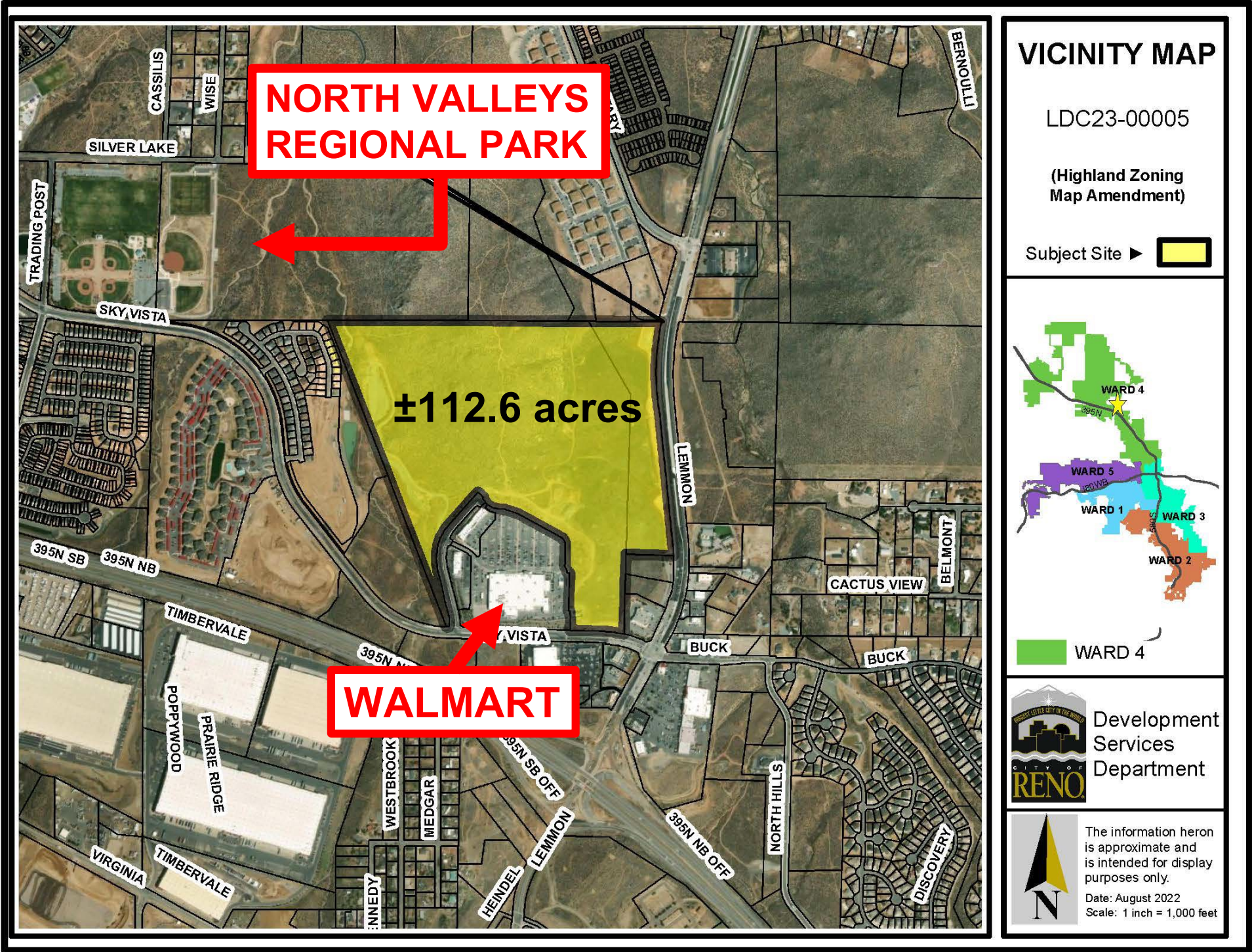


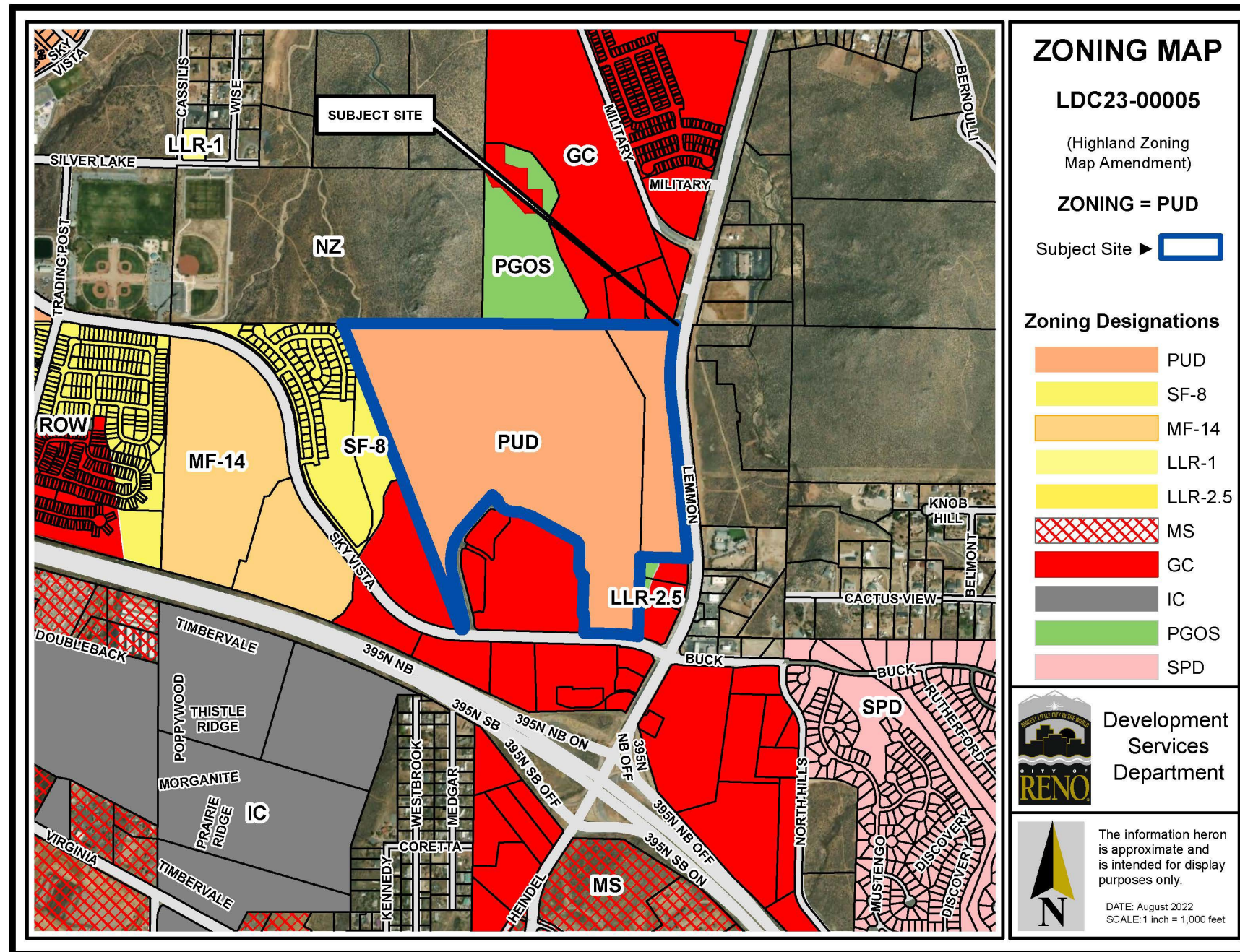
LDC23-00005 (Highland Zoning Map Amendment)

*Reno City Council
December 14, 2022*





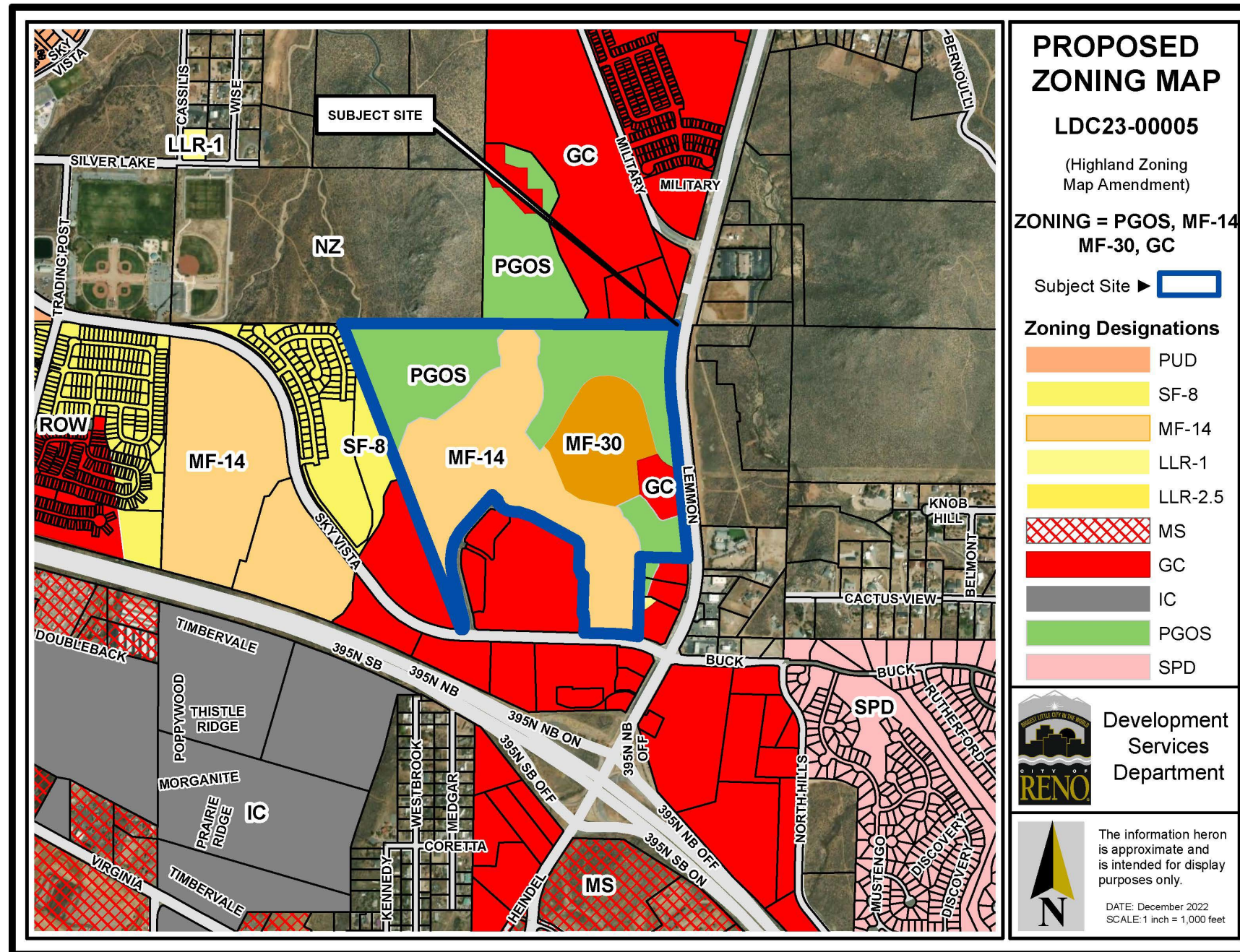
Existing Zoning



- **Planned Unit Development (PUD) – Vista Hills**
- **Approved by Council in 2012**
- **Site remains vacant and undeveloped**
- **Includes 4 villages plus open space:**
 - 1 residential village - 338 residential (apartment) units
 - 3 non-residential villages - “487,000 SF of office, commercial, retail, lodging, entertainment and/or service uses.”
 - Open space/common areas - 46.30 ac.

Proposed Zoning

- **Proposed zoning districts:**
Parks, Greenways & Open Space (PGOS)
Multi-Family Residential (MF-30)
Multi-Family Residential (MF-14)
General Commercial (GC)
- **Proposed zoning conforms to existing Master Plan land use designations**
- **Approval of this zoning map amendment will allow the Highland Development to proceed as approved by the Planning Commission**



Council's Decision:

- The Highland Zoning Map Amendment is the only item under review today.
- The Highland Development was approved by Planning Commission as the final decision-making body. (NO APPEAL)
- Condition of Approval #6 for the Highland Development requires approval of this zoning map amendment for the project to proceed:

“Prior to approval of any building permit, grading permit, or final map associated with this project, a zoning map amendment from Planned Unit Development (PUD) to Multi-Family Residential (MF-14), Parks, Greenways and Open Space (PGOS), Multi-Family Residential (MF-30), and General Commercial (GC) shall be approved consistent with LDC23-00005 (Highland Zoning Map Amendment).”

Highland Development

- **Planning Commission approved the tentative map and conditional use permit on November 2nd, 2022**
- **Single-Family Villages [MF-14 Zoning]**
- 219 Single-Family Lots
- **Multi-Family Village [MF-30 Zoning]**
- 288 Apartments
- **Commercial Development [GC Zoning]**
- 20,000 sq. ft. on Lemmon Drive
- **Open Space [PGOS Zoning]**
- Deed-Restricted
- Trails Open to Public



Comparison of Allowed Uses

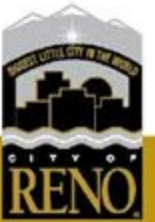
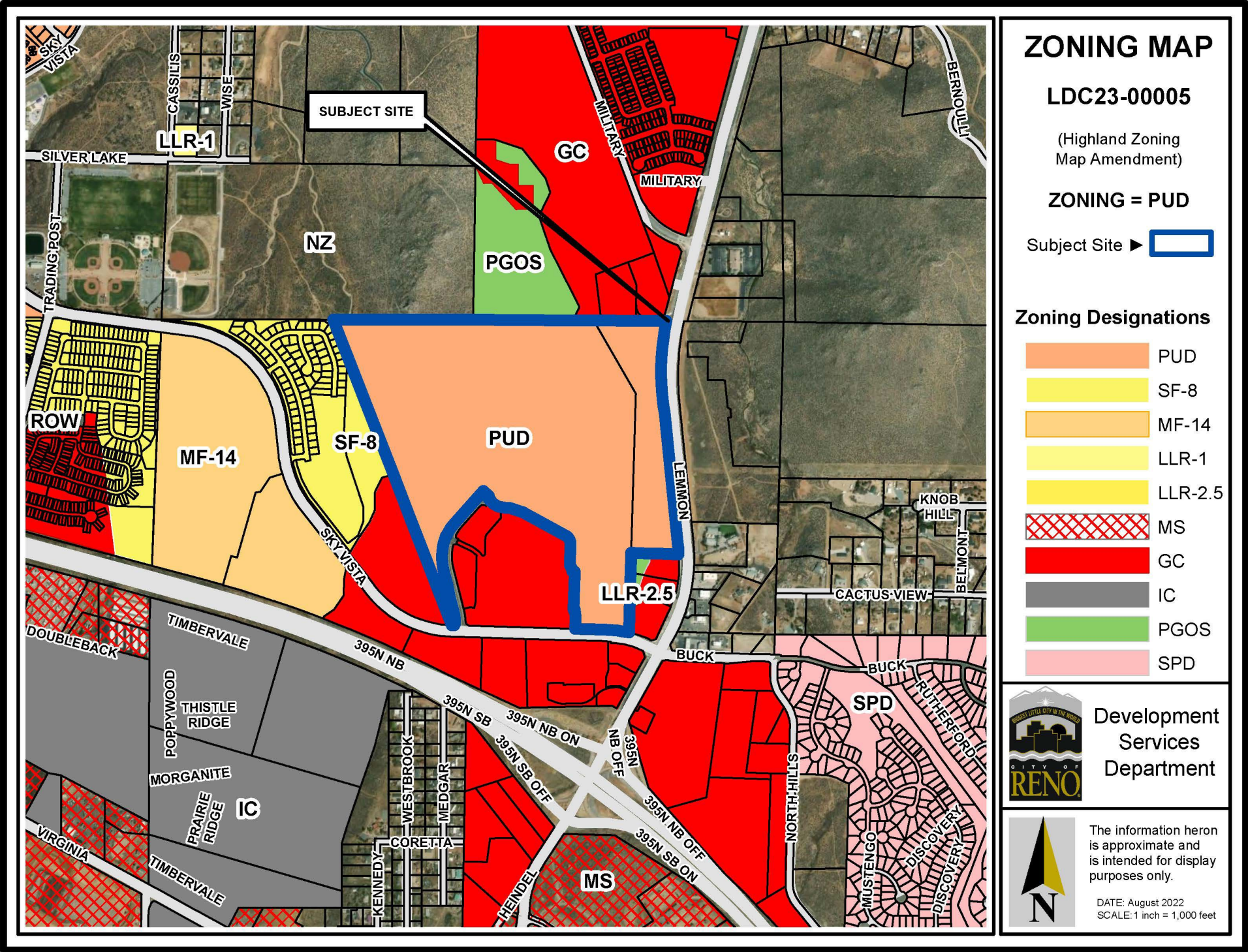
	Vista Hills PUD	Highland Development
Single-Family Detached Homes	Not Allowed	219 Lots
Multi-Family Residential	338 Units (max)	288 Units
Office/Commercial/Lodging	65 ac. (487,000 SF max)	3.73 ac. (\pm 20,000 SF)
Open Space	46.30 acres (total)	44.95 ac. (plus common areas)

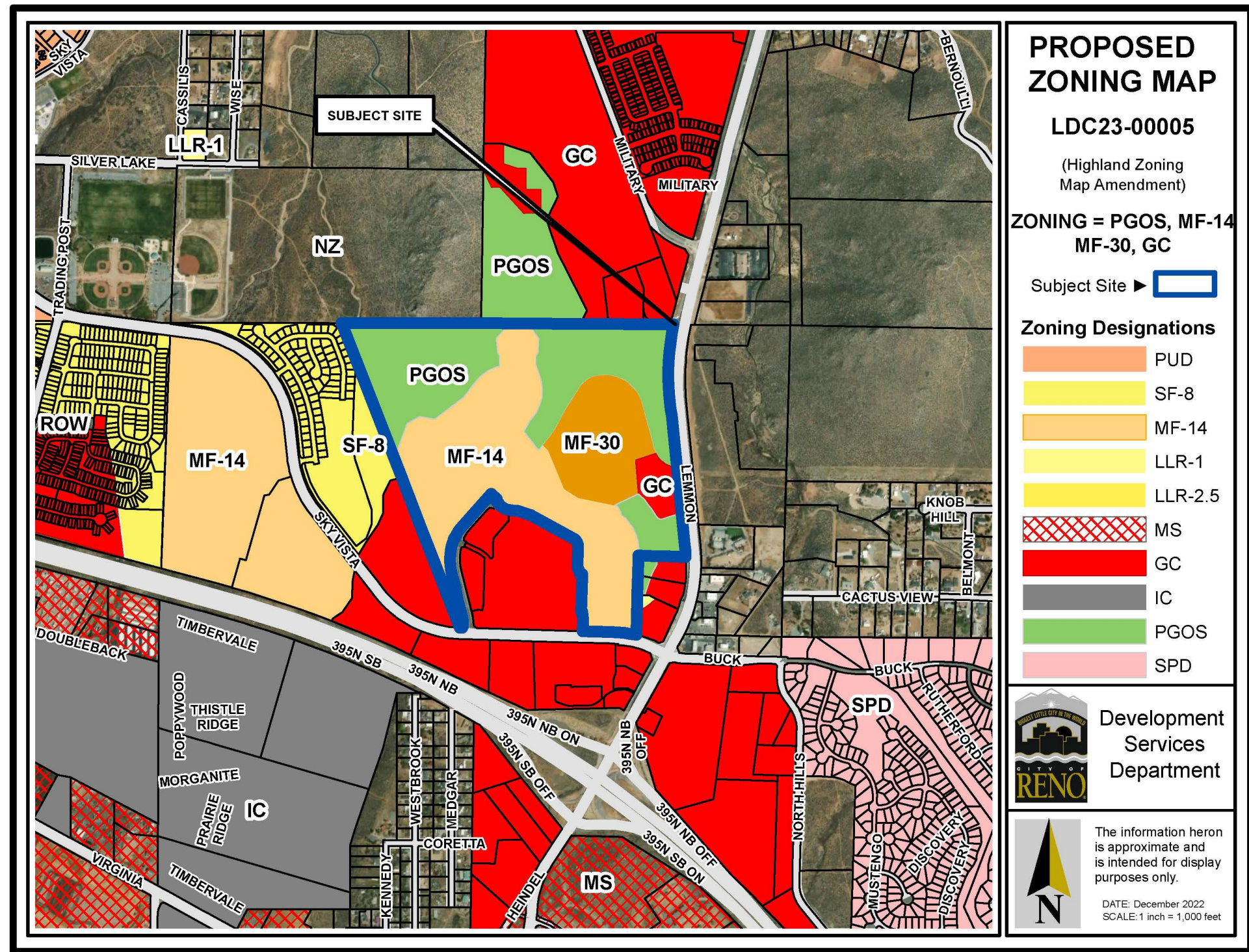
Zoning Map Amendment Findings

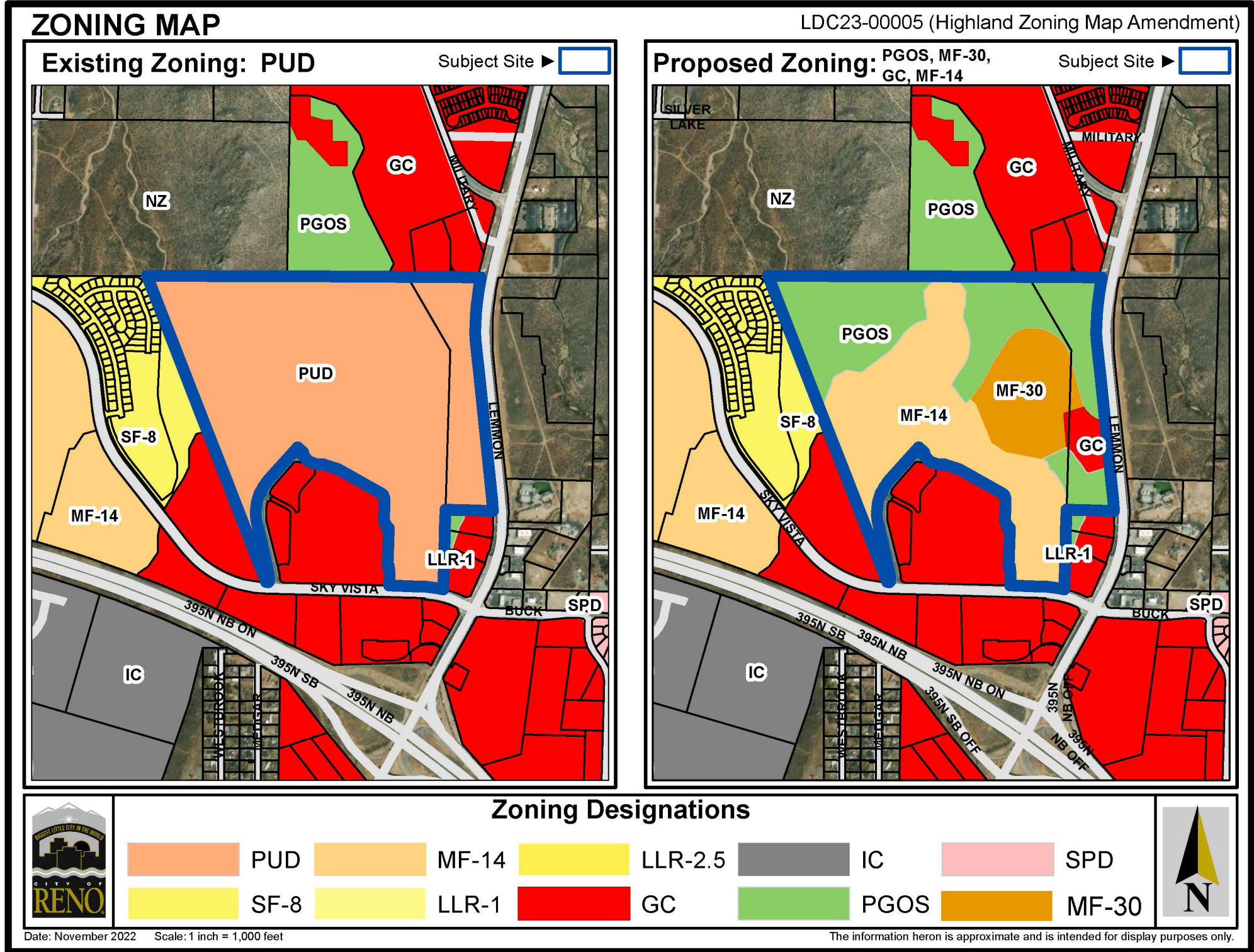
ZMA Findings	Staff Review and Analysis
Conforms with state law NRS Section 278.250(2)	✓ Yes
Conforms with Master Plan	✓ Yes

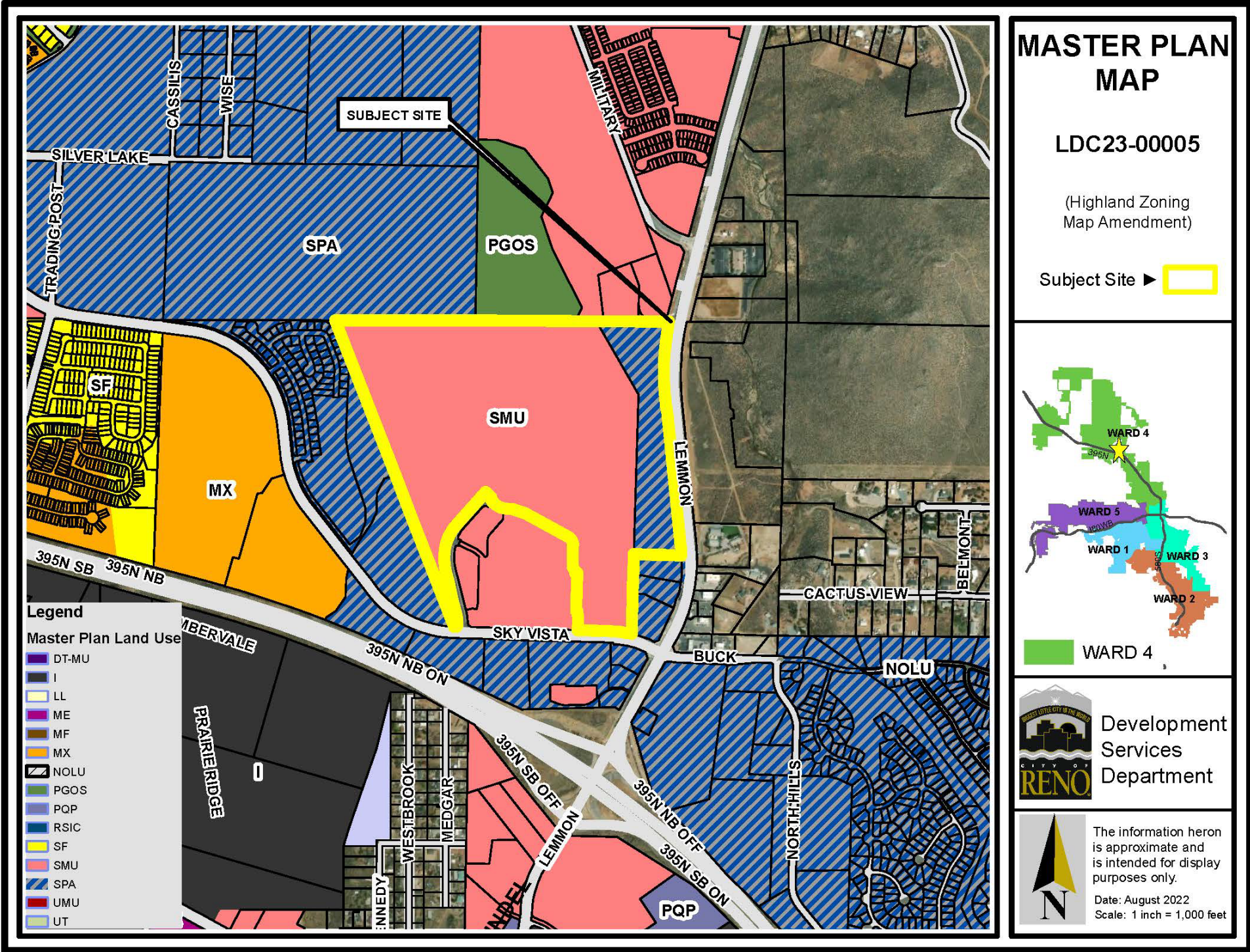
Recommended Motion

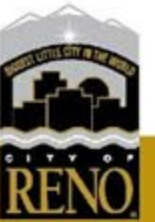
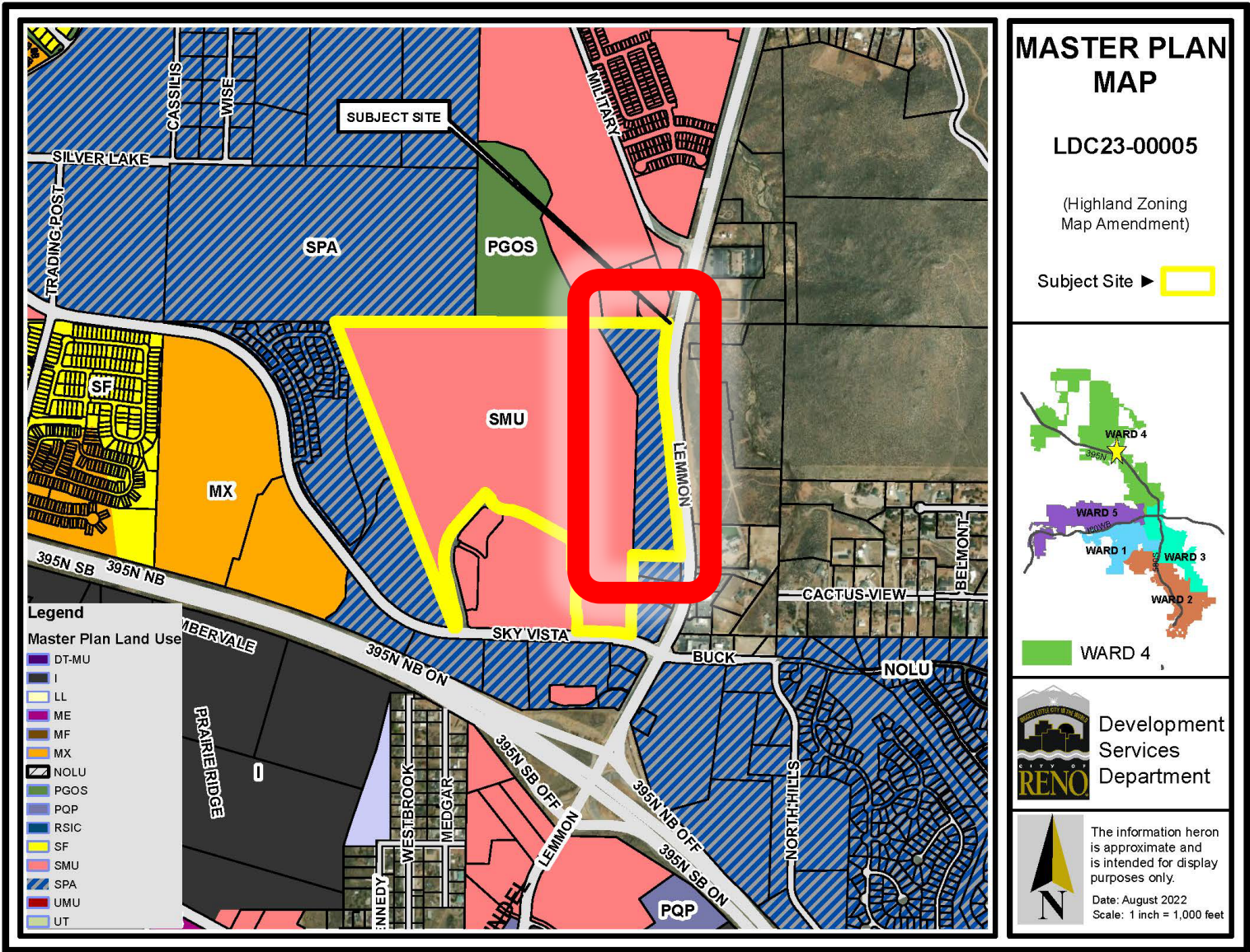
I move to uphold the recommendation of the Planning Commission and refer the zoning map ordinance for a second reading and adoption.











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.