

July 22, 2022

City of Reno
Planning and Development Division
PO Box 11130
Reno, NV 89520-0027

RE: Panther Valley Flex Park Master Plan and Zoning Map Amendments
Master Plan and Zoning Map Amendment; LDC23-00001

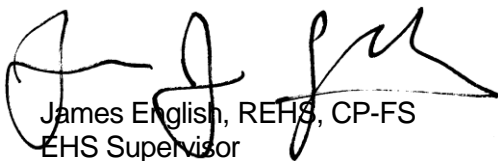
Dear City of Reno Staff:

The Washoe County Health District, Environmental Health Services Division (WCHD) has reviewed the above referenced project.

1. The project is proposed on a parcel served by public water and any development on the parcel must also be connected to a public sewer system. As applied the WCHD has no objections or concerns with the approval of the master plan or zoning amendment requests.
2. If approved, the future proposed businesses must go through all current WCHD permitting and plan review processes.

If you have any questions or would like clarification regarding the foregoing, please contact James English, EHS Supervisor at jenglish@washoecounty.us regarding all Health District comments.

Sincerely,



James English, REHS, CP-FS
EHS Supervisor
Environmental Health Services
Washoe County Health District

INITIAL REVIEW MEMORANDUM

TO: Grace Whited, City of Reno

FROM: Chris Tolley, TMRPA

DATE: July 25, 2022

SUBJECT: **TMRPA initial review of the City of Reno case LDC23-00001 (Panther Valley Flex Park)**

This memorandum provides the Truckee Meadows Regional Planning Agency's (TMRPA) initial review comments regarding the subject case (LDC23-00001), as stated in the 2019 Truckee Meadows Regional Plan (Policy RC 5).

The following constitutes an initial review based on the limited information available at the time of this memorandum. TMRPA recognizes that the proposal may change through the jurisdictional review of the case. Should the case be approved through the City of Reno, the proposal will need to be formally submitted to TMRPA for a review of conformance with the 2019 Truckee Meadows Regional Plan in its entirety.

The request, as described in the materials provided by the City of Reno, is the following:

A request has been made for: 1) a **Master Plan amendment from Suburban-Mixed Use (SMU) to Mixed-Employment**, and; 2) a zoning map amendment from General Commercial (GC) to Industrial Commercial (IC). The ±4.14 acre site consists of three parcels, and is located directly north of the intersection of Panther Drive and U.S. Highway 395

[TMRPA notes: **bolded text** identify the portion of the request that is subject to review under the Regional Plan]

Potential conformance issues

TMRPA has not identified any potential conformance issues at this time.

As part of the City of Reno review process, please address the 2019 Truckee Meadows Regional Plan Policy *PF 1 – List of Facilities and Service Standards*. Documentation of how the denoted public facilities and services (water, wastewater, flood control and stormwater, transportation and school) are provided at the adequate service standard indicated in Table 3.2 is required for master plan amendments and projects of regional significance.

Regional Plan policies for consideration in the analysis

RF 3 – Density Requirements and Nonresidential Standards

RF 11 – Compatibility Factors

PF 1 – List of Facilities and Service Standards

NR 3 – Development Constraints Area

RC 9 – Conformance Review Findings

Data and information related to Regional Plan implementation

Regional Land Designation: Tier 2

Development Constraint Areas (DCA): DCA Slopes 30% and Up (potentially along the property line abutting Highway 395)

Request for comment from other local government and/or affected entities

None at this time

Other information for review

None at this time

TMRPA Staff Notes

None at this time

Please do not hesitate to contact TMRPA staff at 775-321-8385 if you have any questions or comments on this initial review memorandum. For more information, you can access the [2019 Truckee Meadows Regional Plan](#) and the [Regional Data Viewer](#) at www.tmrpa.org.