

PANTHER VALLEY FLEX PARK

LDC22-00001

MASTER PLAN AMENDMENT & ZONE CHANGE

City Council Hearing

December 14, 2022

Subject Properties:

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



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



East



West



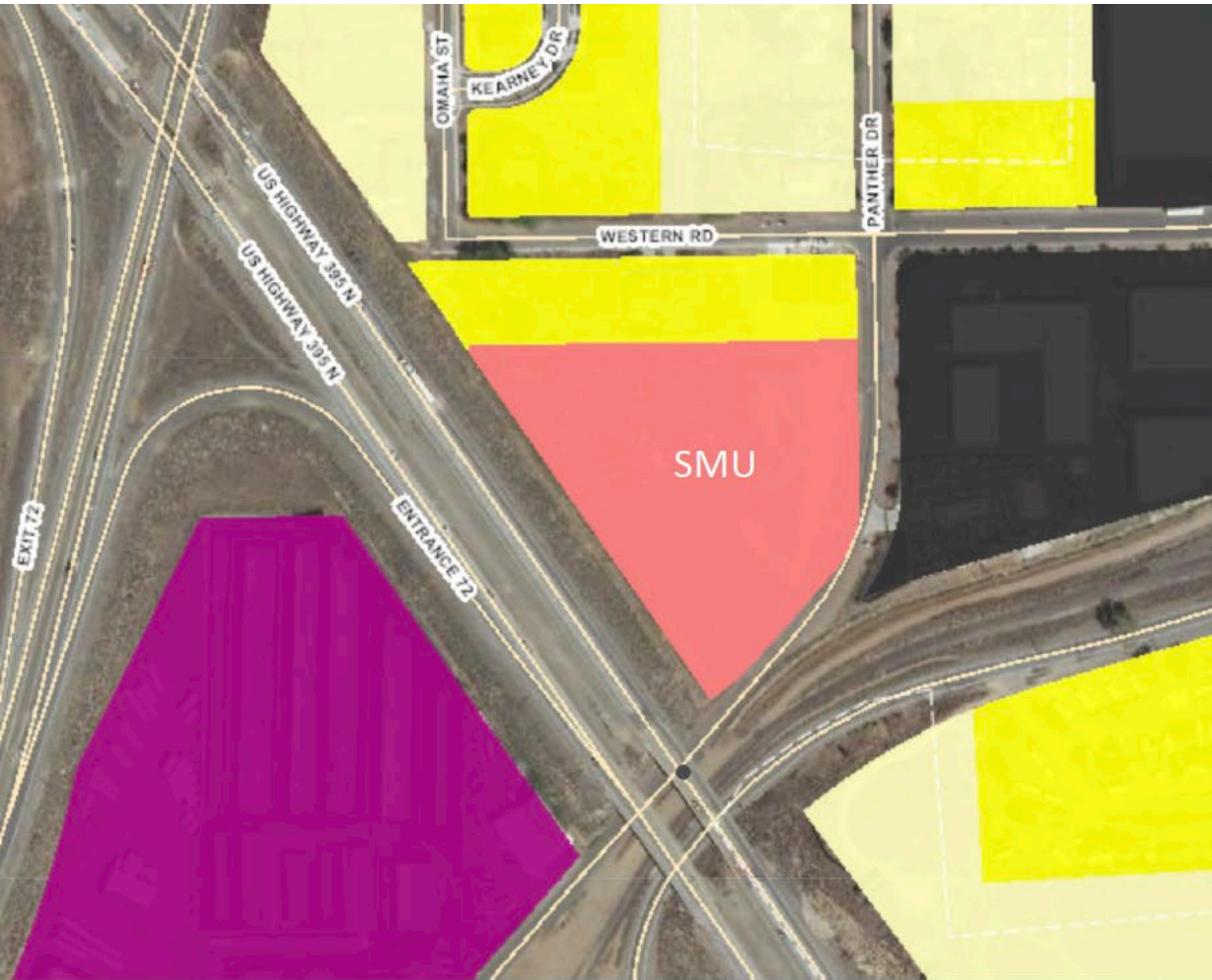
East



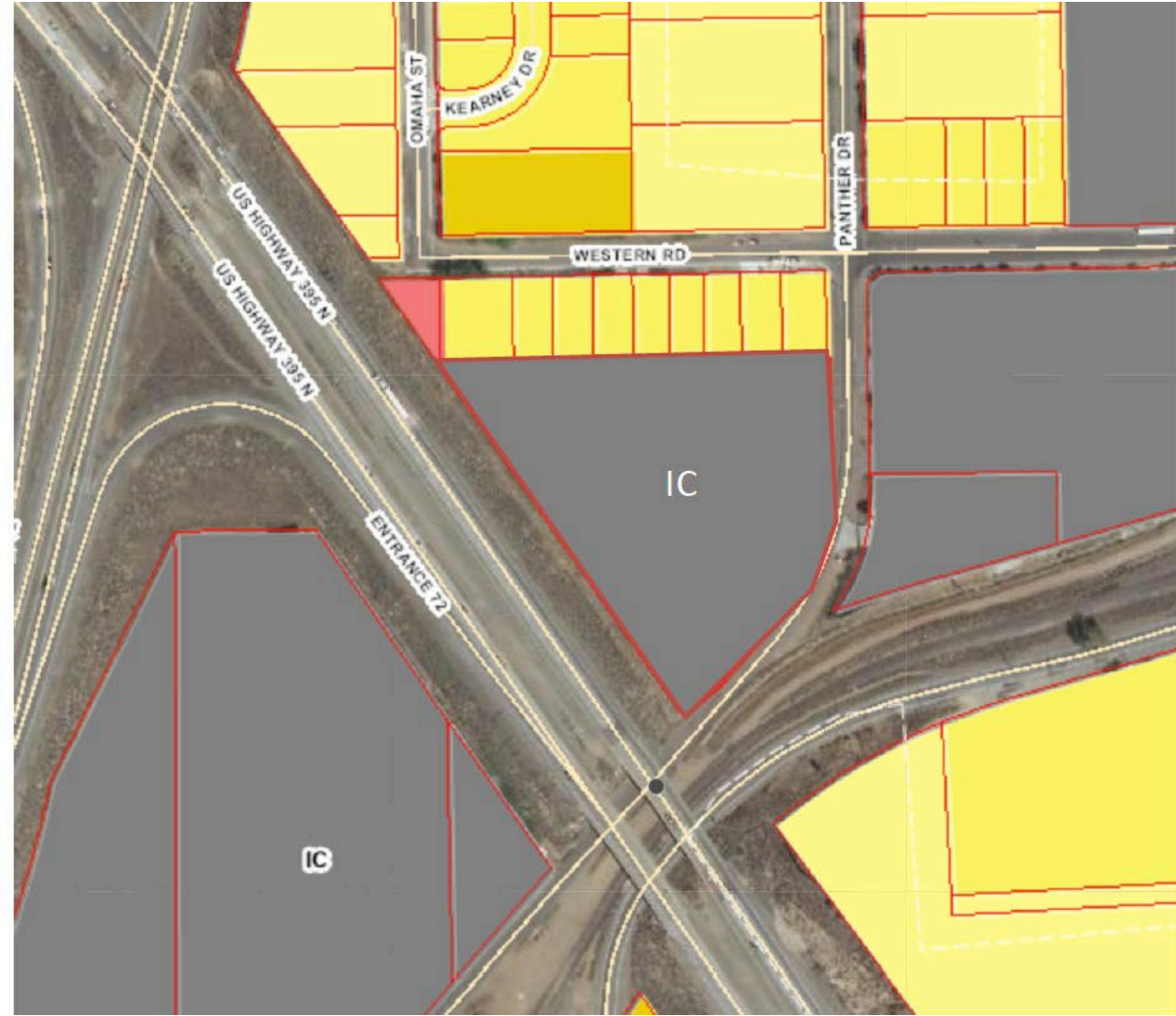
North



Return the ReImagined Reno Master Plan Map from Suburban Mixed Use to Industrial



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



Project Concept:

Any development will be subject to Site Plan Review prior to building permit

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

