

Highland – Rezoning

Reno City Council

December 14, 2022 at 10 a.m.

Project Summary:

- A Rezoning from PUD to several zoning designations including MF-30 (16.1 acres), MF-14 (46.5 acres), GC (3.8 acres), and PGOS, aka Open Space(44.9 acres) on an 111 acre site
- We are sunsetting the Vista Hills PUD which has a retail/commercial emphasis that would require massive cuts & fills and dramatically alter the existing landscape and is not a functional use on this site. It was approved 10 years ago in 2012
- The Vista Hills PUD was done by the previous owner to FLIP the property and not for actual project viability.

Planning Commission Approval on 10/19/22 included:

- A Tentative Map for 219 SF Detached lots
- A Conditional Use Permit for 288 MF units and a) cluster development; b) hillside development; and c) cuts/fills greater than 20' & 10' located next to and above the Walmart on Vista Knoll Parkway.

Location Map



North Valleys
Regional Park

WC Open Space

SITE

Planned
Residential

Walmart
Supercenter

Logistics/Warehouse
Employment Hub

N VIRGINIA ST

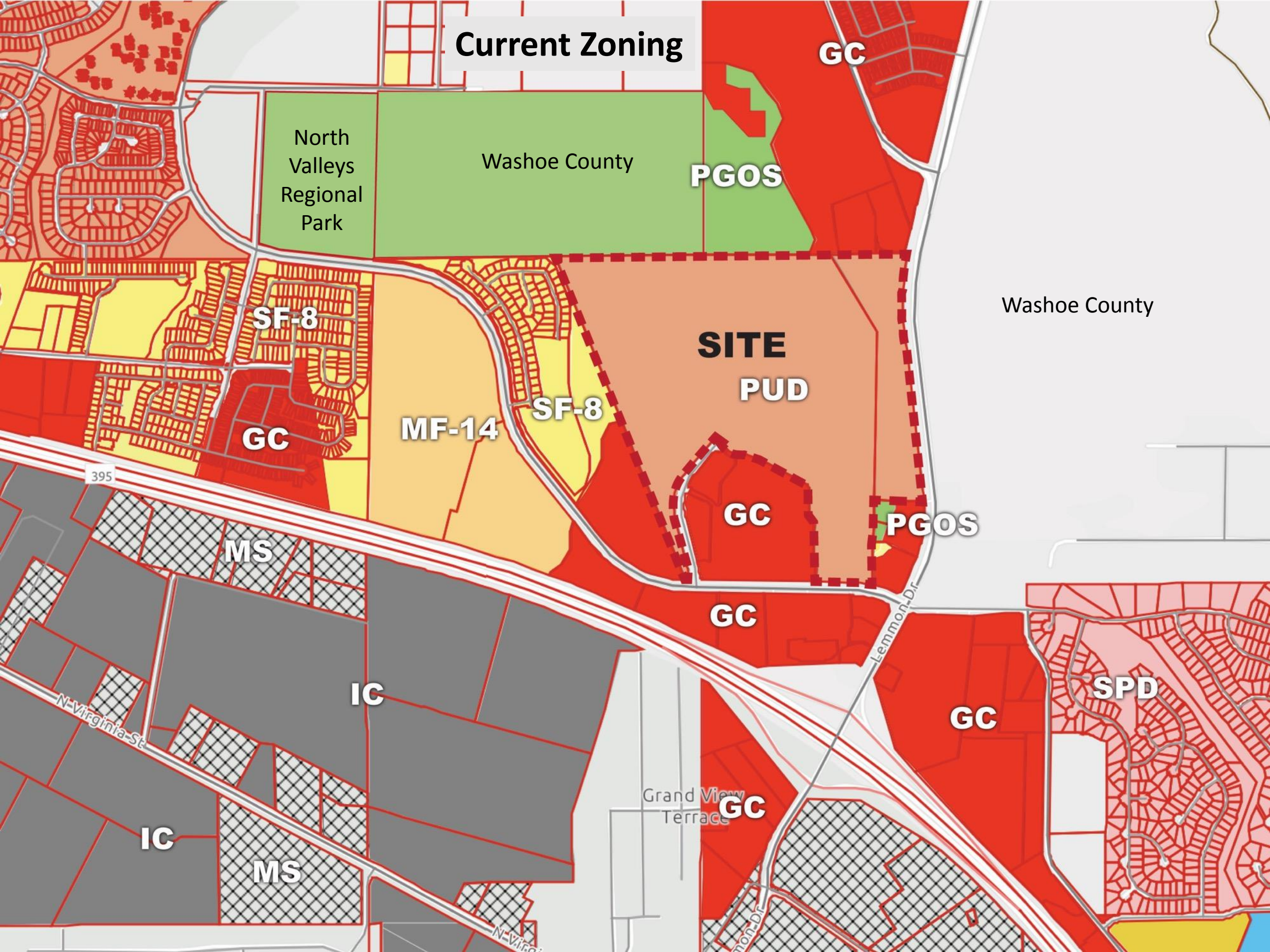
US-395

SKY VISTA PKWY

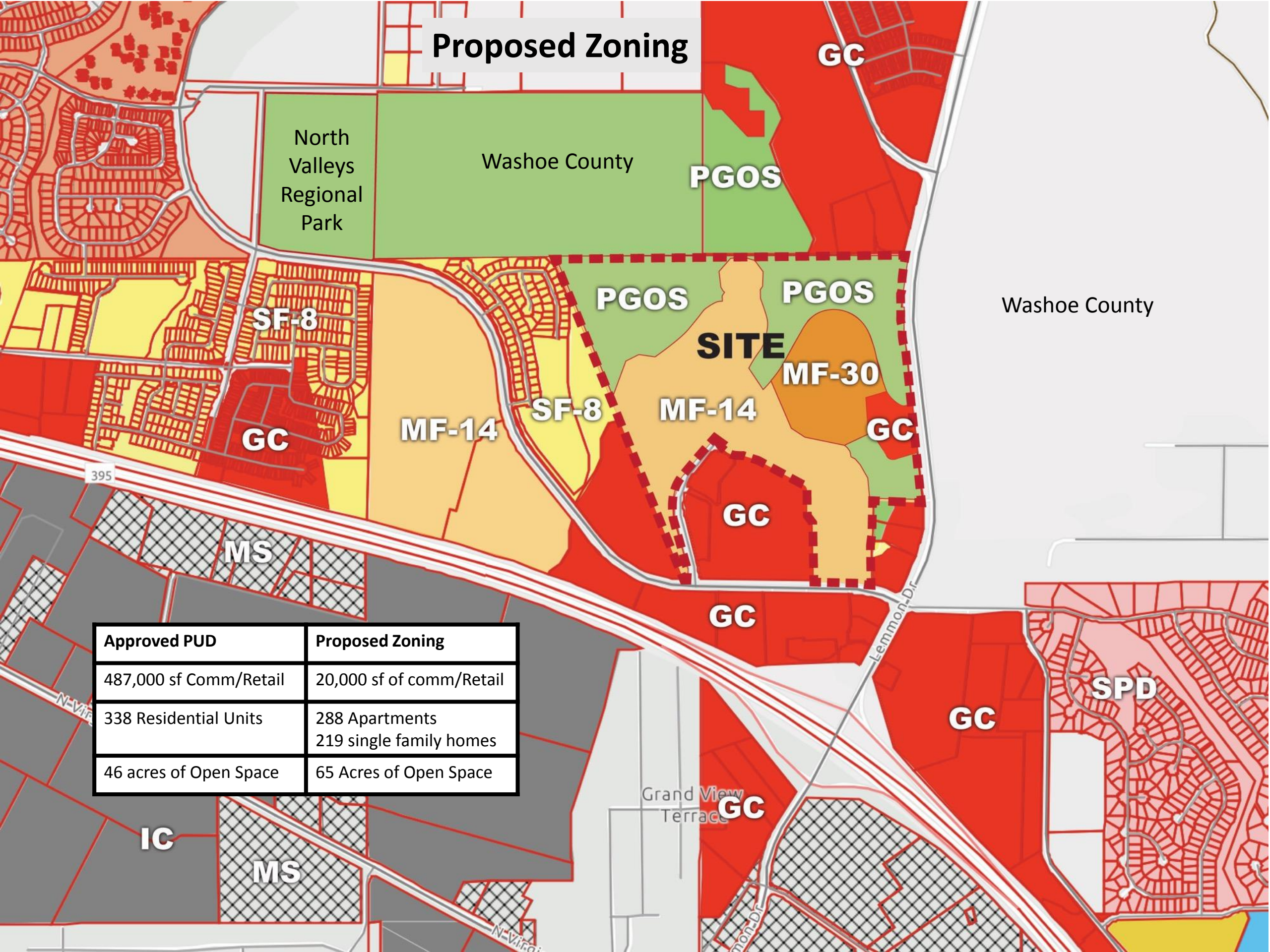
MILITARY RD.

LEMMON DR

Current Zoning



Proposed Zoning



Approved PUD	Proposed Zoning
487,000 sf Comm/Retail	20,000 sf of comm/Retail
338 Residential Units	288 Apartments 219 single family homes
46 acres of Open Space	65 Acres of Open Space

Retail Proximity Map

Tenants within Walking Distance:

- Supercuts
- Verizon
- Urgent Care
- Dentist
- Credit Union
- Tea shop
- Wingstop
- Proposed restaurant

SITE

Restaurant Site

Walmart Supercenter

SKY VISTA PKWY

Walgreen's

Auto Zone

MYNT

Jimboy's Tacos

Shell

Bank of America

Smith's

Jack in the Box

Starbucks

UPS Store

Grocery Outlet

Big Lots

McDonald's

CVS

O'Reilly Auto Parts

North Valleys Hardware

Qdoba

US-395

LEMMON DR



Walmart
Save money. Live better.

Smith's

Jack
in the box

Bank of America

W

Starbucks

BIG
LOTS!

GROCERY
OUTLET
Bargain Market

QDOBA

McDonald's

Study AUTO PARTS

Existing Retail/Comm = 381,000 SF (as shown)

395

LEMMON DR

Car Wash
(coming soon)





Adequate Infrastructure

New 6 lane Arterial

Sewer Connection
to TMWRF

New Interchange
(opened Aug 2022)



Highland Master Plan (as approved by Planning Commission)

Direct Ped access to Regional Park

Open Space = 65 acres (59%)

Project Summary

- 219 SFR Lots
- 288 Apartments
- 1.75 ac of comm suitable for a restaurant

Village 1
34 lots

Village 2
80 lots

Village 3
288 MF units

Village 4
105 lots

1.75 Ac
Comm Pad

Future Signal

WALMART
SUPERCENTER

SKY VISTA PKWY

LEMMON DR

Project Sewers to
TMWRF (via Buck Dr)



Vista Knoll Parkway completion and new signal:

- Improves traffic circulation
- Improves emergency response
- Overall improvement for local traffic
- Reduces existing traffic at Lemmon/Sky Vista/Buck intersection
- Reduces delay/improves Level of Service at Lemmon/Sky Vista/Buck intersection
- Mitigates the project's traffic

The Development Team

Owner & Developer, Capstone Advisors: Alex Zikakis, CEO & Mark Hayden, Vice President

Brad Tuck, Bradley Land Group: Development Advisor

Brian Moon & Justin Listar, Lumos Engineering: They are the Civil Engineering Team

Ken Krater, Krater Consulting Group PC: Design, Engineering & Development Expertise

Loren Chilson, Headway Transpiration, Traffic Engineer

Marc Chapelle, LA Studio: Landscape Architect

JDA Architects: Project Architecture

Gareth Blakemore & Stephaney Cox, McGinley Associates, Project Biologist

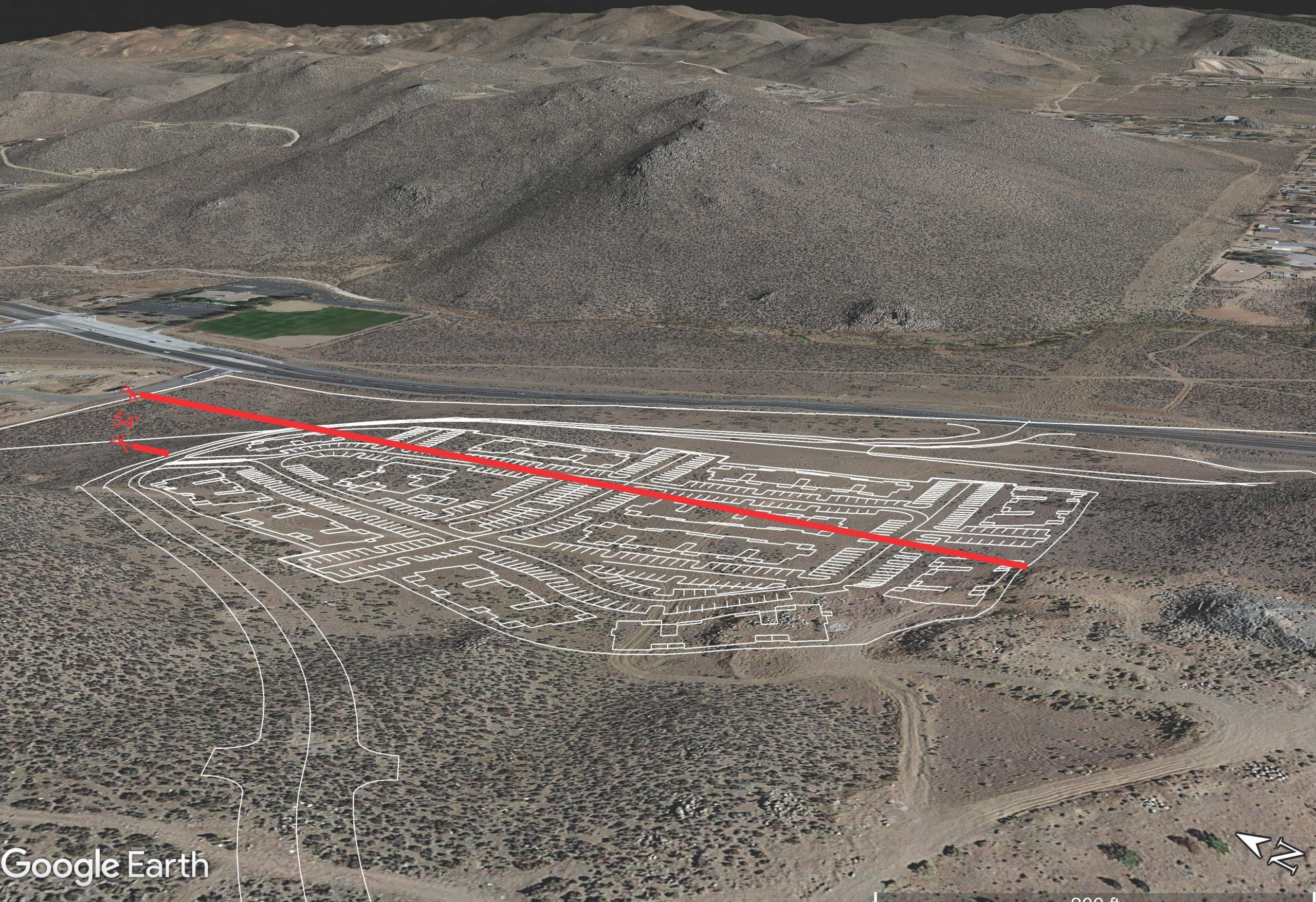
John Krmpotic, KLS Planning: Land Use Planning & Project Entitlement

Questions & Comments Please!

Additional Slides for Q & A

HIGHLAND TM&CUP

Village 3 Site Plan

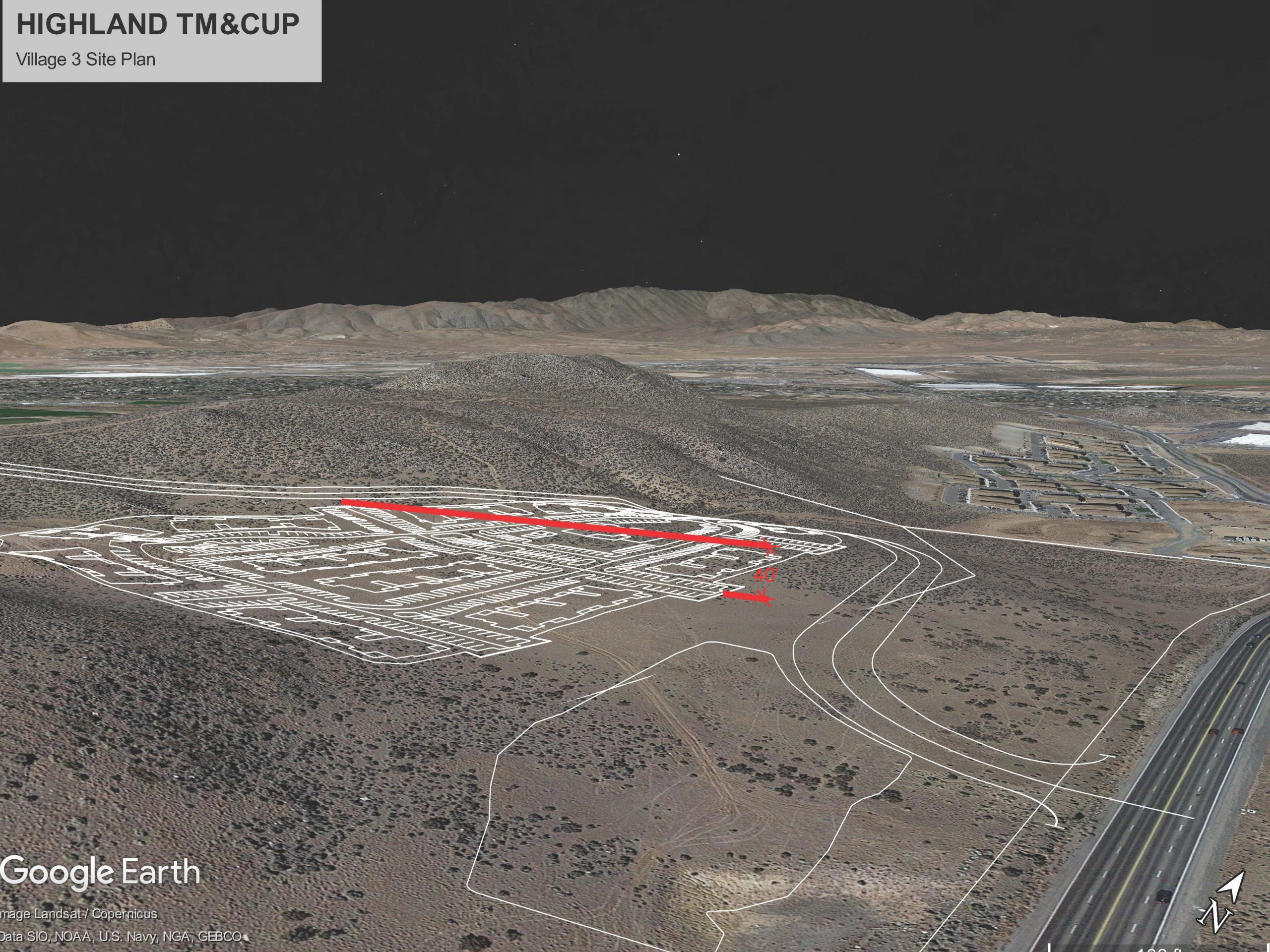


Google Earth



HIGHLAND TM&CUP

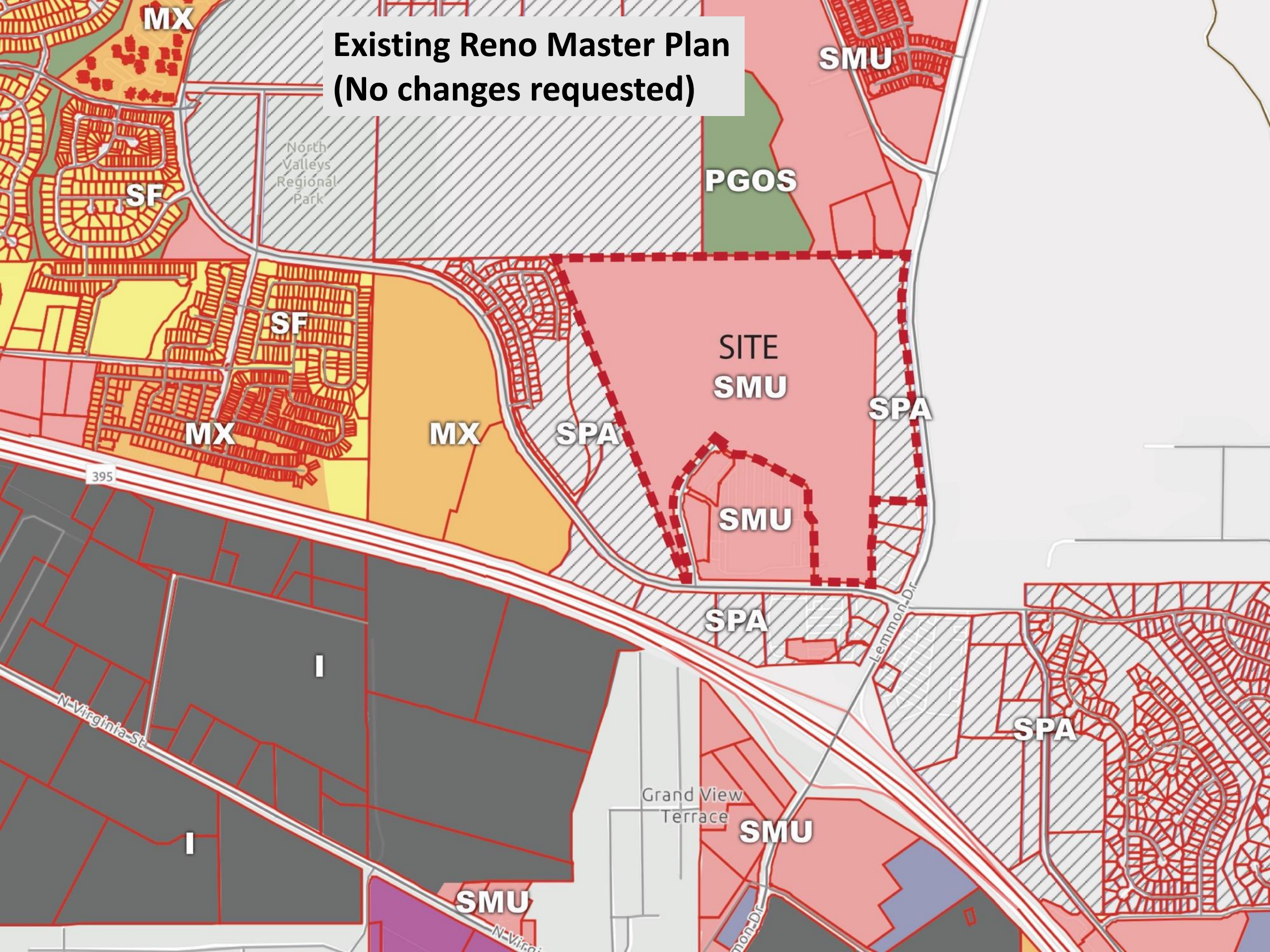
Village 3 Site Plan



Google Earth

Image Landsat / Copernicus
Data SIO, NOAA, U.S. Navy, NGA, GEBCO

**Existing Reno Master Plan
(No changes requested)**





Rock Outcroppings
(left natural)



Project Site

Topographic Challenges for Big Box Retail



Multifamily
Site