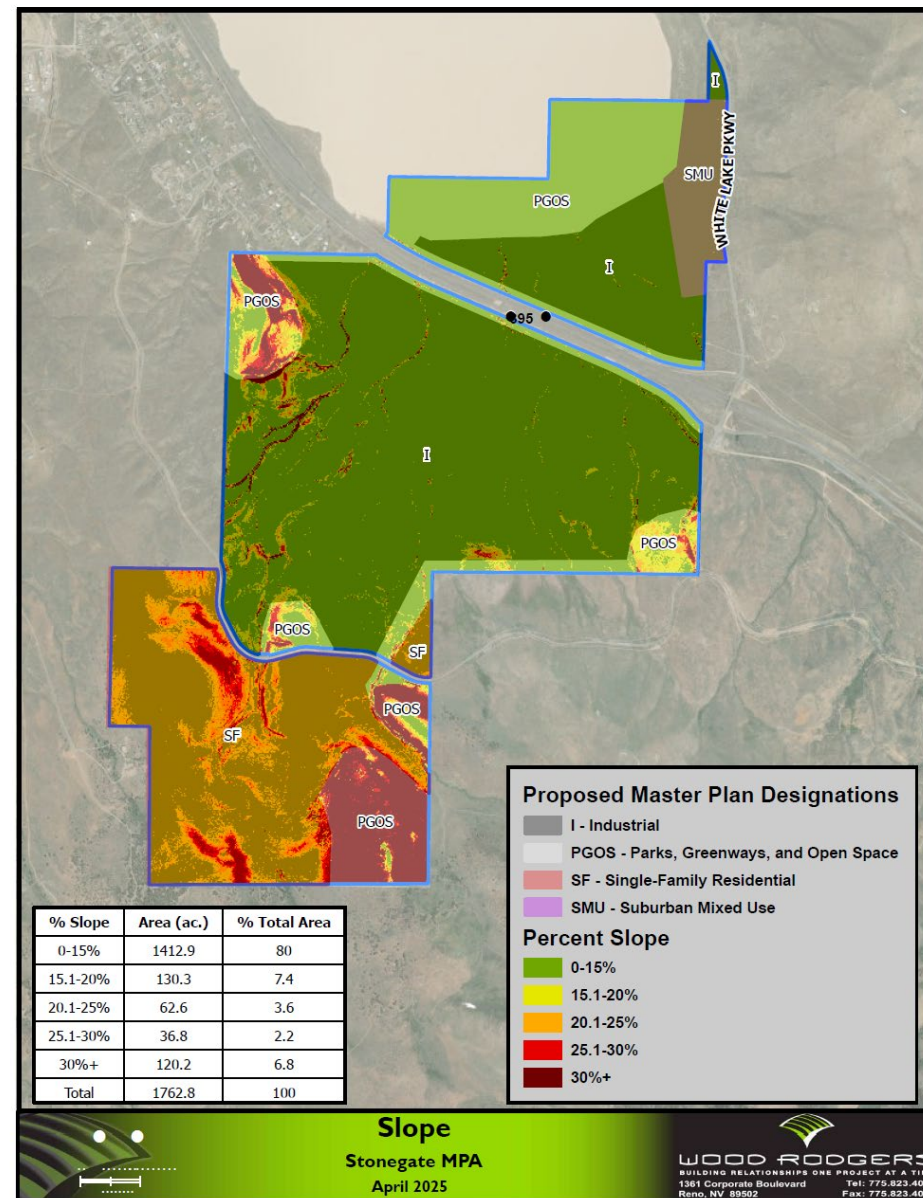
Replace PUD w/Standard Zoning Districts

Proposed Zoning Districts

Industrial	923.0 ± acres
Gen Com	54.5 ± acres
SF5	385.6 ± acres
PGOS	403.6 ± acres

Advantages

- Creates Open Space buffer adjacent to existing residential
- Creates access to US Forestry public lands
- Future development will meet RMC standards
(*even when they change*)
- Similar to original zoning approved in 2006
- Solves impediments to development



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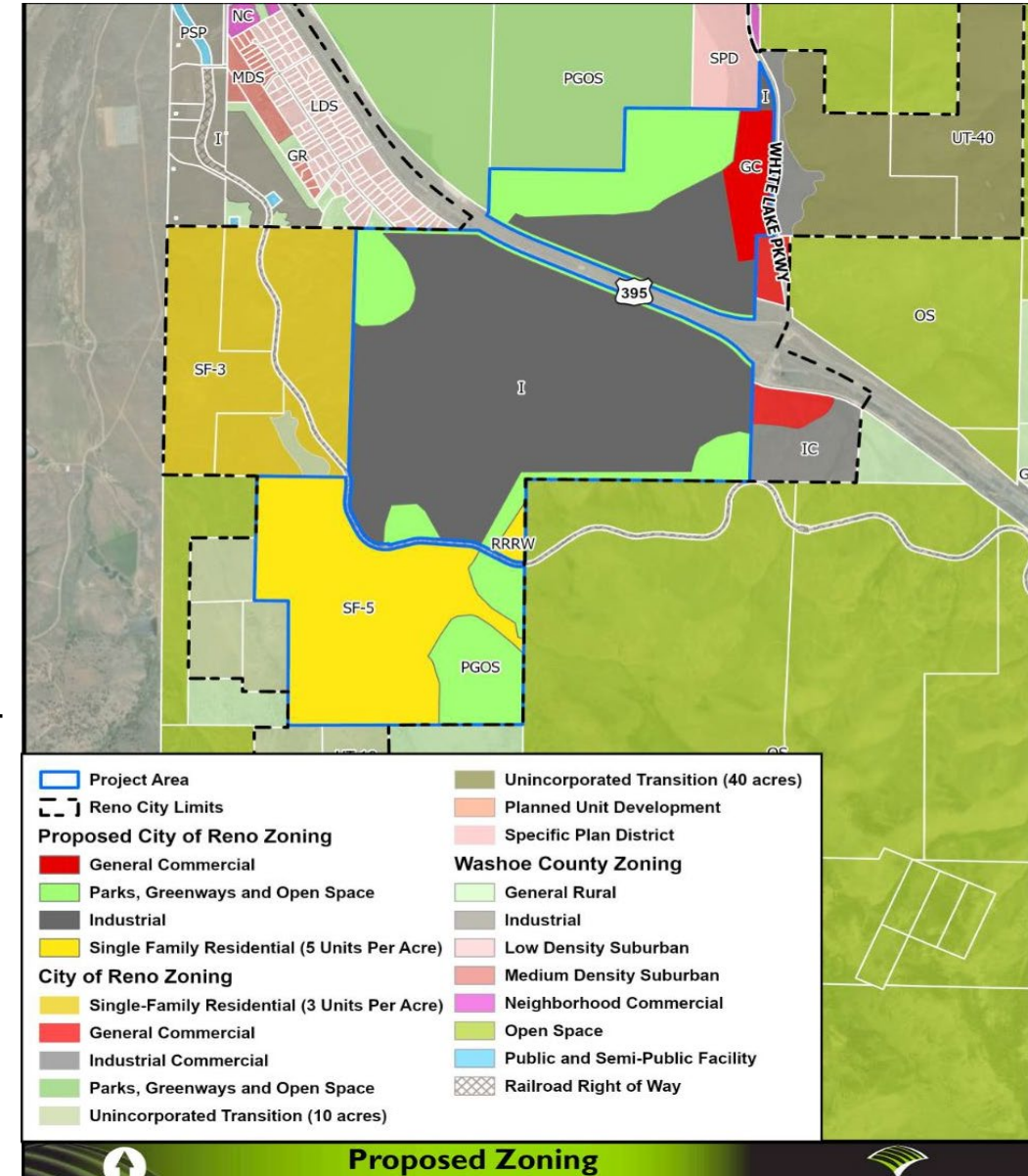
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WHY REZONING WORKS



Conforms to master plan

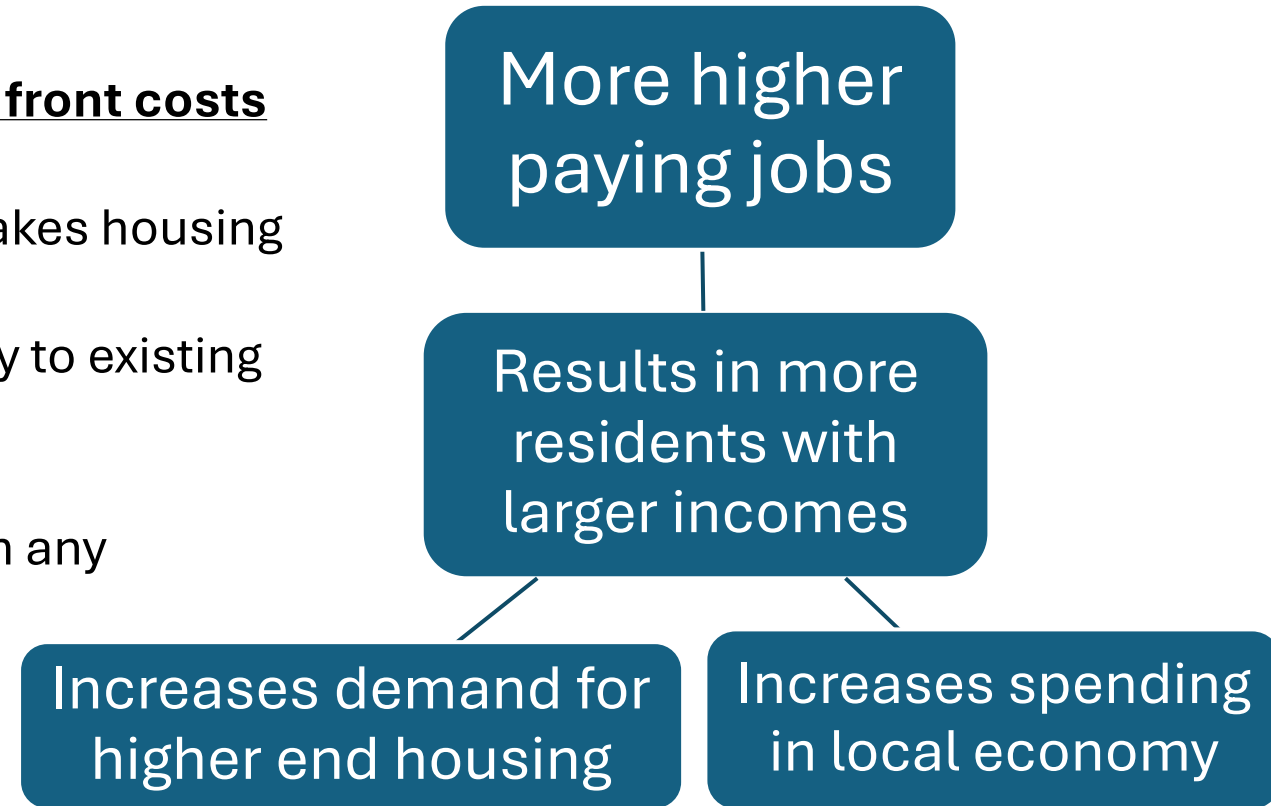


New Rezone affects development

- Re-phasing of off-site improvements **reduces up front costs**
- Reduces overall infrastructure costs
- Industrial land use pays for infrastructure that makes housing & commercial development viable
- Location desirable to employer's, due to proximity to existing labor & housing
- Easy access to freeway & interstate
- Commercial/Industrial traffic does not go through any residential areas

Employment based development

- Increases housing & commercial demand
- Housing + Employment = Dual engine for sustainable growth
- Economic multiplier effect
- Promotes restaurant demand by filling missing lunch & after work demand



*Tim Cornwell from Concord
Group available for Questions*

INFRASTRUCTURE PLANNING

An aerial photograph of a complex highway interchange in a desert environment. The main highway is a multi-lane divided expressway running vertically through the center. It features several on-ramps and off-ramps that curve around the central corridor. A bridge crosses a smaller road or wash that intersects the main highway. The surrounding landscape is arid, with sparse, low-lying vegetation and dry, brownish hills in the background. Some distant peaks are covered in snow. The sky is clear and blue. The text "INFRASTRUCTURE PLANNING" is overlaid in large, white, bold, sans-serif capital letters across the upper middle portion of the image.

TRAFFIC CONSIDERATIONS

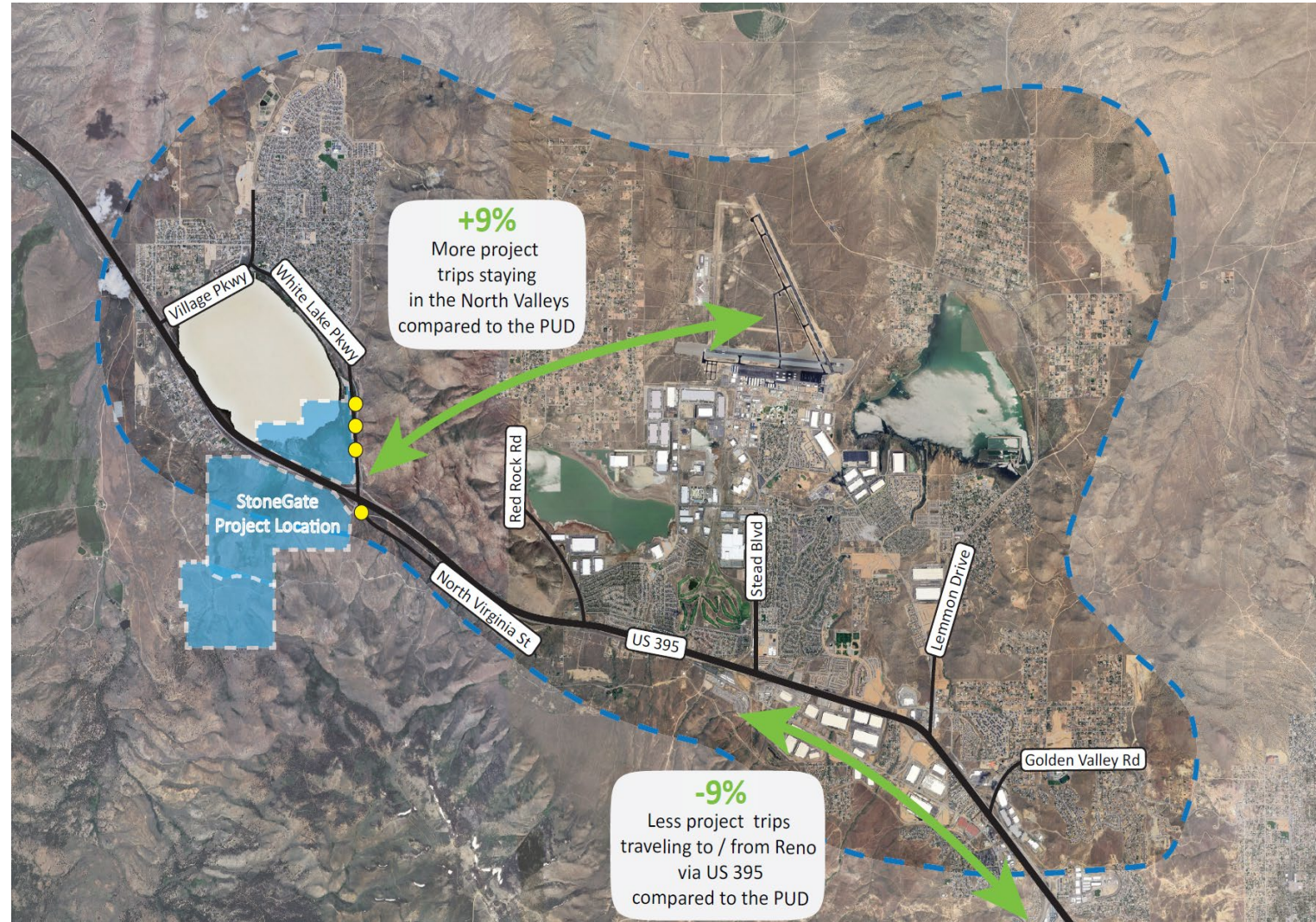


Master plan concurrency management



Compared to PUD traffic

- Less external traffic generation
- Less traffic during peak hour commute and produces reverse commute
- More even traffic distribution throughout the day
- Improved jobs/housing balance reduces southbound commuter congestion
- More traffic remain in North Valleys
- Meets concurrency with US395 traffic capacity improvements
- Truck traffic confined to freeway & internal roads



Loren Chilson w/GCW available for Questions

TRAFFIC CONSIDERATIONS



Master plan concurrency management

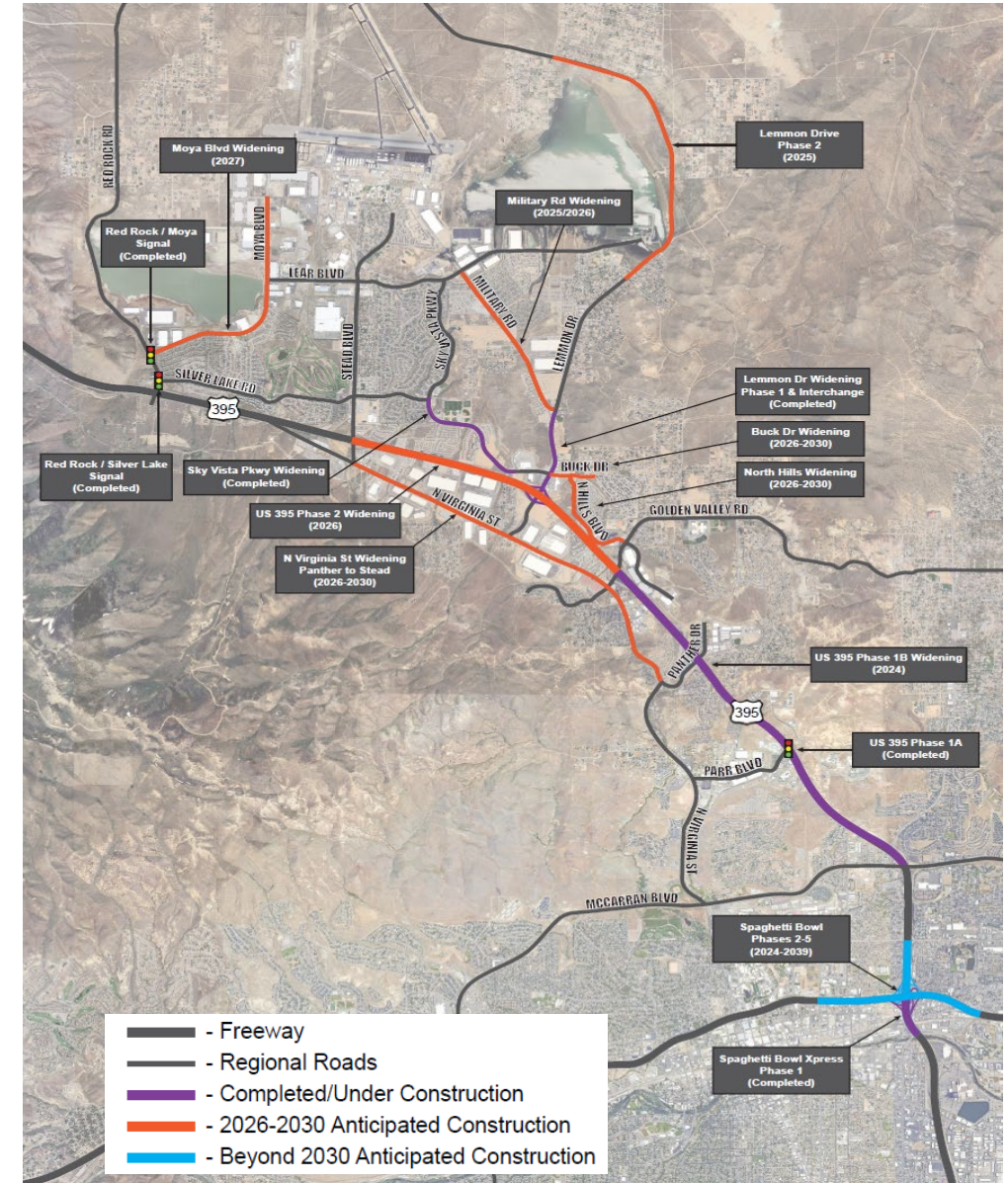


N. Valley's Planned NDOT/RTC Capacity Improvement Projects

- Spaghetti Bowl Phases 2 through 5 (2024–2039)
- North Hills Blvd. Widening (2026 – 2030)
- Buck Dr. Widening (2026 – 2030)
- N. Virginia St. Widening - Panther Dr. to Stead Blvd. (2026– 2030)
- US 395 Phase 2 Widening (2026 start date per NDOT)
- Lemmon Dr. Phase 2 (2025)
- Military Rd. Widening (2025 / 2026)
- Moya Blvd. Widening (2027)

Improvements constructed by StoneGate

- Phased with development
- Improvements to White Lake Pkwy/US395 Interchange
- Widening of White Lake Pkwy
- Internal road network
- Retains connectivity with frontage road



WATER SERVICE OPTIONS



Master plan concurrency management



Water Demand

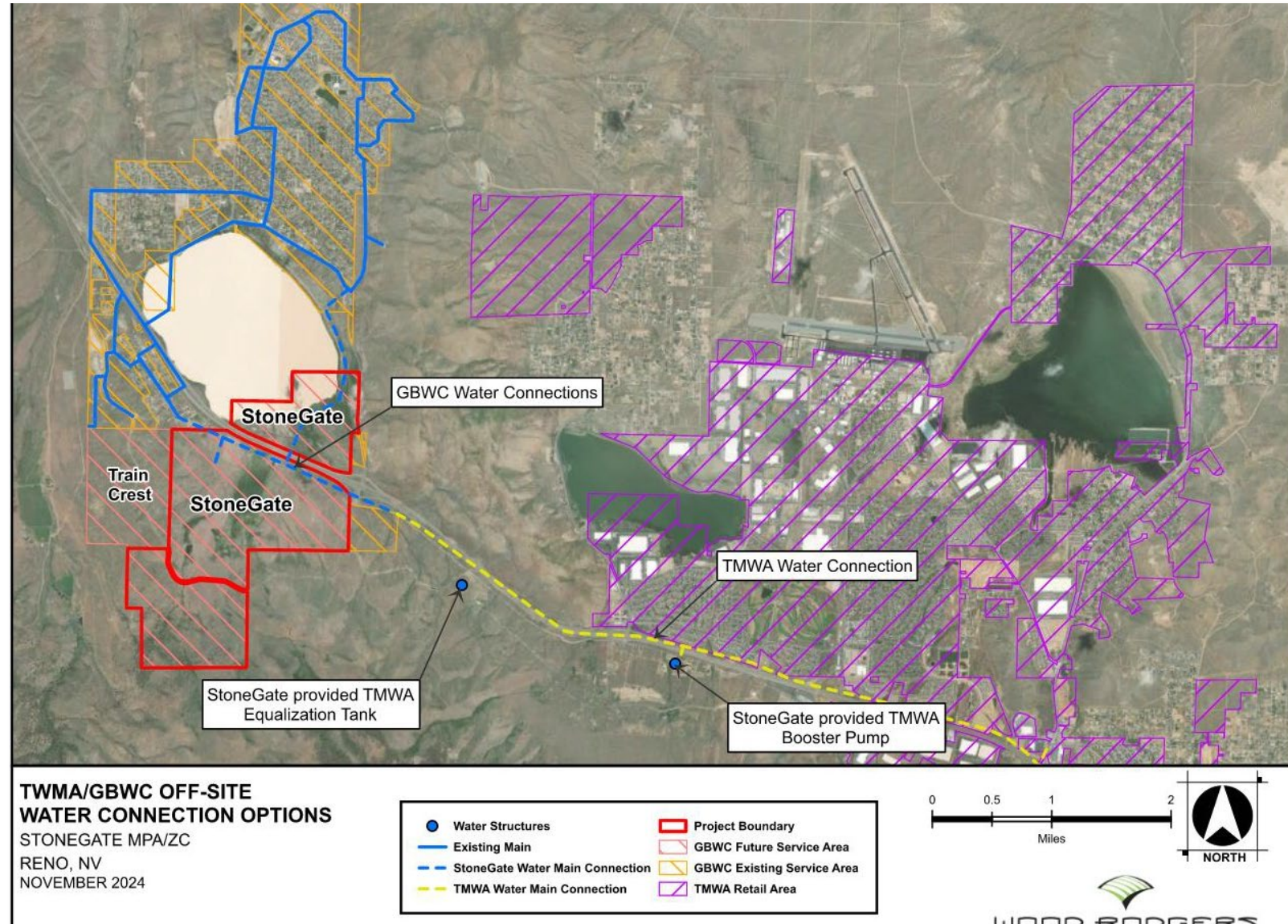
- PUD needed $\pm 2,500$ AF
- Rezone needs $\pm 1,000$ AF
- StoneGate owns $\pm 1,700$ AF (onsite)

GBWC as basin's water purveyor

- StoneGate water rights in same basin
- Operates water system
 - Benefits all water users
 - Regulated by PUCN
 - Construction standards similar to TMWA

Re-Phased Water Improvements

- Ph. 1– Developer builds & dedicate on-site water resources to GBWC
- Ph. 2– Connect to GBWC water system
- Ph. 3– Future integration with TMWA as needed



James Eason w/Great Basin Water Co. Available for Questions

SEWER SERVICE



Master plan concurrency management

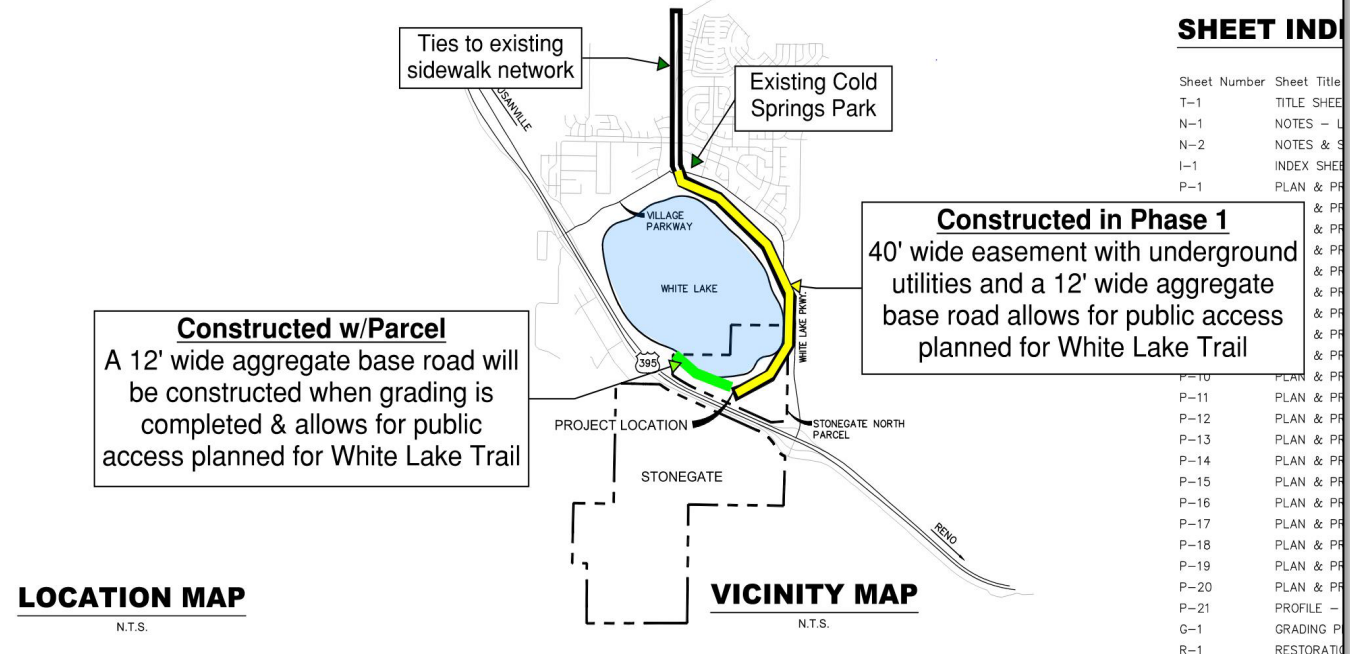


StoneGate Sewerage already planned

- Rezone reduces flows
- Developer constructed with Ph. 1
- Dedicate to Washoe Co.
- Cold Springs wastewater treatment facility managed by County
- Promotes water balance for Cold Springs basin
- Creates new utility corridor for future water, gas & electrical
- Easements & ROW already obtained
- Available for return of treated effluent for industrial uses
- New White Lake Trail constructed
 - Borders White Lake open space
 - Connects new development with existing neighborhoods - completes “missing links”

HEINZ RANCH LAND COMPANY STONEGATE OFFSITE UTILITIES OFFSITE SEWER FORCE MAIN

FEBRUARY 2022



DRAINAGE SOLUTIONS

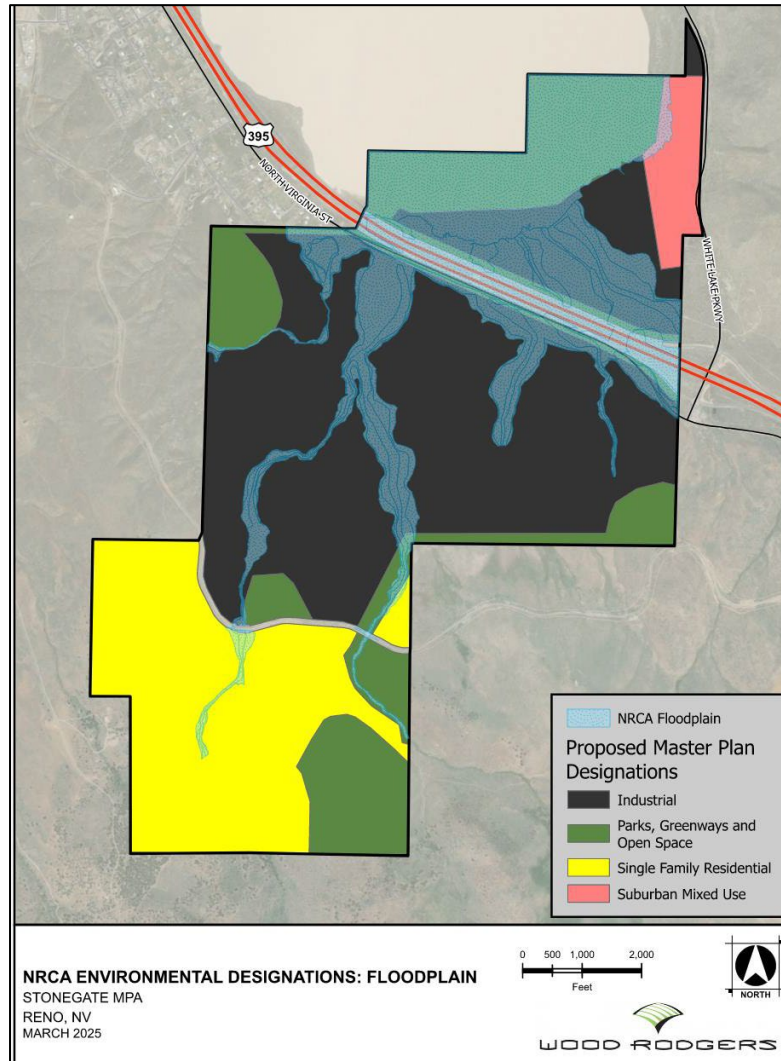


Master plan concurrency management

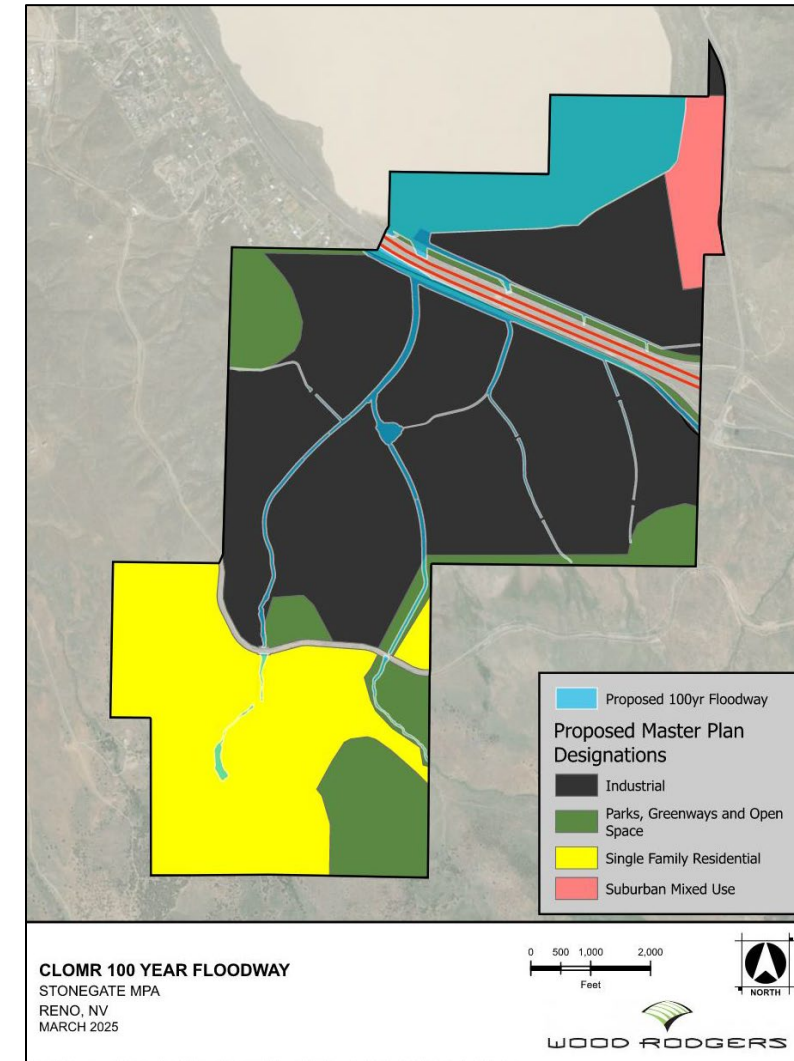


- Ranch graded to flood irrigate alfalfa
- US 395 & frontage road originally constructed with undersized pipe for 100-year storm event
- Currently floods freeway & adjacent residents
- Obtained FEMA CLOMR in 2019 to channelize flows
- Future drainage improvements paid by developer
- Mitigates flooding
- 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



POWER & FIBER



Master plan concurrency management

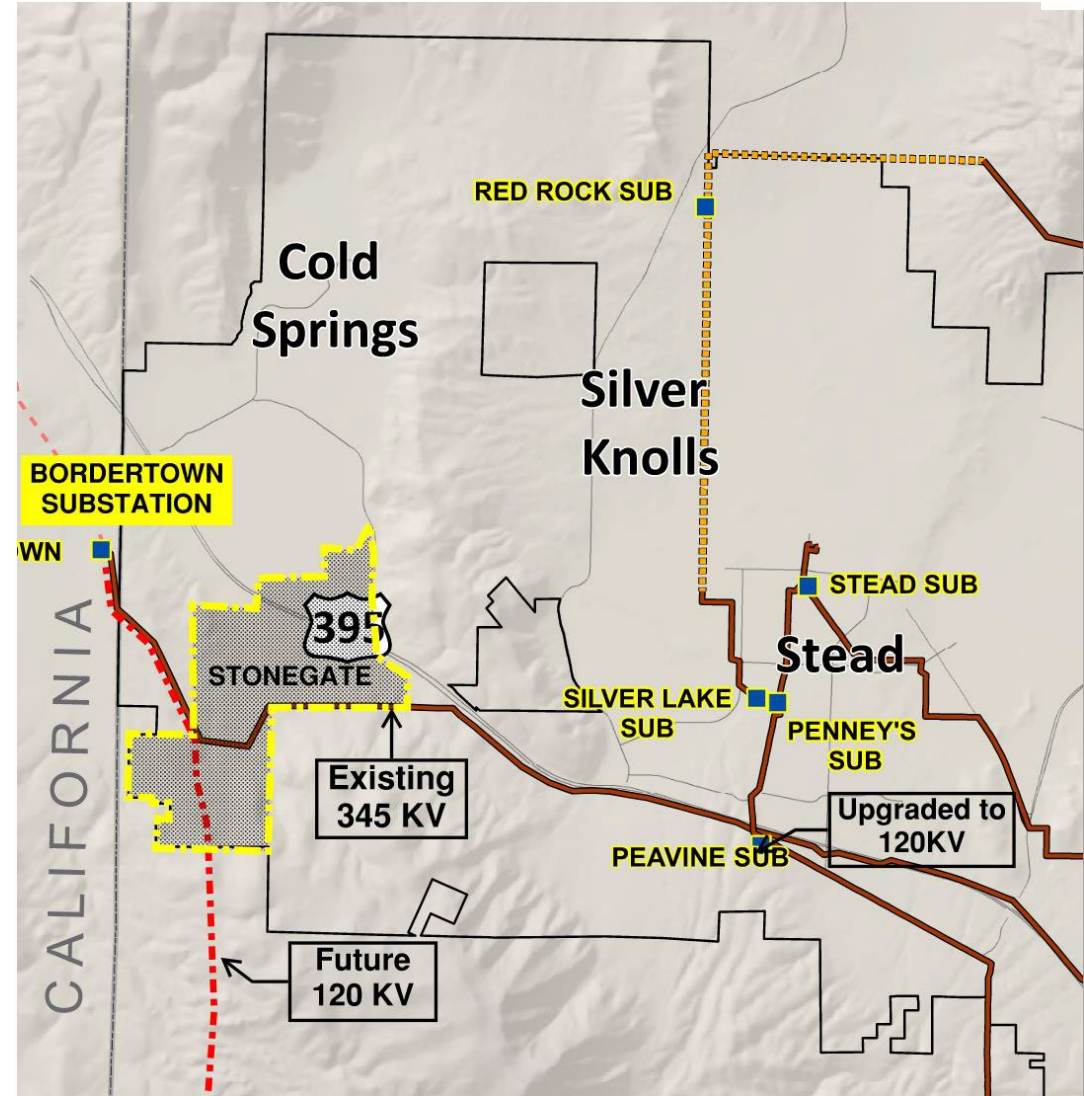


Electric

- Available existing power capacity to develop PUD
- NV Energy electrical study in process for rezoned land uses
- Close proximity 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





PUD calls-for-service generated demand for new fire station

- Agreement approved in July 2018 by City Council
- Phased to residential development

Re-zone reduces calls-for-service & fire station no longer warranted

- Industrial/commercial uses require sprinklers
- Project can be serviced from existing Fire Stations
- City of Reno approves REMSA, RFD Mutual Aid Agreement
- Existing Truckee Meadows Fire Station #42 in Cold Springs provides service

StoneGate & City of Reno proposes new agreement – Contingent on Rezoning Approval

- Phased with industrial development



PARKS AND OPENS SPACE



Master plan concurrency management



PUD generated demand for parks

- 435 acres of Open Space
- Parks Agreement approved in July 2018 by City Council
- Phased with development

Re-zone reduces park demands

- Provides 404 acres of Open Space

StoneGate & City of Reno propose new agreement – Contingent on Rezoning Approval

- New parks & trails phased with development
- Additional Trails & landscaping constructed by developer
 - White Lake Trail
 - Industrial Trail network
 - Maintain connectivity to public lands
 - Increased Tree Canopy in Industrial zoning – 30% over RMC minimum landscape requirements



PUBLIC TRANSPORTATION



Master plan concurrency management



- Cold Springs now included in RTC short range transit plan
- Utilize existing park & ride and employer sponsored ride share
- Additional employment helps promote future services:
 - RTC to add future RIDE bus route & FlexRIDE service
 - RTC Smart Trips programs



PROJECT OF REGIONAL SIGNIFICANCE (PRS)



2018 Approved PUD

2024 Proposed Project Plan

5,000 residential units

1,350 mixed residential units

290,000 sq. ft. retail, commercial,
medical office

210,000 sq. ft. retail, commercial, grocery,
restaurants, medical office

950,000 sq. ft. industrial, storage

11.75 million sq. ft. mixed industrial uses

Two Elementary School sites

No longer required

PRS COMPARISON



Conforms to master plan policies



Project of Regional Significance (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 – proposed re-zone reduces impacts
EXCEPT creates more employment**

COMMUNITY BENEFITS

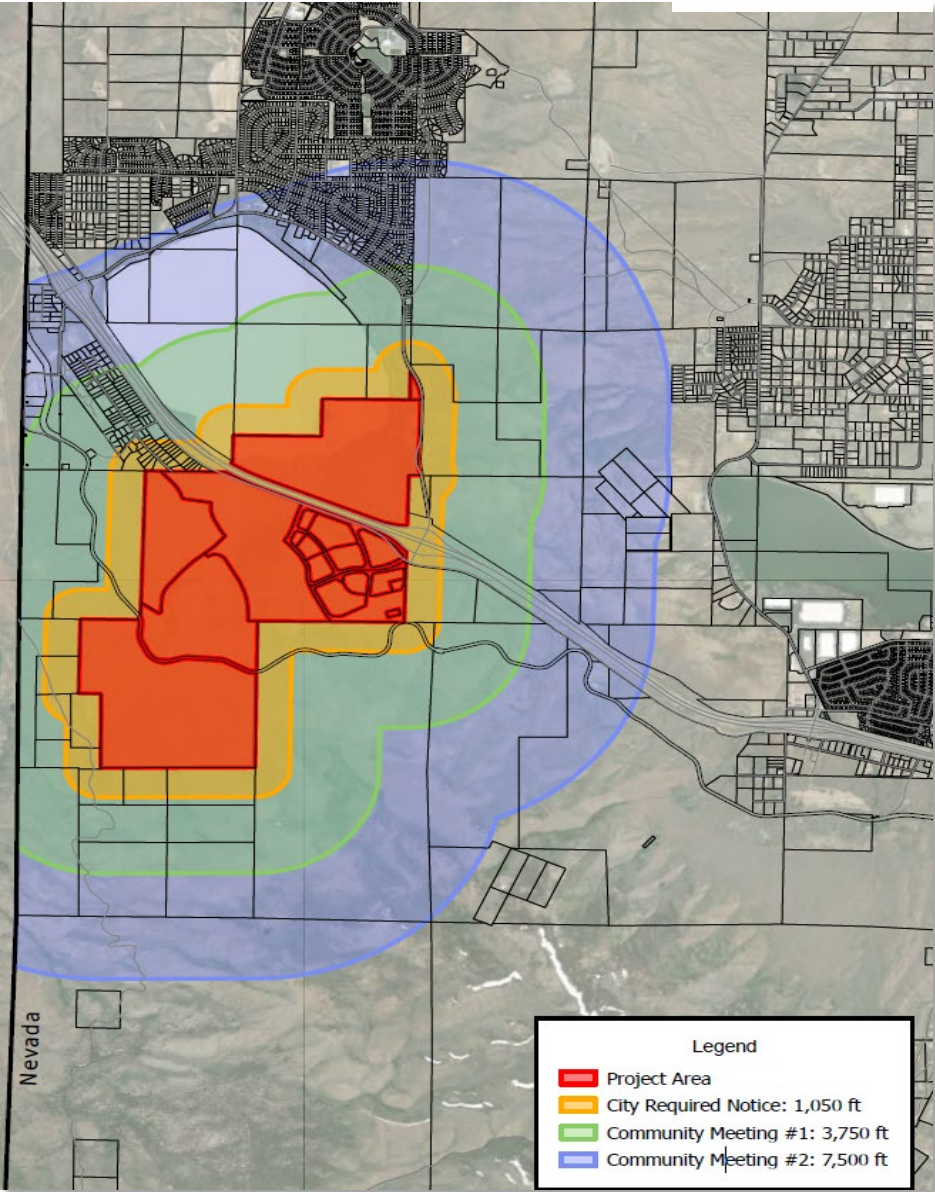


COMMUNITY OUTREACH



- **State law requires only one meeting**
 - Noticing sent a minimum of 750 ft radius
 - or minimum of 30 property owners
- **StoneGate held four meetings**
 - Exceeds State minimums

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



FISCAL BENEFITS



Conforms to master plan policies



GENERAL FUND

	10-Year Total	20-Year Total
Estimated Revenue		
Property Tax	\$ 42,353,098	\$ 121,873,542
Consolidated Tax	2,376,787	7,110,903
Business/Liquor Licenses	5,434,626	15,169,075
Fees, Permits, Charges	5,438,435	16,869,092
TOTAL	\$ 55,602,946	\$161,022,613
Estimated Costs		
General Government	\$ 3,237,433	\$ 10,231,354
Police	18,153,614	64,848,369
Fire	10,286,954	37,457,311
Parks	1,099,153	3,473,868
TOTAL	\$ 32,777,154	\$116,010,902
Revenue Surplus/(Deficit)		
Estimated Surplus/(Deficit)	\$ 22,825,792	\$ 45,011,711

STREETS FUND

	10-Year Total	20-Year Total
Estimated Revenue		
Property Tax	\$ 13,332,523	\$ 38,365,123
Other Sources	1,504,680	4,755,351
Total Revenue	\$14,837,203	\$ 43,120,474
Estimated Costs		
Major Maintenance	\$ 5,732,643	\$ 13,326,546
Regular Maintenance	2,034,164	4,728,774
Total Costs	\$ 7,766,807	\$ 18,055,320
Revenue Surplus/(Deficit)		
Estimated Surplus/(Deficit)	\$ 7,070,397	\$ 25,065,155

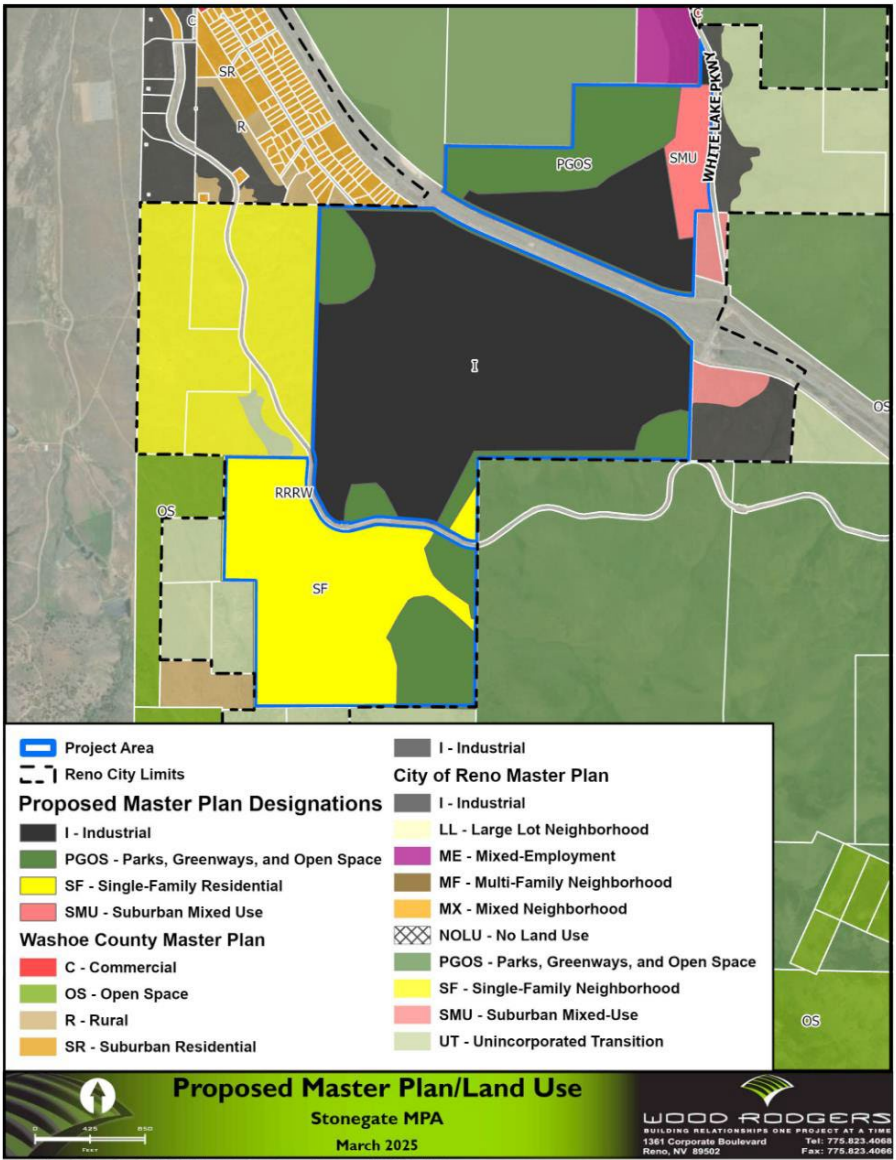
- ✓ **Generates \$161 million in Revenue**
 - Averages \$8M annually
- ✓ **\$70 million surplus available for City uses**
 - Surplus positive from day one
 - Average of \$3.5M annually
- ✓ **PUD generated \$26M surplus**



Compared to PUD – Rezone Provides Better Balance of Jobs - Housing - Lifestyle

- Creates over 8,800 new permanent jobs
- Creates long term jobs for skilled construction workers
- Growth pays for growth
- Reduced traffic
- Creates 1,350 new residential units
- Reduces water & sewer use
- Provides flood mitigation
- Reduces fire & public safety costs
- Reduces school impacts
- New employment + new & existing residential increases demand for services
 - Eating & drinking places, grocery, drug stores, urgent care, office supplies, health & personal care, motor vehicle care, child day care
- 400+ acres of open space
- New parks and trails
- Public access to USFS trails around Peavine

CAN THESE FINDINGS BE MADE?



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Substantial conformance with Master Plan priorities and policies

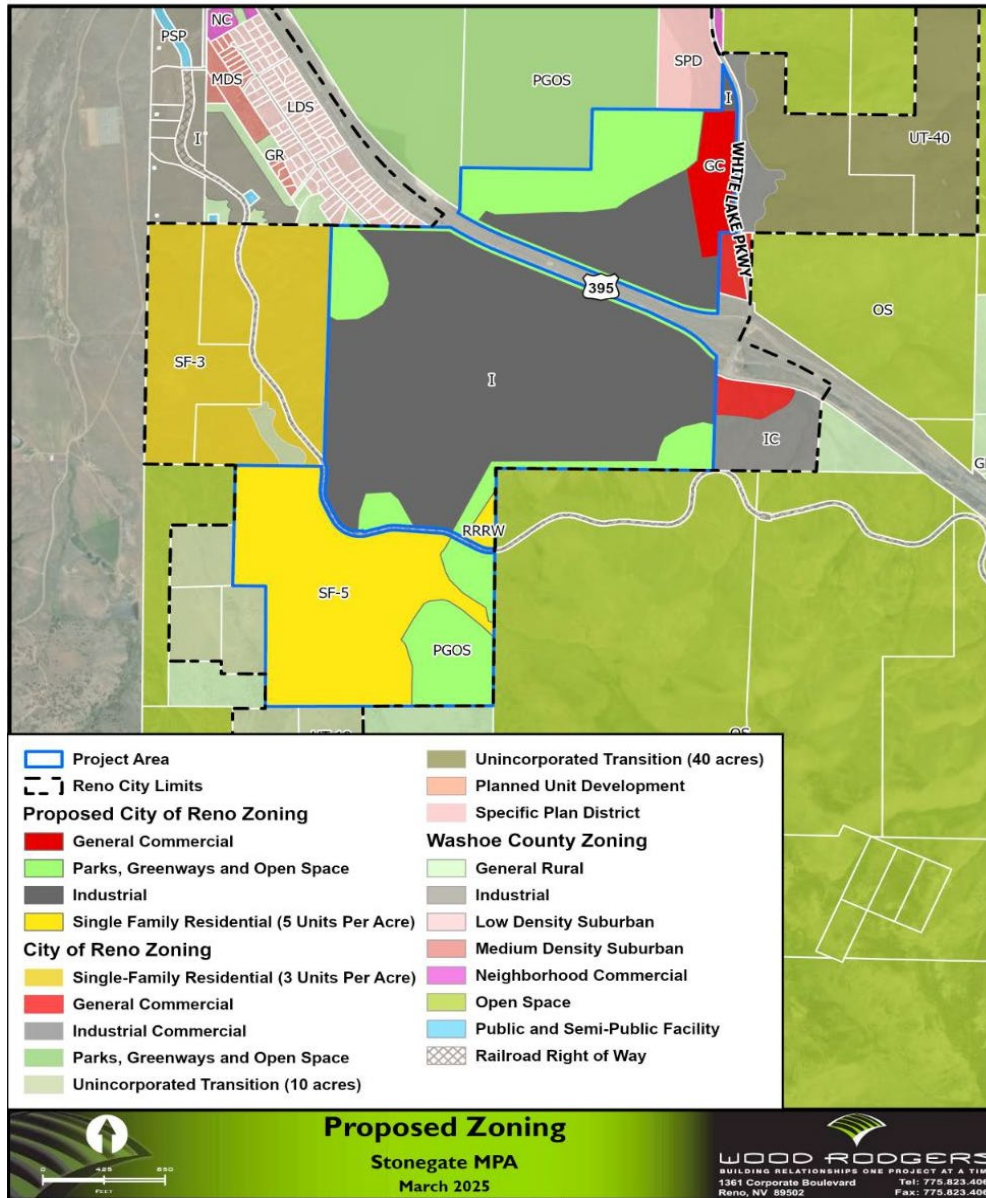


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ZONING MAP AMENDMENT (ZMA) FINDINGS



Promotes or does not conflict
with NRS 278.250(2)



NRS 278.250(2)

	Preserve the quality of air & water resources		Develop timely & orderly transportation & public facilities
	Conservation of opens space		Development is commensurate with the physical limitations of the land
	Considers existing views & access to solar resources		Takes into account immediate & long range financial impacts
	Maximizes energy efficiency		Promotes health and general welfare
	Provide recreational needs		Ensure adequate supply of housing
	Protect from floods, landslides & natural disasters		Protects existing neighborhoods & communities
	Conform to conservation plan		Promotes systems which use solar & wind energy
	Conform to Housing element	N/A	Coordination & compatibility with any military installation
	Conform to aboveground utility plan		

Better Balance of Live-Work Opportunities

Thank you for your time.

