

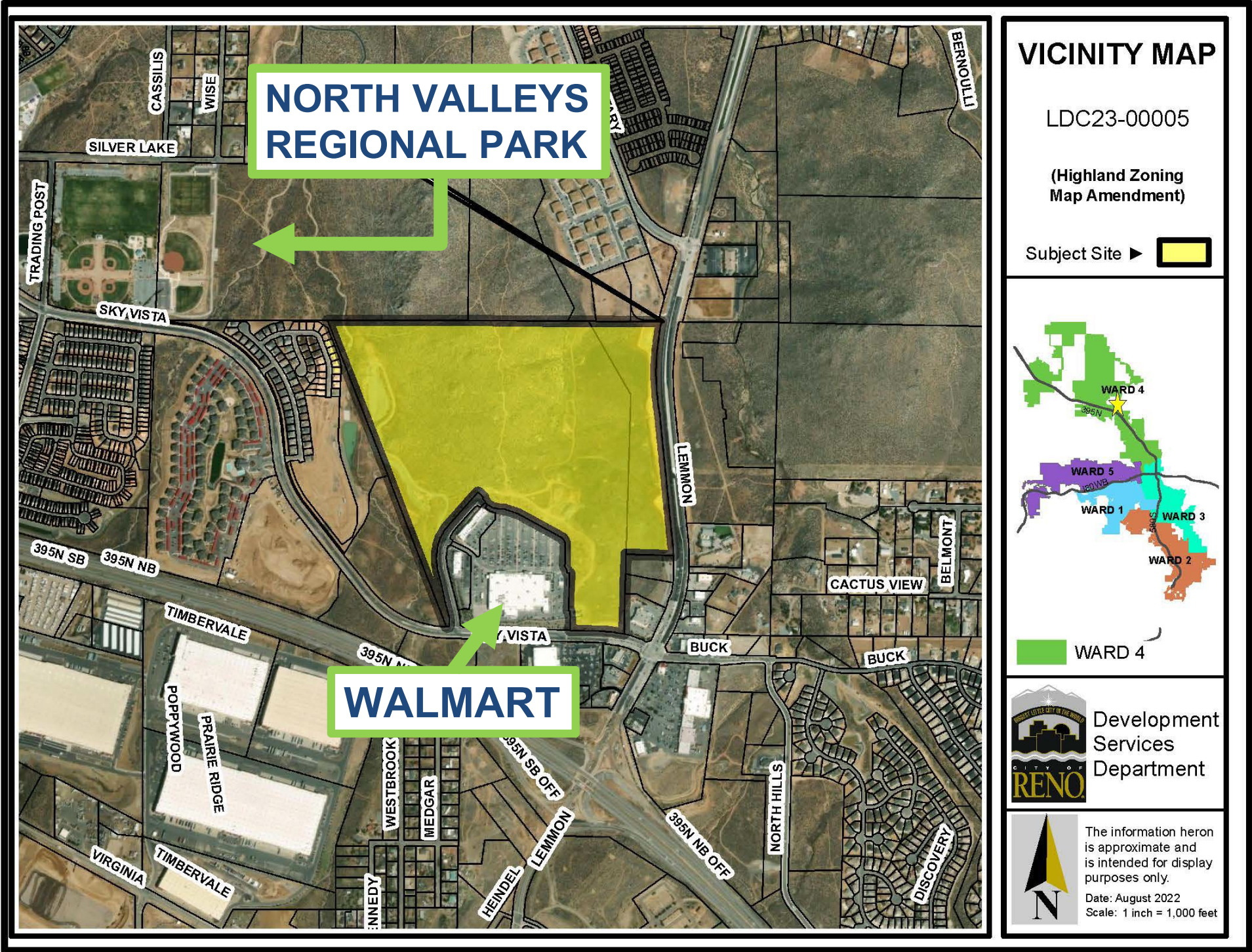
# LDC23-00005

## (Highland Zoning Map Amendment)

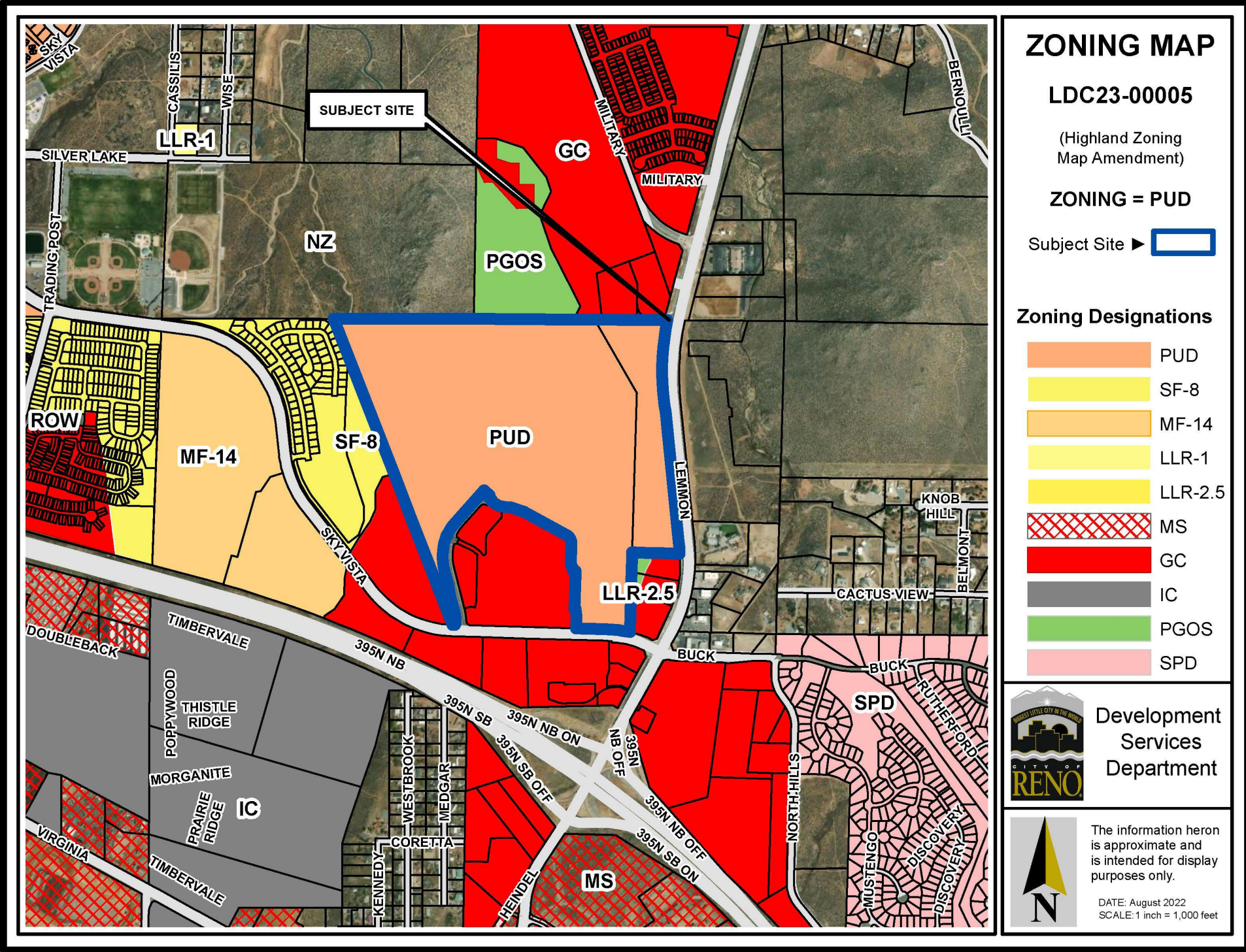
*Reno Planning Commission  
November 2, 2022*



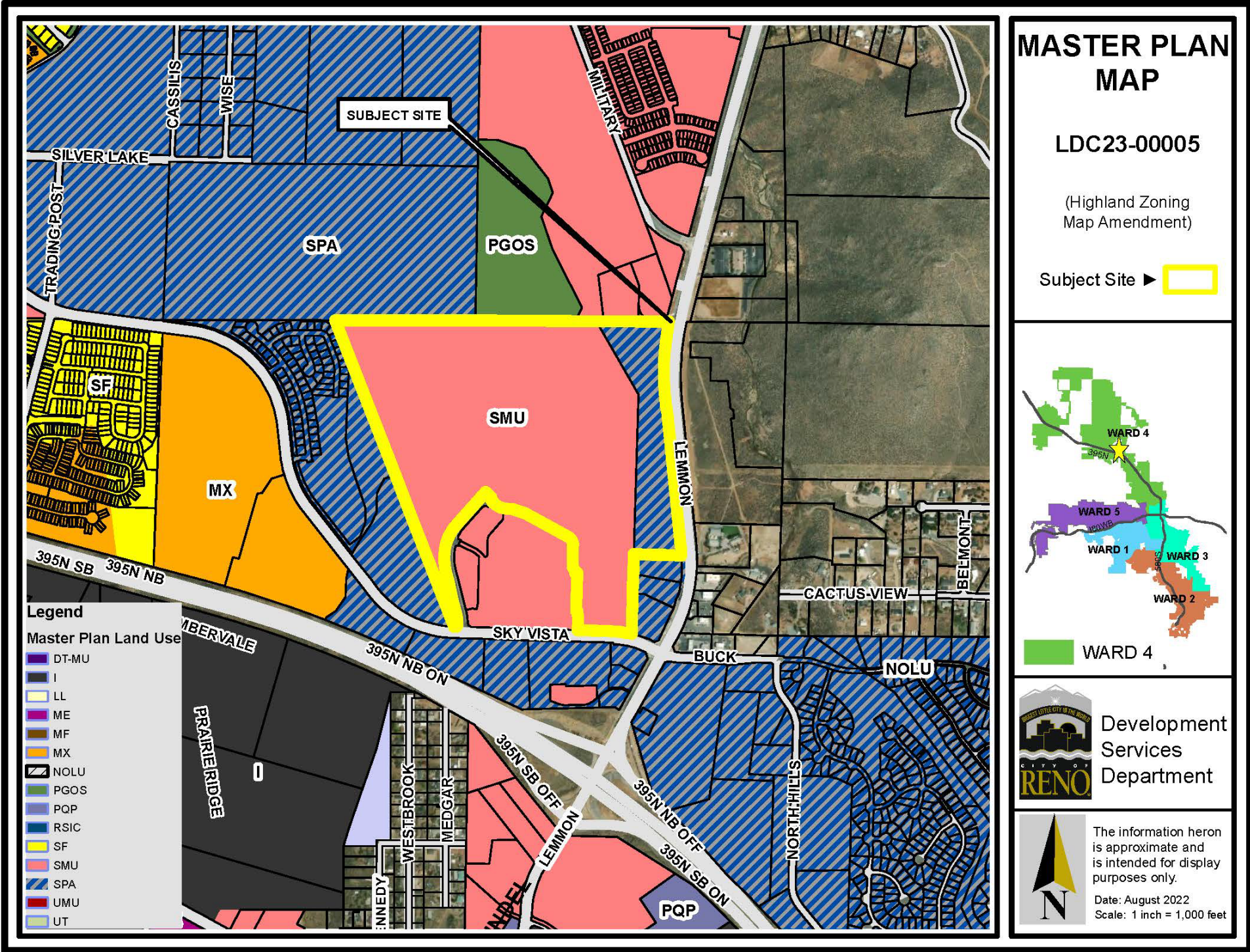








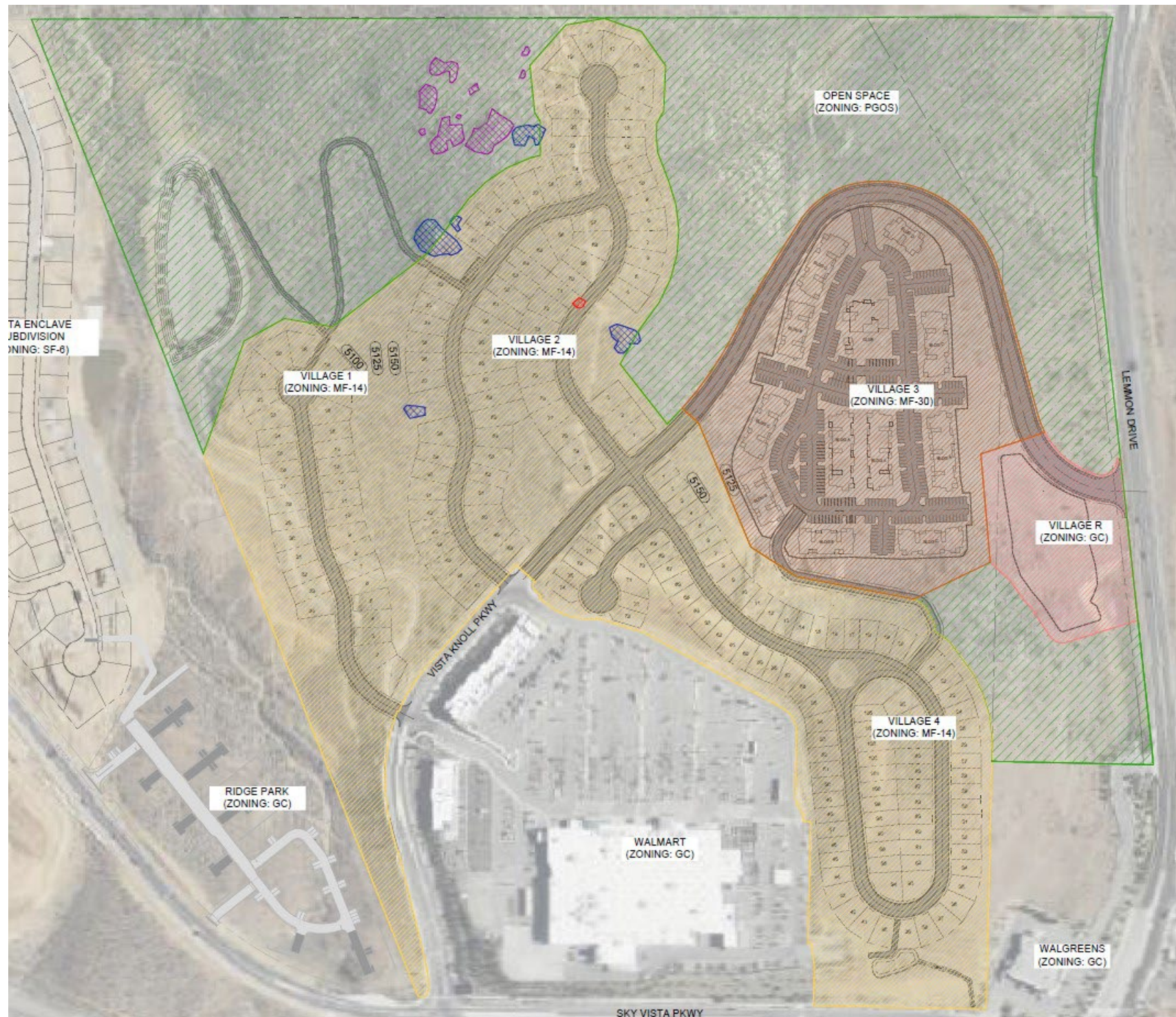






# Project Information

- **Site Size:** ±111.42 acres
- **Request:** Zoning Map Amendment
- **Existing Zoning:**  
Planned Unit Development (PUD) – Vista Hills
- **Proposed Zoning:**  
Parks, Greenways & Open Space (PGOS)  
Multi-Family Residential (MF-30)  
Multi-Family Residential (MF-14)  
General Commercial (GC)
- This zoning map amendment is related to the Highland Development (LDC23-00006)





# Summary of Allowed Uses

	Vista Hills PUD	Highland Development
Single-Family Detached Lots	Not Allowed	219 Lots
Multi-Family Residential	338 Units Allowed	288 Units
Office/Commercial/Lodging	65 ac. (capped at 487,000 SF)	3.83 ac. (GC zoning)
Open Space	46.30 acres	44.95 ac. (PGOS zoning) + common areas

- Vista Hills PUD caps residential development at 338 units
- Highland Development proposes 507 units
- Highland Development will preserve additional open space through common areas, and will preserve existing ridgelines and rock outcroppings.

# Zoning Map Amendment Findings

ZMA Findings	Staff Review and Analysis
<b>Conforms with state law NRS Section 278.250(2)</b>	<b>✓ Yes</b>
<b>Conforms with Master Plan</b>	<b>✓ Yes</b>

## **Recommended Motion**

**Based on compliance with the applicable findings, I move to recommend that City Council approve the zoning map amendment by ordinance.**



# **NRS 278.250(2)(1)**

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.