

# **PANTHER VALLEY FLEX PARK LDC23-00001**

## **MASTER PLAN AMENDMENT & ZONE CHANGE**

### **Planning Commission Hearing**

*November 2, 2023*

## Subject Properties:

Sierra Developments, LLC has purchased three parcels totaling 4.409-acres fronting Panther Drive



APNs 082-051-01, 082-051-02, 082-051-03





East



West



East



North





## Project Concept:

Sierra Developments, LLC has purchased three parcels fronting Panther Drive

### *Considerations:*

Proximity to Highway 395

Proximity to Railroad

Adjacent to existing Industrial

Ideal location for a local restaurant

Sports and fitness businesses

Less traffic than multifamily residential

### *Features:*

Thoughtful architecture

Waterwise evergreen landscaping

All interior uses (no outdoor or storage)

Curb, gutter and sidewalk along Panther Drive

Underground power lines along Panther Drive

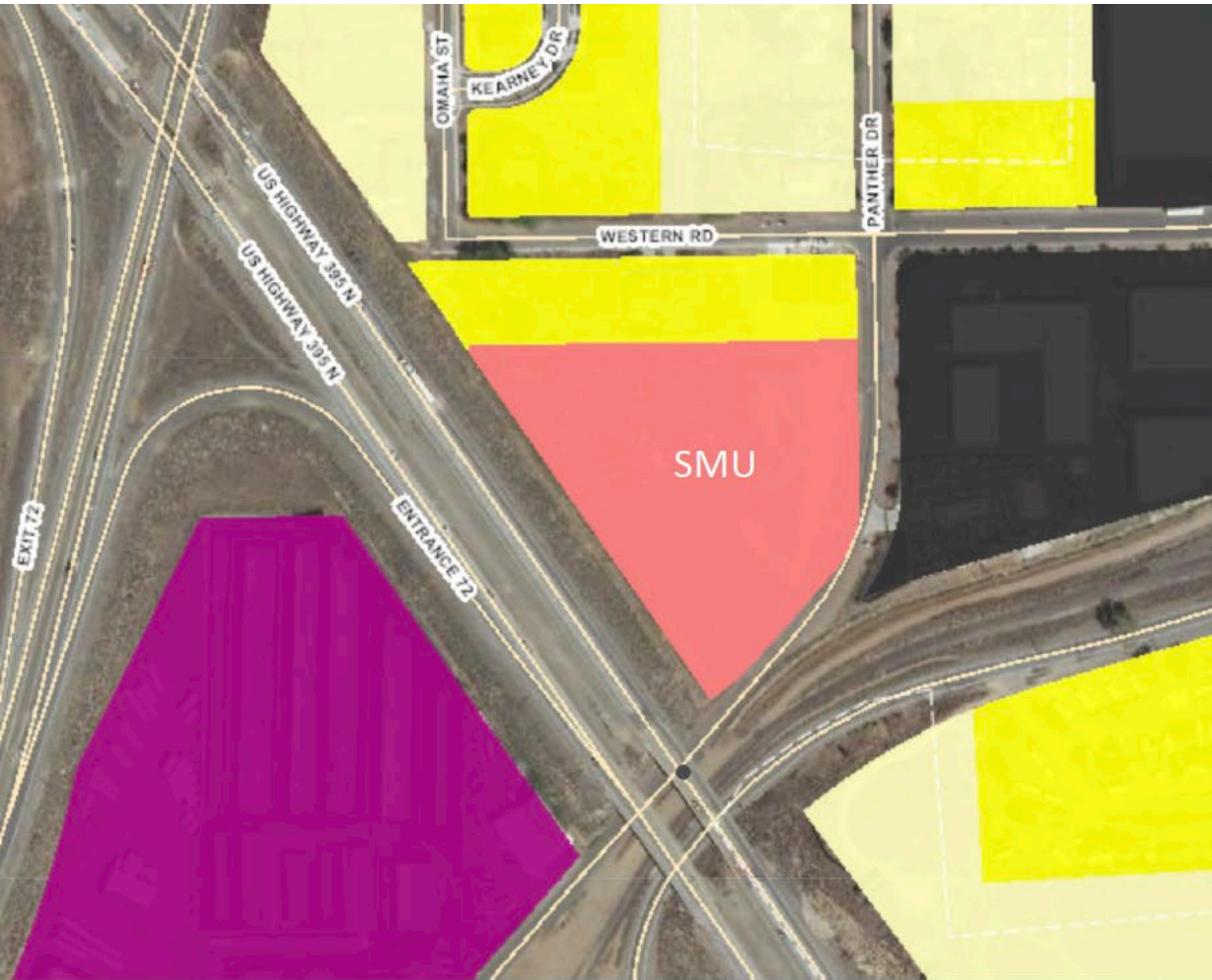
Jobs-housing balance

Local developers with a commitment to be a good neighbor



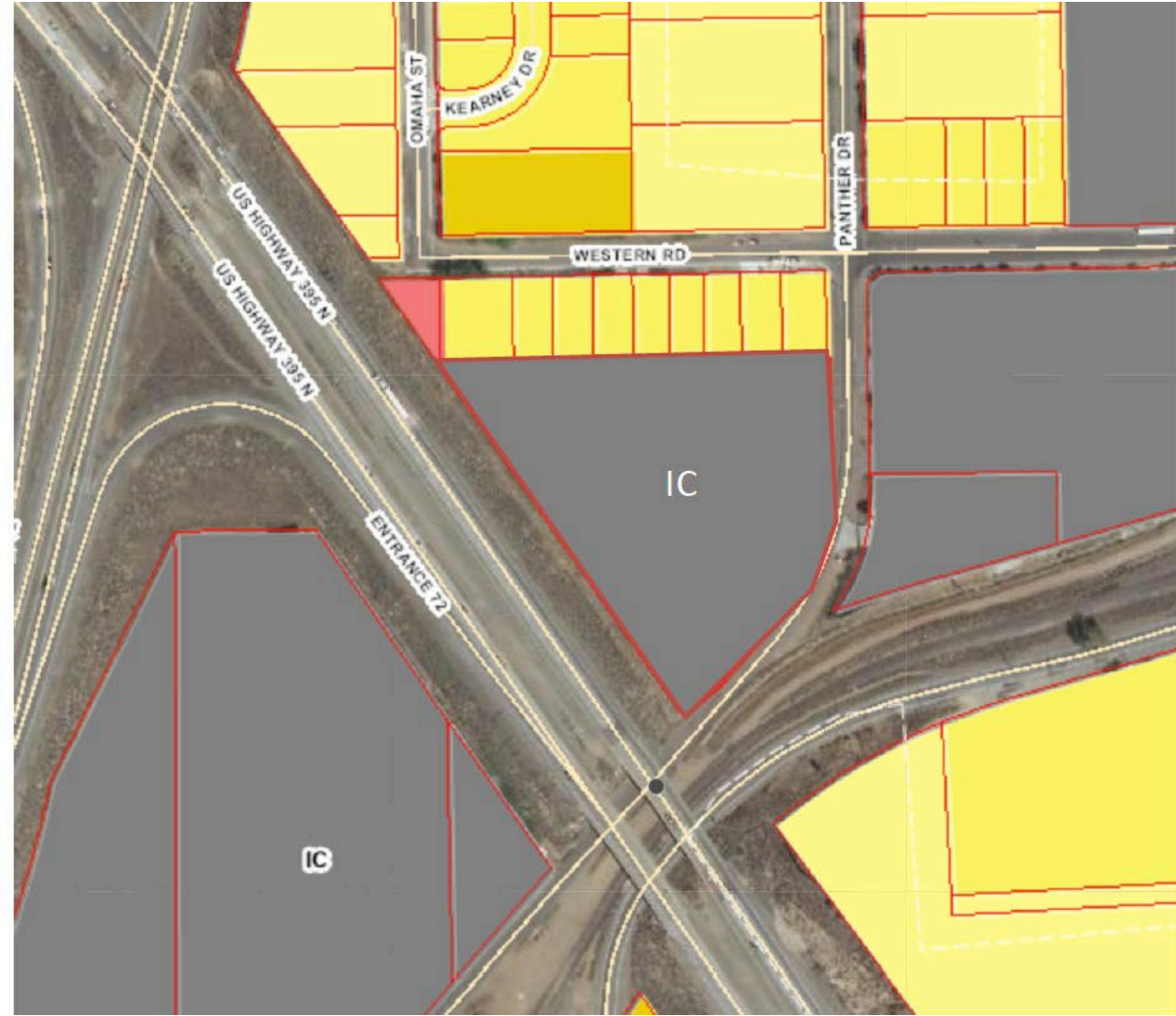


# Revision to the Relmagine Reno Master Plan Map from Suburban Mixed Use to Industiral





## Revision to the City of Reno Zoning Map from General Commercial to Industrial Commercial



Thank You

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