

RESOLUTION NO. _____

RESOLUTION TO ADOPT AN AMENDMENT TO THE LAND USE PLAN OF THE CITY OF RENO MASTER PLAN FROM ±0.16 ACRES OF MIXED NEIGHBORHOOD/ WELLS AVENUE NEIGHBORHOOD PLANNING AREA/ WELLS AVENUE MIXED-USE (MX/WANP/WAMU) TO SUBURBAN MIXED-USE/ WELLS AVENUE NEIGHBORHOOD PLANNING AREA/ WELLS AVENUE MIXED-USE (SMU/WANP/WAMU). THE SITE IS GENERALLY LOCATED NORTH OF CRAMPTON STREET ±170 FEET EAST OF ITS INTERSECTION WITH WELLS AVENUE AND FURTHER DESCRIBED IN PLANNING CASE NO. LDC23-00023. THE ADOPTION IS CONTINGENT ON THE APPROVAL OF A CONFORMANCE REVIEW BY THE TRUCKEE MEADOWS REGIONAL PLANNING COMMISSION.

WHEREAS, the Reno City Council, on December 13, 2017, approved Resolution No. 8475, adopting the Reno Master Plan; and

WHEREAS, the Reno City Planning Commission, on December 21, 2022, approved Resolution No. 07-22, adopting the amendments to the Land Use Plan of the Reno Master Plan attached hereto as Exhibit A, and has recommended that the Council make the determinations required by law and adopt the proposed amendments;

WHEREAS, this Council has held a duly noticed public hearing on January 11, 2023 as required by NRS 278.220;

NOW, THEREFORE, BE IT RESOLVED by the Reno City Council:

1. In accordance with NRS 278.220 and NRS 278.230, based on the written and testimonial information presented to it, this Council determines that the proposed Master Plan amendment may be applied to the development of the city for a reasonable period next ensuing and
 - (a) That the Amendments (i) are consistent with the overall intent of the Master Plan; (ii) are required based on changed conditions or further studies; (iii) are compatible with the surrounding areas; (iv) will not have a negative effect on adjacent properties or on transportation services and facilities; (v) will have minimal effect on service provision and/or are compatible with existing and planned service provision and future development of the area; (vi) will not cause detriment to the

public health, safety, and general welfare of the people of Reno; and (viii) that strict adherence to the current goals and policies of the Master Plan would result in a situation neither intended by nor in keeping with other guiding principles, goals, and policies; and

- (b) That with the Amendments, the Master Plan will continue to serve as a pattern and guide for orderly physical growth and development of the City which will cause the least amount of natural resource impairment, conform to the adopted population plan, and ensure an adequate supply of housing, including affordable housing; and form a basis for the efficient expenditure of funds relating to the subjects of the City of Reno Master Plan.
- 2. That this Council hereby adopts all the maps, descriptive matter and other materials contained in Master Plan Amendment Case No. LDC23-00023, including changes to the Land Use Map as set forth in Exhibit A hereto, and amends Resolution No. 8475 accordingly, subject to a conformance review by the Regional Planning Commission.
- 3. That this Resolution be forwarded to the Regional Planning Commission for a determination that it conforms to the Truckee Meadows Regional Plan.
- 4. That the Master Plan amendment adopted hereby shall become effective only if and when the Regional Planning Commission determines that it conforms to the Truckee Meadows Regional Plan.

Upon motion of Councilmember _____, seconded by Councilmember _____, the foregoing Resolution was passed and adopted this _____ day of _____, 20____, by the following vote of the Council:

AYES: _____
NAYS: _____
ABSTAIN: _____ ABSENT: _____

APPROVED this _____ day of _____, 20____ .

Hillary Schieve, Mayor

ATTEST:

Mikki Huntsman, City Clerk

EXHIBIT A
LEGAL DESCRIPTION

ZONE CHANGE:

ALL THAT CERTAIN REAL PROPERTY SITUATE IN NORTHWEST (NW) 1/4 OF SECTION 13, TOWNSHIP 19 NORTH, RANGE 19 EAST IN THE CITY OF RENO, COUNTY OF WASHOE, STATE OF NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 9, IN BLOCK "15" OF BURKES ADDITION, RENO, NEVADA, ACCORDING TO THE OFFICIAL MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF WASHOE COUNTY, STATE OF NEVADA, ON JULY 1ST, 1907, TRACT MAP NO. 7.

APN 013-165-10

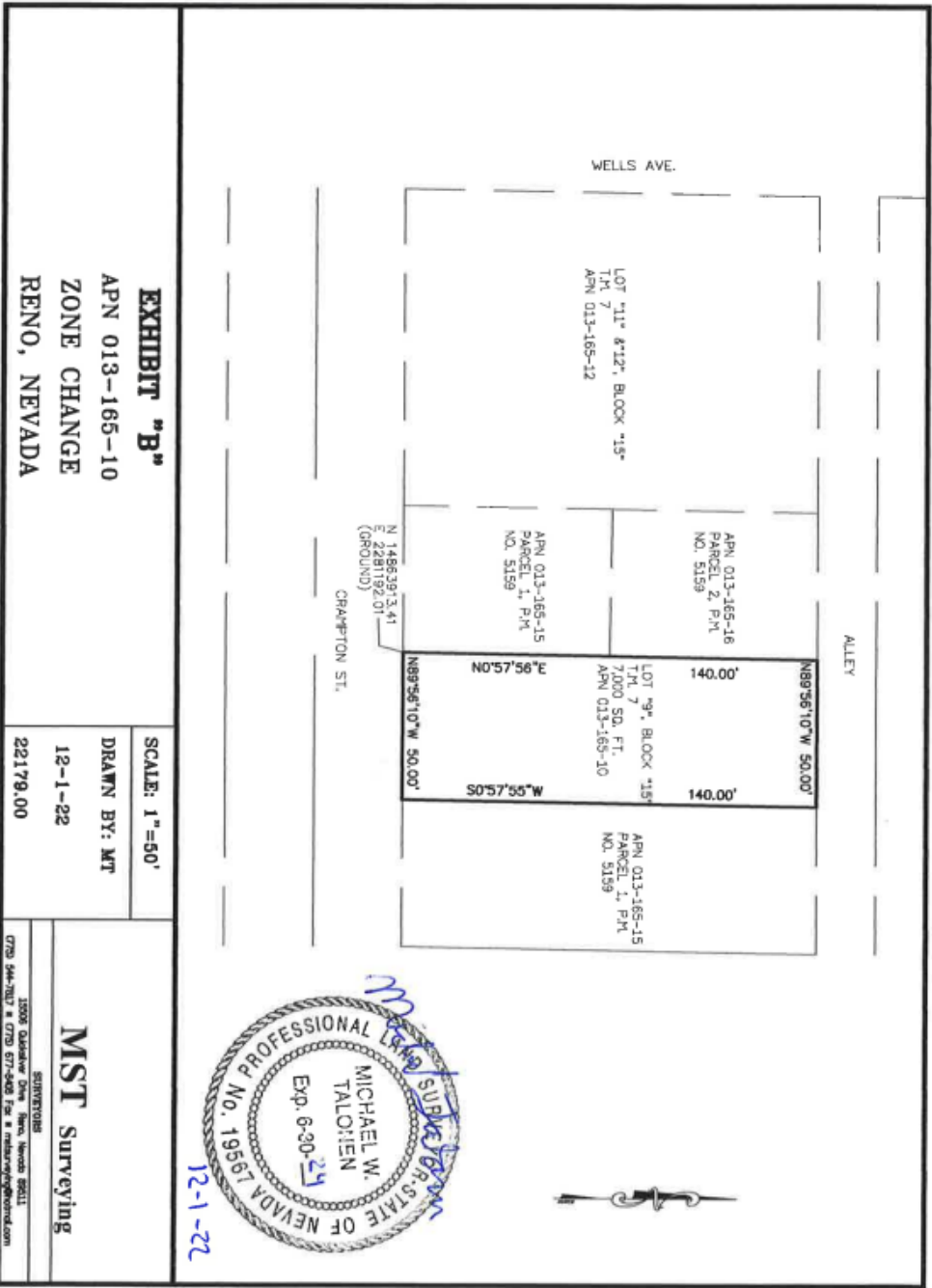
CONTAINING 7,000 SQUARE FEET, MORE OR LESS.

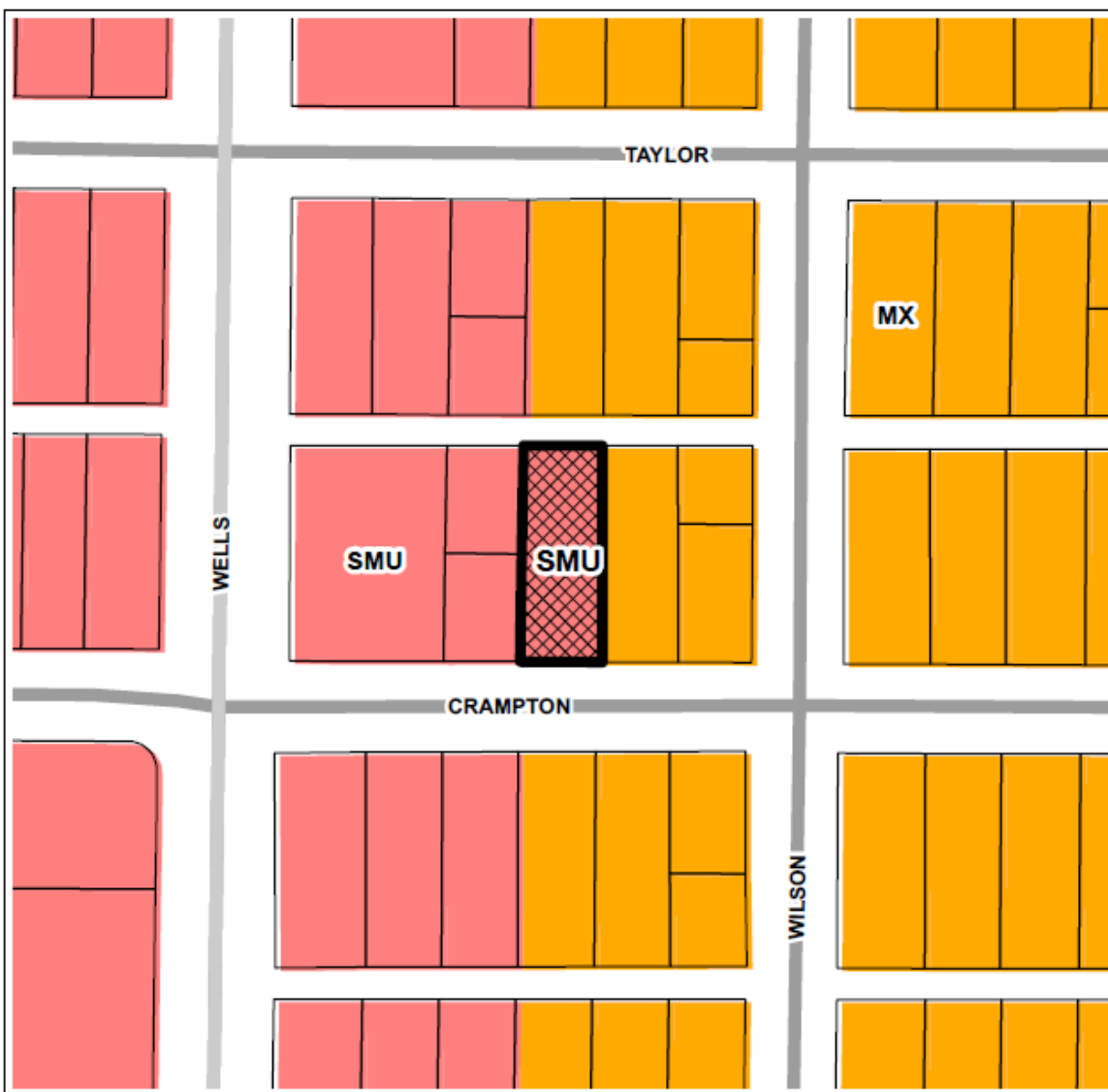
BASIS OF BEARINGS:

NEVADA STATE PLANE COORDINATE SYSTEM, NAD 83 (94), WEST ZONE.


MICHAEL TALONEN, P.L.S. 19567

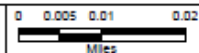






LDC23-00023
(455 Crampton Street Master Plan
Amendment/Zoning Map Amendment)

 **MASTER PLAN AMENDMENT**
FROM | ±0.16 acres of MX
TO | ±0.16 acres of SMU



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Development Services Department

1 East 1st Street Phone: 321-8309
P.O. Box 1900 Fax: 334-2043
Reno, NV 89505 www.reno.gov

Map Produced: October 2022

Exhibit B

Resolution No. 07-22

RESOLUTION ADOPTING AN AMENDMENT TO THE MASTER PLAN, PLANNING CASE NO. LDC23-00023 (455 CRAMPTON STREET MASTER PLAN AND ZONING MAP AMENDMENTS), FROM ±0.16 ACRES OF MIXED NEIGHBORHOOD/ WELLS AVENUE NEIGHBORHOOD PLANNING AREA/ WELLS AVENUE MIXED-USE (MX/WANP/WAMU) TO SUBURBAN MIXED-USE/WELLS AVENUE NEIGHBORHOOD PLANNING AREA/ WELLS AVENUE MIXED-USE (SMU/WANP/WAMU). THE SUBJECT PARCEL IS LOCATED NORTH OF CRAMPTON STREET ±170 FEET EAST OF ITS INTERSECTION WITH WELLS AVENUE, AND FURTHER DESCRIBED IN PLANNING CASE NO. LDC23-00023 (455 CRAMPTON STREET MASTER PLAN AND ZONING MAP AMENDMENTS), AS A PART OF THE LAND USE PLAN, AND RECOMMENDING THE SAME TO THE RENO CITY COUNCIL.

WHEREAS,

- A. In accordance with NRS 278.150, the City of Reno Master Plan was adopted by the Reno City Planning Commission and the Reno City Council as a long-term general plan for the physical development of the City;
- B. In accordance with NRS 278.210 through 278.320 amendments to that plan are to be adopted by the Planning Commission who also makes certain recommendations to the City Council, and based on the recommendations of the Planning Commission, the City Council makes certain determinations (set out in NRS 278.320) and adopts such parts of the Master Plan as may practicably be applied to the development of the city for a reasonable period of time next ensuing (NRS 278.220);
- C. In the above referenced Planning Case, the Planning Commission has been asked to consider a change to the Land Use Plan of the City Master Plan as described above;
- D. Following a public hearing on December 21, 2022, in compliance with NRS 278.210 through 278.230, the Planning Commission has considered all evidence before it, including documents and testimony;

NOW, THEREFORE, BE IT RESOLVED BY THE RENO CITY PLANNING COMMISSION:

- 1. That the maps, documents and descriptive material in Planning Case No. LDC23-00023 (455 Crampton Street Master Plan and Zoning Map Amendments) (hereafter referred to as "the Amendments") are related to the planning and physical development of the City and are hereby **ADOPTED** as Amendments to the City of Reno Master Plan; and

2. That the Planning Commission recommends that the City Council make the determination that with the Amendments, the City of Reno Master Plan will continue to serve as:
 - (a) A pattern and guide for that kind of orderly physical growth and development of the city which will cause the least amount of natural resource impairment and will conform to the adopted population plan, where required, and ensure an adequate supply of housing, including affordable housing; and
 - (b) A basis for the efficient expenditure of funds thereof relating to the subjects in the master plan.
3. That the Planning Commission recommends that the City Council adopt such parts of the Amendments as may practicably be applied to the development of the city for a reasonable period of time next ensuing, subject to conformance review of the Regional Planning Commission.


Upon motion of Commissioner Gower, seconded by Commissioner Drakulich, the foregoing Resolution was passed and adopted this 21st day of December, 2022, by the following vote of the Commission:

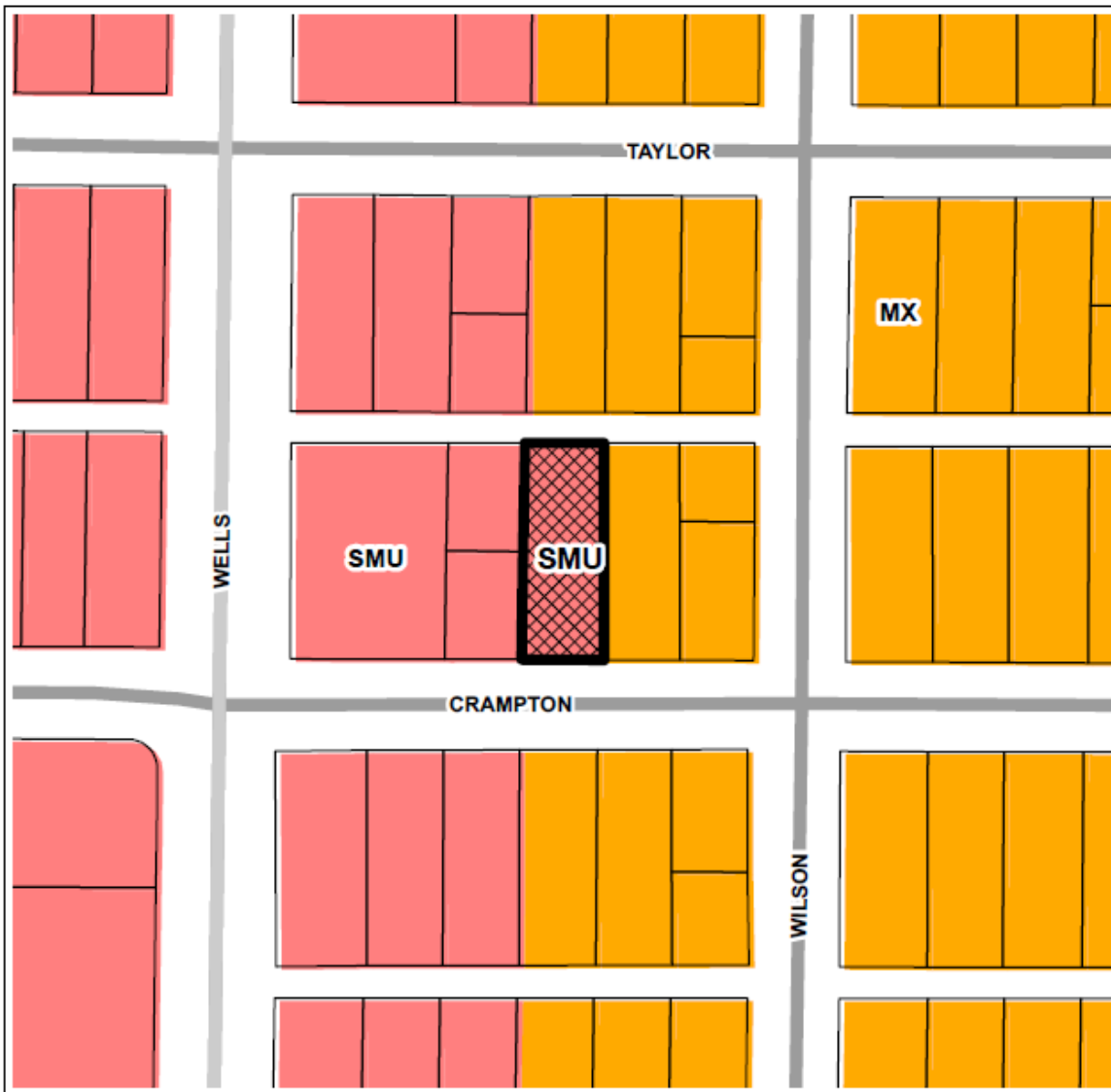
AYES: Armstrong, Johnson, Munoz, Velto, Villanueva
NAYS: NONE
ABSTAIN: NONE ABSENT: NONE

APPROVED this 21st day of December, 2022.



CHAIRPERSON

ATTEST:


PLANNING MANAGER
RECORDING SECRETARY



LDC23-00023
(455 Crampton Street Master Plan
Amendment/Zoning Map Amendment)

 **MASTER PLAN AMENDMENT**
FROM | ±0.16 acres of MX
TO | ±0.16 acres of SMU



0 0.005 0.01 0.02
Miles

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