

**PLANNING COMMISSION
STAFF REPORT**

Date: April 16, 2025

To: Reno City Planning Commission

Subject: Staff Report (For Possible Action – Recommendation to City Council): Case No. LDC25-00046 (Milnes Family Zoning Map Amendment) - A request has been made for a zoning map amendment from ±132.2-acres of Specific Plan District – Ventana Pointe (SPD) to ±38.5 acres of Large Lot Residential - One Acre (LLR-1) and ±93.7 acres of Parks, Greenways, and Open Space (PGOS). The site is comprised of three parcels located ±650 feet northwest of the terminus of Sandestin Drive, ±450 feet north of the Peavine Pines Court, extending north to the northern City limits. The site has Master Plan land use designations of Single Family Neighborhood (SF) and Parks, Greenways, and Open Space (PGOS).

From: Leah Piccotti, Associate Planner

Ward #: 5

Case No.: LDC25-00046 (Milnes Family Zoning Map Amendment)

Applicant: Thomas Milnes

APN: 081-160-17, 081-160-18, and 081-160-19

Request: **Zoning Map Amendment:** From ±132.2-acres of Specific Plan District – Ventana Pointe (SPD) to ±38.5 acres of Large Lot Residential - One Acre (LLR-1) and ±93.7 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 recommend that City Council approve the zoning map amendment by ordinance.

Summary: The current Ventana Pointe Specific Plan District (SPD) was approved in 2007 and remains undeveloped. The property is under new ownership and the new owner has requested to

dissolve the SPD and return the zoning to ±38.5 acres of Large Lot Residential - One Acre (LLR-1) and ±93.7 acres of Parks, Greenways, and Open Space (PGOS). There are no development plans associated with this request. Staff can make all of the findings and recommends approval of the zoning map amendment.

Background: The SPD allows for the development of a 70-lot single-family residential subdivision. A tentative map and associated special use permit (LDC04-00175 Ventana Pointe) was approved concurrently with the SPD Handbook in 2007. A final map was never recorded and the entitlement has since expired.

An application to establish 70 single family dwelling units (LDC18-00041 Ventana Ridge), was denied by the Planning Commission on April 18, 2018. This project was reviewed under the previous Master Plan and Municipal Code. Staff and the Planning Commission found that the project did not meet findings related to conformity with zoning ordinances and Master Plan elements and did not utilize grading practices appropriate for hillsides.

In August 2021, the Planning Commission approved an application (LDC21-00060 Ventana Ridge) for a tentative map to develop 67 single-family detached dwelling units along with a major site plan review for cluster development, hillside development, grading resulting in cuts deeper than 20 feet and fills greater than 10 feet in height, and disturbance of a major drainageway. Seven appeals of the Planning Commission's decision were filed. City Council modified the Planning Commission's decision with added conditions of approval, and approved the tentative map and major site plan review requests. Like the previous project, a final map was never recorded and the entitlement has since expired.

Discussion: Application materials indicate that the Milnes Family recently purchased the property and that there is no specific development concept at this time. The fiscal impact analysis submitted with the application analyzes the impact of a maximum of four single-family dwelling units.

Staff supports the request for a down-zone (reduction in the approved density/intensity) since it will further preserve the existing character of the surrounding rural neighborhoods and restrict development on the northern portion of the site, preserving sensitive environmental areas. The subject site has significant natural features such as steep slopes, major drainageways, environmental resources (wildlife and plants), and limited access. Any significant development on this site will require entitlements for grading, hillside development, and/or disturbance of a major drainageway. Future development will be analyzed in context with these constraints with a site specific project and entitlements.

Analysis:

Land Use Compatibility: The site is surrounded by Single-Family Residential – 3 units per acre (SF-3), General Rural – 1 unit per 40 acres (GR – Washoe County), and PGOS zoning. The proposed LLR-1 and PGOS zoning districts are appropriate considering the density of surrounding properties and site characteristics.

Development Standards: Development standards for the Ventana Pointe SPD and the proposed LLR-1 zoning districts are noted in the table below. The development standards for LLR-1 are appropriate for the site and consistent with the assigned Master Plan land use designations. Specific design considerations regarding site layout, access, and other improvements will be analyzed at the time of development.

Zoning	Ventana Pointe SPD	LLR-1
Setbacks – Front/Side/Rear	20’/ 10’or 15’/ 20’or 15’	30’/12’/30’
Height	30’	45’
Stories	2	-
Building Area, Maximum	-	35%
Lot Area, Minimum	7,000 sq. ft.	1 acre
Lot Width, Minimum	70’	120’

Master Plan Conformance: The subject site has Master Plan land use designations of Single-Family Neighborhood (SF) and Parks, Greenways, and Open Space (PGOS) and is within the Foothill Neighborhood area of the Structure Plan. The LLR-1 zoning conforms to the SF land use designation. The PGOS land use designation provides an opportunity to retain open space and preserve prominent ridgelines. The proposed zoning map amendment is consistent with the existing Master Plan designation, the Structure Plan, and the following applicable Master Plan guidance:

- Guiding Principle 7.2A: Open Space, Greenways, and Trails Network
- Guiding Principle 7.1D: Environmentally Sensitive Areas
- Guiding Principle 7.2C: Open Space Criteria

Public and Stakeholder Engagement: The project was reviewed by various City divisions and partner agencies (**Exhibit B**). Truckee Meadow Trails provided comments and is actively working with the applicant to formally establish existing trails. Nevada Division of Natural Heritage provided comments related to known wildlife and vegetation on the site. Future development will require a thorough review of the impacts to wildlife and vegetation. A fiscal impact analysis is

required for all zoning map amendments over 20 acres. The analysis was reviewed by the City of Reno Finance Department and Staff concurs with the calculations in the report.

Courtesy notices were sent out to surrounding property owners and no comments have been received. The applicant is scheduled to attend the April 8, 2025, Ward 5 Neighborhood Advisory Board. Future comments will be forwarded to the Planning Commission.

Findings:

General Review Criteria: 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 an application that provides a public benefit even if the development is contrary to some of the goals, 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.

Zoning Map Amendment: All applications for zoning map amendments shall meet the approval criteria in Section 18.08.304(e), *Approved 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:

Exhibit A – Case Maps

Exhibit B – Review Comments