

**PLANNING COMMISSION
STAFF REPORT**

Date: April 2, 2025

To: Reno City Planning Commission

Subject: Staff Report (For Possible Action – Recommendation to City Council): Case No. LDC24-00051 (StoneGate Heinz Ranch MPA and ZMA) - A request has been made for: 1) a Master Plan amendment on ±1,363.33 acres from a mix of Industrial (I), Suburban Mixed-Use (SMU), Mixed Neighborhood (MX), Single-Family Neighborhood (SF), Multi-Family Neighborhood (MF), Large-Lot Neighborhood (LL), Parks, Greenways, and Open Space (PGOS), and No Land Use (NOLU) to a mix of I, SMU, and SF; and 2) a zoning map amendment from ±1,767.3 acres of StoneGate Planned Unit Development (PUD) to ±923.3 acres of Industrial (I), ±385.7 acres of Single-Family Residential 5 units per acre (SF-5), ±54.6 acres of General Commercial (GC), and ±403.7 acres of Parks, Greenways, and Open Space (PGOS). The ±1,767.3 acre site is generally located partly north of U.S. Highway 395 and west of White Lake Parkway and partially south of White Lake and U.S. Highway 395 in Cold Springs. The request seeks to amend an existing Project of Regional Significance (PRS) designation. The proposal is a PRS based on anticipated employment, housing, sewage, water usage, traffic, and student population thresholds being met, thereby requiring additional review at a regional level.

From: Jeff Foster, Associate Planner

Ward #: 4

Case No.: LDC24-00051 (StoneGate Heinz Ranch MPA and ZMA)

Applicant: Heinz Ranch Land Co., LLC

APN: 081-010-18, 081-110-35, 081-110-36, 087-010-48, 087-010-49, 558-021-08, 558-031-03, 558-031-08, 558-031-10, 558-031-11, 558-031-12, 558-031-16, 558-031-17, 558-031-20, 558-031-21, 558-031-22, 558-031-23, 558-031-27, 558-031-28, and 558-031-29

Request:

- **Master Plan Amendment:** on ±1,363.33 acres from a mix of Industrial (I), Suburban Mixed-Use (SMU), Mixed Neighborhood (MX), Single-Family Neighborhood (SF), Multi-Family Neighborhood (MF), Large-Lot Neighborhood (LL), Parks,

Greenways, and Open Space (PGOS), and No Land Use (NOLU) to a mix of I, SMU, and SF.

- **Zoning Map Amendment:** From $\pm 1,767.3$ acres of StoneGate Planned Unit Development (PUD) to ± 923.3 acres of Industrial (I), ± 385.7 acres of Single-Family Residential 5 units per acre (SF-5), ± 54.6 acres of General Commercial (GC), and ± 403.7 acres of Parks, Greenways, and Open Space (PGOS).

Location: See Case Maps (**Exhibit A**)

Proposed Motion: Based upon compliance with the applicable findings, I move to adopt the Master Plan amendment by resolution and recommend that City Council adopt the Master Plan and zoning map amendments by ordinance, subject to conformance review by the Regional Planning Commission.

Summary: This is a request for a Master Plan amendment on $\pm 1,363.33$ acres from a mix of Industrial (I), Suburban Mixed-Use (SMU), Mixed Neighborhood (MX), Single-Family Neighborhood (SF), Multi-Family Neighborhood (MF), Large-Lot Neighborhood (LL), Parks, Greenways, and Open Space (PGOS), and No Land Use (NOLU) to a mix of I, SMU, and SF; and a zoning map amendment from $\pm 1,767.3$ acres of StoneGate Planned Unit Development (PUD) to ± 923.3 acres of Industrial (I), ± 385.7 acres of Single-Family Residential 5 units per acre (SF-5), ± 54.6 acres of General Commercial (GC), and ± 403.7 acres of Parks, Greenways, and Open Space (PGOS). The $\pm 1,767.3$ acre site is generally located north of U.S. Highway 395, west of White Lake Parkway, and south of White Lake and U.S. Highway 395 in Cold Springs. The request seeks to amend an existing Project of Regional Significance (PRS) designation. The key issues related to this request are: 1) compatibility of the proposed Master Plan land use designations and zoning with surrounding land use designations and development; and 2) provision of public utilities and services. The requested amendments are consistent and compatible with surrounding development and public infrastructure and services are available, or can be extended, to serve future development. Staff can make all applicable findings and recommends approval subject to a Truckee Meadows Regional Plan conformance review by the Regional Planning Commission for the Master Plan amendment request and PRS.

Background: In March 2005, City Council approved annexation of $\pm 7,045$ acres of which this property was a part (LDC03-00148 – Granite, Petersen, Peavine).

In February 2006, City Council approved a Master Plan amendment on the site to Industrial (I) on ± 821.93 acres, Single Family Residential (SFR) on ± 412.34 acres, Unincorporated Transition (UT) on ± 118.59 acres, and Urban/Residential Commercial (U/RC) on ± 25.14 acres as part of a $\pm 6,802$ acre Master Plan and zoning map amendment decision (LDC06-00196 - Granite, Petersen, Peavine - Cold Springs). In conjunction with the Master Plan amendment, the site was rezoned to Industrial Commercial (IC) on ± 821.93 acres, Large Lot Residential - 1 Acre (LLR1) on ± 412.34 acres,

Unincorporated Transition - 40 acres (UT40) on ± 118.59 acres, and Arterial Commercial (AC) on ± 25.14 acres.

In July 2016, applications were submitted proposing Master Plan and PUD zoning map amendments to allow a maximum of 5,000 dwelling units; $\pm 80,000$ square feet of nonresidential (office, commercial, restaurant); community center uses; commercial and industrial designations on the north side of U.S. Highway 395; ± 435 acres of common open space; and ± 50 acres for parks. In July 2018, City Council certified the Master Plan Amendment and StoneGate Planned Unit Development (PUD) Handbook.

In April 2024, applications were submitted proposing Master Plan and zoning map amendments to effectively dissolve the PUD and return to standard zoning designations for the site. This includes an emphasis on industrial zoning, similar to what existed prior to the PUD rezoning. The applicant's shift towards predominantly non-residential zoning is a result of their assessment of market demand within the foothill neighborhoods. With existing housing and workforce supply in Cold Springs and the North Valleys, in comparison with available employment and commercial service opportunities, many residents must commute out of the Cold Springs area for work and everyday services. Providing increased industrial and commercial zoning would allow for development of employment generating uses and support commercial uses that can create a better work-life balance within the valley(s).

The site has been used for ranching since the mid 1850's and is largely vacant except for historic ranch buildings (abandoned barn and outbuildings). The site slopes down from south to north from the slopes of Peavine Mountain toward White Lake. It contains steeper slopes with a pine forest, creeks, and some wetlands located south of the Union Pacific Railroad (UPRR) tracks. The UPRR tracks bisect the site and generally run east-west through the southern portion of the property, including an existing road undercrossing. The area to the north of the UPRR tracks is generally flatter and has been cleared and graded for grazing and associated flood irrigation features. The site contains four major drainageways. In addition, the Alturas 345 kV overhead power line bisects the site from east-west, roughly parallel to the UPRR tracks. A new 120 kV overhead power line is proposed to run through the StoneGate property. The Planning Commission and City Council have approved the project, which has been appealed (based on proposed alignment) and is in judicial review. The project still needs to be reviewed by the Regional Planning Commission.

Discussion: The requests propose converting eight Master Plan land use designations to four and rezoning from PUD to four zoning districts. A summary of the existing and proposed Master Plan and zoning designations, along with acreages, is included in the tables below.

Master Plan Designation	Current Acreage	Proposed Acreage
Single-Family Neighborhood (SF)	±172 acres	±385.7 acres
Large-Lot Neighborhood (LL)	±337 acres	---
Mixed Neighborhood (MX)	±475 acres	---
Multi-Family Neighborhood (MF)	±39 acres	---
Suburban Mixed-Use (SMU)	±188 acres	±54.6 acres
Industrial (I)	±41 acres	±923.3 acres
Parks, Greenways, and Open Space (PGOS)	±485 acres	±403.7 acres
No Land Use (NOLU)	±30 acres	---
Total	±1,767 acres	±1,767 acres

Zoning District	Current Acreage	Proposed Acreage
StoneGate Planned Unit Development (PUD)	±1,767.3 acres	---
Single-Family Residential - 5 units/acre (SF-5)	---	±385.7 acres
General Commercial (GC)	---	±54.6 acres
Industrial (I)	---	±923.3 acres
Parks, Greenways, and Open Space (PGOS)	---	±403.7 acres
Total	±1,767 acres	±1,767 acres

SF is primarily for single family detached homes, and the SF-5 district is similarly intended to accommodate single family detached residential uses. SMU is intended to accommodate a diverse mix of commercial and residential uses. The corresponding GC zone is intended to accommodate a mix of established low-intensity auto-oriented uses, while supporting the gradual transition of the city's suburban corridors to a mix of higher-density residential, retail, commercial, and other employment and service-oriented uses. The I land use designation is intended to accommodate industrial uses, including manufacturing/processing operations, maintenance and repair shops, and warehousing and distribution facilities. The I zoning district is intended to accommodate intensive land uses that require mitigation of impacts, including the heaviest industrial uses. Sites are commonly comprised of large-footprint buildings designed for warehousing, flex space, manufacturing, and supporting office uses. This district should be in areas with access to air, roadway, and/or railway transportation systems and should be separated from residential development and schools by natural and man-made buffers. PGOS is intended for parks, open space, greenways, natural areas, and agriculture lands that have been preserved through conservation easements or other mechanisms, and PGOS zoning is intended to preserve areas for drainage facilities, utilities, open space, conservation, recreation, or multi-use trails. In addition to

providing active and passive recreational opportunities for the community, the district is intended to protect the scenic and environmental quality of sensitive natural areas.

Portions of the property are constrained by topography, vegetation, year-round streams, and existing easements, and will be subject to constraints review with future entitlements and/or building permits. General site constraints are shown in **Exhibit B**.

Multiple public review processes will be required for future buildout, similar to those required by the PUD Handbook. The property will still be developed in phases with the first phase focused on site improvements and backbone infrastructure. While a number of uses may be permitted by right under the proposed zoning districts, a major site plan review will be required to address preservation of an on-site major drainageway as well as limits on grading (cuts and fills) associated with development of backbone infrastructure. Additional public review will be required for future tentative subdivision maps, subsequent parcel maps, abandonments, conditional use permits, and/or major/minor site plan reviews. In all cases, these required entitlements would allow the City and other reviewing agencies to ensure that any future development meets Title 18 standards and that all potential impacts to the general area and surrounding neighborhoods are addressed and properly mitigated.

Analysis:

Compatibility with Surrounding Planning Designations and Development: The requested SMU, I, and SF land use designations are generally compatible with the existing uses, land use designations, and zoning that border the project site. The SMU land use and corresponding GC zoning would mostly adjoin I and PGOS land use and industrial and commercial zoning. The SF land use and zoning are adjacent to undeveloped open space and rural parcels in unincorporated Washoe County, undeveloped unincorporated transition parcels, other SF property, and PGOS. The SF land use would be separated from the I land use by the UPRR tracks and PGOS buffers. The I land use would be adjacent to existing PGOS, SF, SMU, and I land use designations surrounding the site. The I land use designation would also be adjacent to existing residential uses and zoning in the unincorporated County. A 100-foot wide PGOS buffer is proposed in this area, to the satisfaction of the Washoe County Community Services Department, and a minor site plan review for any nonresidential development adjacent to residential zoning would be required.

Project of Regional Significance (PRS): The StoneGate PUD obtained approval for conformance with the Regional Plan and a PRS by the Regional Planning Commission on June 6, 2018. The PUD exceeded the PRS housing, traffic, water usage, sewage, student population, and employment thresholds. While a final project plan is not specifically included with these amendments, the applicant has proactively prepared various studies and analyses to demonstrate compliance with the PRS requirements for conformance. The following table compares the previously approved

PUD with the new anticipated project plan. It is important to note that the anticipated plan cannot be conditioned with these land use related requests. Thus, PRS thresholds will be further analyzed as specific phases/projects are presented.

2018 Approved PUD	2024 Potential Project Plan
5,000 residential units	1,350 residential units
290,000 SF retail/commercial/medical office	210,000 SF retail/commercial/medical office
950,000 SF industrial/warehouse	11.75 million SF manufacturing/distribution/data center
2,310 K-12 students	424 K-12 students

These development densities/intensities result in the triggering of several PRS thresholds. The following table outlines the various PRS thresholds, the approved 2018 PRS, and the potential 2024 project plan estimates.

Project of Regional Significance (PRS) Trigger		2018 PRS	2024 PRS Estimates
Housing Units	>625 units	5,000 units	1,350 units
Traffic	>6,250 average daily trips (ADT)	60,554 ADT	49,778 ADT
Water Usage	>625 acre-feet (AF)/year	2,518 AF/year	1,008 AF/year
Sewage	>187,500 gallons/day (GPD)	1,401,649 GPD	790,520 GPD
Student Population	>325 students	2,310 students	424 students
Employment	>938 employees	2,257 jobs	8,881 jobs

With the exception of employment, this information demonstrates that the proposed rezoning could decrease the overall impact on the region as a whole.

Traffic, Access and Circulation: No specific development plans are proposed at this time. As this application only addresses the Master Plan and zoning map amendments, a variety of additional entitlements will be required for future development. Vehicular and pedestrian access and circulation will be reviewed at that time and traffic studies may be required to assess the need for potential onsite and offsite improvements.

As noted in the PRS table above, overall estimated trip generation for the project area is envisioned to be reduced from 60,554 ADT to 49,778 ADT, an approximate 18% reduction. The 2018 PUD was expected to generate approximately 40,072 external trips per day versus an estimated 39,343 external trips per day with the rezoning. A comparison of the trip distribution found that approximately 9% of the previous external trips generated could be retained within the North Valleys region. This finding is indicative of a better jobs-housing balance and results in approximately 9% fewer trips to the urban core of Reno. Traffic capacity improvements to U.S. Highway 395 have been completed or are expected to be under construction before StoneGate generates any traffic. StoneGate has an existing agreement with the Nevada Department of Transportation that outlines certain improvements to the White Lake interchange and connecting

roadways. The rezoning of StoneGate is expected to generate approximately \$18.14 million in Regional Transportation Commission (RTC) regional road impact fees.

Utilities and Services: The PUD requires the Truckee Meadows Water Authority (TMWA) to be the retail service provider. The development parcels were annexed into TMWA's service territory in 2018 and were later de-annexed in February 2024, consistent with TMWA's annexation process.

The potential water demand to serve future development after rezoning has been reduced by about 60% due to the change in land use from residential to industrial. Since the 2018 approval of the PUD, the landowner completed an adjudication process with the State Engineer which resulted in the landowner owning over 1,700 acre-feet of decreed water rights. The landowner is in the process of converting those rights to quasi-municipal for dedication to obtain water will serve letters. There appear to be viable water supply options for serving future development via Great Basin Water Company (GBWC). GBWC is the primary water purveyor in Cold Springs and has expressed interest in serving the development. This may be in conjunction with TMWA via an interconnection to import water from the North Valleys. StoneGate proposes to annex into GBWC's service territory, develop its own inner basin groundwater resources, and concurrently integrate with the existing GBWC infrastructure. StoneGate may collaborate with TMWA and GBWC on a future wholesale water connection.

A regional water balance investigation for Cold Springs is currently being performed in collaboration with the Western Regional Water Commission/Northern Nevada Water Planning Commission, Washoe County, TMWA, and the City of Reno. This work is ongoing and there will be more analyses to conduct, which will likely take several years to complete. Development impacts cannot be quantified and specific mitigation recommendations cannot be identified at this stage. The agencies disclosed this information since future mitigation measures may be required for new development, including buildout of the StoneGate project after rezoning.

Sewer service will be provided by the Washoe County Cold Springs Water Reclamation Facility per an interlocal agreement between Washoe County and the City of Reno for municipal wastewater services jointly signed in May 2019. The estimated sewage generation for development after rezoning is approximately 44% less than the previously approved PUD (estimates may change with final development as actual uses are determined).

The significant reduction in the number of potential residential units results in approximately 82% fewer potential students being generated by the project. Preliminary discussions with Washoe County School District (WCSD) identified that no new school facilities would be planned within the development, and it is anticipated that existing school facilities are adequate to serve the projected students. WCSD reserves its right to comment further on school siting needs when future tentative maps, conditional use permits, etc. for residential development are submitted. WCSD

also identified that it has the capital funds necessary to accommodate current and future growth in the region. This includes planned projects and expansions in the North Valleys area that would help to accommodate growth.

In combination with the PUD and handbook approval, the applicant entered into a Fire and Public Safety Services Agreement (July 2018, amended May 2022), wherein they voluntarily agreed and offered to construct, and allow the City to occupy, a residential unit to be used for a two-person fire, emergency medical services, and police station, as well as a permanent fire and police substation. Similarly, the applicant entered into a Parks and Open Space Agreement (July 2018), wherein they agreed to construct the Flatfield Park and Community Park as part of the PUD. Even with the proposed dissolution of the PUD zoning and handbook, these separate Public Safety and Parks agreements remain in place and are proposed to be amended with City Council approval.

Master Plan Conformance: The Master Plan is a planning document outlining the City’s vision, goals, and policies relative to topics such as economics, population, housing, streets, and resource management. The application has requested a change in the Master Plan designations for the property from a mix of Industrial (I), Suburban Mixed-Use (SMU), Mixed Neighborhood (MX), Single-Family Neighborhood (SF), Multi-Family Neighborhood (MF), Large-Lot Neighborhood (LL), Parks, Greenways, and Open Space (PGOS), and No Land Use (NOLU) to a mix of I, SMU, and SF. The site is located partly within the Industrial/Logistics Employment Areas and mostly within the Outer Neighborhoods and Foothill Neighborhoods per the Structure Plan Framework of the Reno Master Plan. The proposed Master Plan and zoning map amendments are in substantial conformance with the Master Plan and the following applicable Master Plan goals and policies:

- GP 1.1B: Community Development
- GP 1.2B: Modern Industrial Hub
- GP 1.2D: Employment Centers
- GP 1.2G: Business Retention and Attraction
- GP 1.5A: Quality of Life
- GP 2.1B: Concurrency Management System
- GP 2.3E: Parks and Recreational Facilities
- EA-ILA.1: Overall Mix
- EA-ILA.3: Residential Compatibility
- N-ON.1: Mix of Housing Types
- N-ON.2: Neighborhood Centers
- N-ON.3: Connectivity
- N-ON.5: Cluster Development
- N-FN.1: Cluster Development
- N-FN.5: Viewsheds
- N-FN.9: Access to Public Lands

The application supports policies found within the Master Plan by increasing access to services and employment for the Outer Neighborhoods and Foothill Neighborhoods that are currently underserved, potentially providing residents with decreased commuting time resulting in a better jobs-housing-lifestyle balance. The site has direct freeway access, potential rail access, and proximity to existing power facilities and major fiber optic backbone. This, coupled with the surrounding workforce population and housing, provides an opportunity for potential businesses seeking to relocate to northern Nevada. By focusing on employment opportunities through industrial and commercial development, this application could result in a higher tax base. Compared to the approved PUD, the proposed change in land uses could reduce overall trip generation and congestion, water and sewage use, school impacts, public safety costs, and generate surplus tax revenue for public benefit/use.

Approval of Master Plan amendment requests are subject to Truckee Meadows Regional Plan conformance review by the Regional Planning Commission. Initial review by the Truckee Meadows Regional Planning Agency (TMRPA) did not identify any potential conformance issues. TMRPA requested additional information related to the PRS thresholds and documentation regarding how the provision of public facilities and services will occur according to Regional Plan Policy PF 1. TMRPA staff subsequently reviewed additional information provided by the applicant and determined that the materials facilitate understanding of the proposal specific PRS thresholds; the provision of public facilities and services according to Policy PF 1; and the protected plant species found on the site. At the request of TMRPA staff, additional information was provided by the applicant in response to the Natural Resource Plan recently adopted as part of the Regional Plan. Under the Regional Plan, Natural Resource Consideration Areas were added to help define areas that should be vetted and further considered. All of this information will be evaluated during the conformance review process.

Public and Stakeholder Engagement: The amendment requests were reviewed by various City divisions and partner agencies and comments were incorporated into the analysis as appropriate (**Exhibit C**). A courtesy notice was sent out to surrounding property owners upon initial submittal of the requests. Five public comments were received regarding affordable housing, opposition to more industrial development, traffic, and water availability (**Exhibit D**). The applicant held three neighborhood meetings on May 13, September 16, and October 21, 2024, in compliance with NRS 278.210, and presented the requests at the May 16, 2024, Ward 4 Neighborhood Advisory Board (NAB) meeting. NAB members asked questions regarding the improvement of intersections and freeway interchanges; schools, police and fire stations; and multi-family development. The NAB was mixed but generally supportive of the request (**Exhibit E**). Any future comments will be forwarded to the Planning Commission.

Financial Implications: A fiscal impact analysis demonstrates the project would not be a fiscal burden and over 20 years shows a positive fiscal impact to the City.

General Fund Impacts: Over the 20-year analysis period, the project is estimated to generate a revenue surplus for the City's General Fund in the amount of \$45 million. This includes estimated revenue for the General Fund of \$161 million and expenditures for the General Fund estimated at \$116 million.

Street Fund Impacts: Over the 20-year analysis period, the project is estimated to generate a revenue surplus for the City's Street Fund in the amount of \$25.1 million. This includes estimated revenue for the Street Fund of \$43.1 million and expenditures for the Street Fund estimated at \$18 million.

Findings:

General Review Criteria and Considerations: The decision-making body shall review all development applications for compliance with the applicable general review criteria stated below.

- 1) Consistency with the Reno Master Plan. The proposed development shall be consistent with the Reno Master Plan. The decision-making authority:
 - a. Shall weigh competing plan goals, policies, and strategies; and
 - b. May approve and application that provides a public benefit even if the development is contrary to some of the foals, policies, or strategies in the Reno Master Plan.
- 2) Compliance with Title 18. The proposed development shall comply with all applicable standards in this Title, unless the standard is lawfully modified or varied. Compliance with these standards is applied at the level of detail required for the subject submittal.
- 3) Mitigates Traffic Impacts. The project mitigates traffic impacts based on applicable standards of the City of Reno and the Regional Transportation Commission.
- 4) Provides Safe Environment. The project provides a safe environment for pedestrians and people on bicycles.
- 5) Rational Phasing Plan. If the application involves phases, each phase of the proposed development contains all of the required streets, utilities, landscaping, open space, and other improvements that are required to serve or otherwise accompany the completed phases of the project, and shall not depend on subsequent phases for those improvements.

Master Plan Amendment: To adopt an amendment to the Master Plan Land Use Map, the City Council shall find that:

- a. The amendment is in substantial conformance with Master Plan priorities and policies;

- b. Activities and development allowed by the proposed land use will be reasonably compatible with nearby land uses; and
- c. Plans are in place to provide public services and facilities in accordance with the Master Plan Concurrency Management System.

Zoning Map Amendment: All applications for zoning map amendments shall meet the approval criteria in Section 18.08.304(e), *Approval Criteria Applicable to all Applications*, and the following findings:

- 1) The amendment, together with changed components of the Title, promotes, or does not conflict with the provisions of NRS 278.250(2) (outlined below):

The zoning regulations must be adopted in accordance with the master plan for land use and be designed:

- a. To preserve the quality of air and water resources;
- b. To promote the conservation of open space and the protection of other natural and scenic resources from unreasonable impairment;
- c. To consider existing views and access to solar resources by studying the height of new buildings which will cast shadows on surrounding residential and commercial developments;
- d. To reduce the consumption of energy by encouraging the use of products and materials which maximize energy efficiency in the construction of buildings;
- e. To provide for recreational needs;
- f. To protect life and property in areas subject to floods, landslides and other natural disasters;
- g. To conform to the adopted population plan, if required by NRS 278.170;
- h. To develop a timely, orderly and efficient arrangement of transportation and public facilities and services, including public access and sidewalks for pedestrians, and facilities and services for bicycles;
- i. To ensure that the development on land is commensurate with the character of the physical limitations of the land;
- j. To take into account the immediate and long-range financial impact of the application of particular land to particular kinds of development, and the relative suitability of the land for development;
- k. To promote health and the general welfare;
- l. To ensure the development of an adequate supply of housing for the community, including the development of affordable housing;
- m. To ensure the protection of existing neighborhoods and communities, including the protection of rural preservation neighborhoods;
- n. To promote systems which use solar or wind energy;

- o. To foster the coordination and compatibility of land uses with any military installation in the city, county or region, taking into account the location, purpose and stated mission of the military installation.
- 2) The amendment is in substantial conformance with the Master Plan.

Attachments:

Planning Commission Resolution

Exhibit A. Case Maps

Exhibit B. Site Constraints Map

Exhibit C. Agency Comments

Exhibit D. Public Comments

Exhibit E. Ward 4 NAB Meeting Summary

Resolution No. 02-25

RESOLUTION ADOPTING AN AMENDMENT TO THE MASTER PLAN, PLANNING CASE NO. LDC24-00051 (STONEGATE HEINZ RANCH MPA AND ZMA), FROM ±172 ACRES OF SF, ±337 ACRES OF LL, ±475 ACRES OF MX, ±39 ACRES OF MF, ±188 ACRES OF SMU, ±41 ACRES OF I, ±485 ACRES OF PGOS, AND ±30 ACRES OF NOLU TO ±385.7 ACRES OF SF, ±54.6 ACRES OF SMU, ±923.3 ACRES OF I, AND ±403.7 ACRES OF PGOS FOR TWENTY PARCELS GENERALLY LOCATED PARTLY NORTH OF U.S. HIGHWAY 395 AND WEST OF WHITE LAKE PARKWAY AND PARTIALLY SOUTH OF WHITE LAKE AND U.S. HIGHWAY 395 IN COLD SPRINGS, AND FURTHER DESCRIBED IN PLANNING CASE NO. LDC24-00051 (STONEGATE HEINZ RANCH MPA AND ZMA), AS A PART OF THE LAND USE PLAN, AND RECOMMENDING THE SAME TO THE RENO CITY COUNCIL.

WHEREAS,

- A. In accordance with NRS 278.150, the City of Reno Master Plan was adopted by the Reno City Planning Commission and the Reno City Council as a long-term general plan for the physical development of the City;
- B. In accordance with NRS 278.210 through 278.230 amendments to that plan are to be adopted by the Planning Commission who also makes certain recommendations to the City Council, and based on the recommendations of the Planning Commission, the City Council makes certain determinations (set out in NRS 278.230) and adopts such parts of the Master Plan as may practicably be applied to the development of the city for a reasonable period of time next ensuing (NRS 278.220);
- C. In the above referenced Planning Case, the Planning Commission has been asked to consider a change to the Land Use Plan of the City Master Plan as described above;
- D. Following a public hearing on April 2, 2025, in compliance with NRS 278.210 through 278.230, the Planning Commission has considered all evidence before it, including documents and testimony;

NOW, THEREFORE, BE IT RESOLVED BY THE RENO CITY PLANNING COMMISSION:

1. That the maps, documents and descriptive material in Planning Case No. LDC24-00051 (StoneGate Heinz Ranch MPA and ZMA) (hereafter referred to as “the Amendments”) are related to the planning and physical development of the City and are hereby **ADOPTED** as Amendments to the City of Reno Master Plan; and
2. That the Planning Commission recommends that the City Council make the determination that with the Amendments, the City of Reno Master Plan will continue to serve as:
 - (a) A pattern and guide for that kind of orderly physical growth and development of the city which will cause the least amount of natural resource impairment and will conform to the adopted population plan, where required, and ensure an adequate supply of housing, including affordable housing; and
 - (b) A basis for the efficient expenditure of funds thereof relating to the subjects in the Master Plan.
3. That the Planning Commission recommends that the City Council adopt such parts of the Amendments as may practicably be applied to the development of the city for a reasonable period of time next ensuing, subject to conformance review of the Regional Planning Commission.

Upon motion of _____, seconded by _____, the foregoing Resolution was passed and adopted this 2nd day of April, 2025, by the following vote of the Commission:

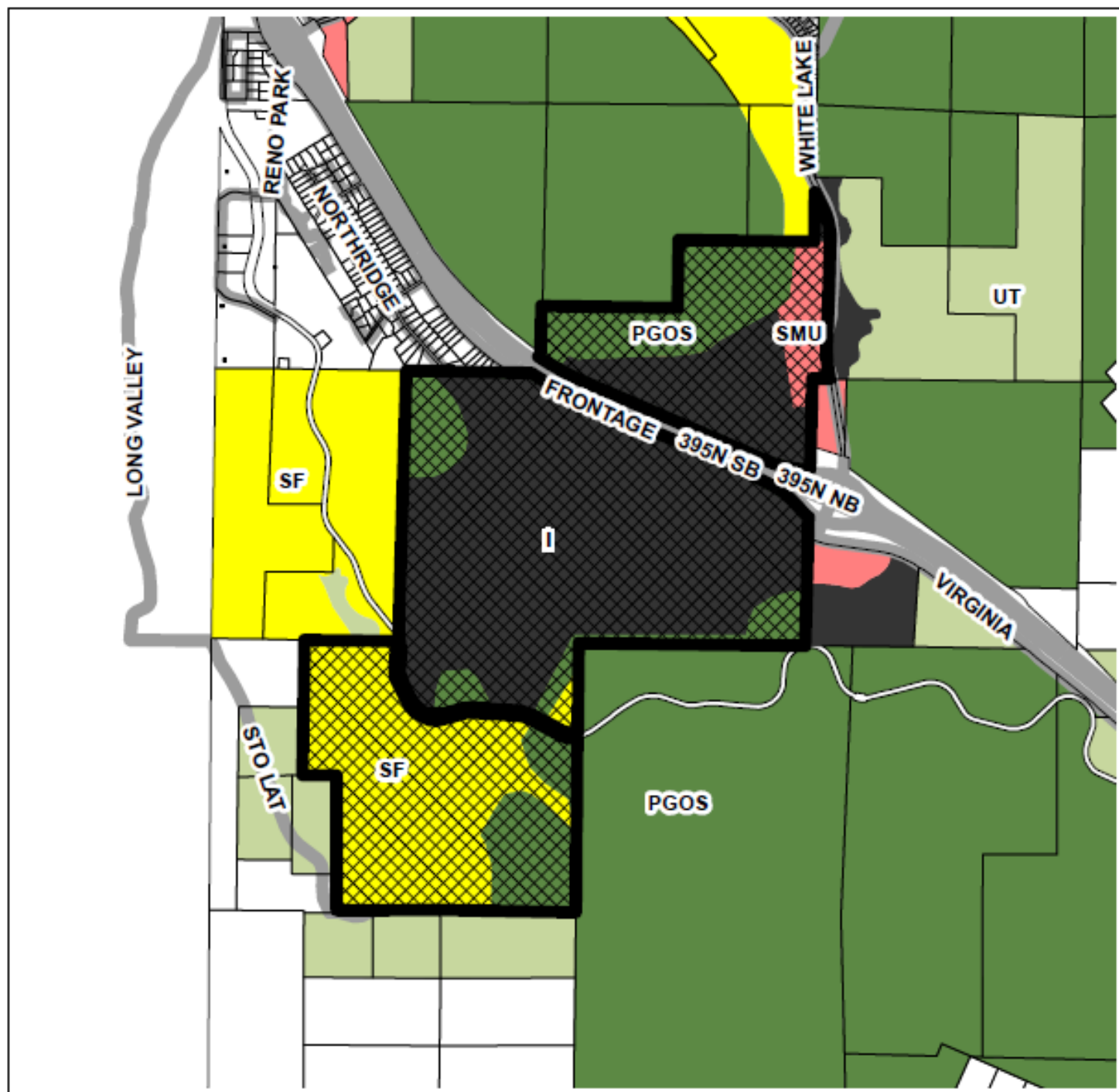
AYES: _____
 NAYS: _____
 ABSTAIN: _____ ABSENT: _____

APPROVED this __ day of _____, 20__.

 CHAIRPERSON

ATTEST:

 PLANNING MANAGER
 RECORDING SECRETARY

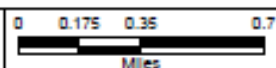


LDC24-00051 (Stonegate Heinz Ranch MPA & ZMA)



MASTER PLAN AMENDMENT

FROM | ± 172 Acres of SF; ± 337 Acres of LL;
 ± 475 Acres of MX; ± 39 Acres of MF;
 ± 188 Acres of SMU; ± 41 Acres of I
 ± 485 Acres of PGOS; ± 30 Acres of NOLU
 TO | ± 385.7 Acres of SF; ± 54.6 Acres of SMU;
 ± 923.3 Acres of I; ± 403.7 Acres of PGOS



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Development Services Department

1 East 1st Street Phone: 321-8309
 P.O. Box 1900 Fax: 334-2043
 Reno, NV 89505 www.reno.gov

Map Produced: May 2024