

1045 Hoge Road

Annexation Request (ANX23-00001)

RENO CITY COUNCIL MEETING

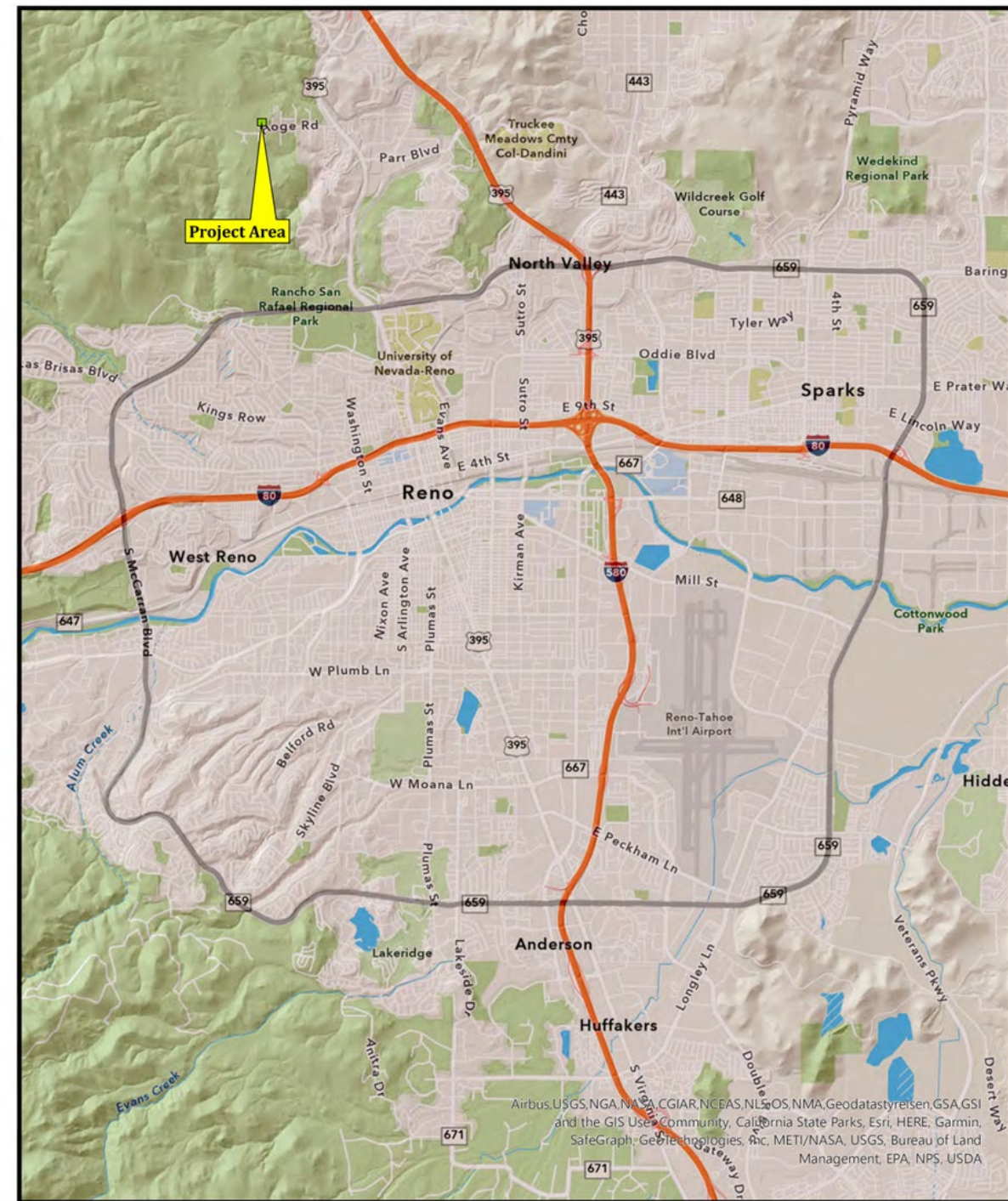
February 22, 2023



WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME

Project Location

- 1045 Hoge Road
- ±3.0 Acres
- Near the US Forest Service Peavine Trailhead
- City of Reno Sphere of Influence (SOI)
- Eastern Boundary Contiguous with City of Reno Limits
- Tier 2 Regional Land Designation



Project Location

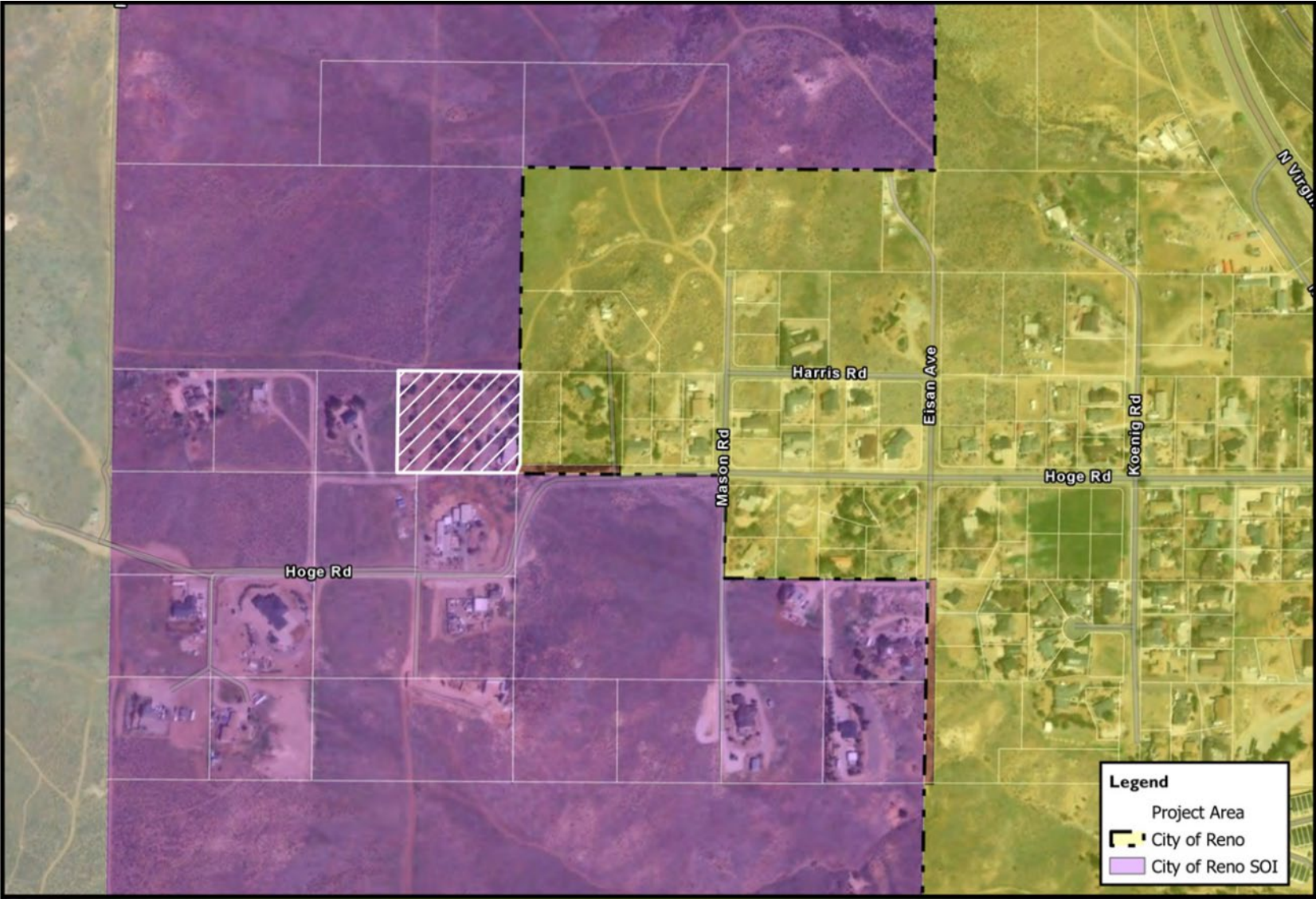
City of Reno Sphere of Influence

“The SOI is the area into which the City could be expected to expand its limits over a twenty-year period.”

City of Reno Jurisdiction over Washoe County

Master Plan & Zoning of Unincorporated Transition (UT & UT-5)

Master Plan & Zoning Map Amendment submitted concurrently with this request (LDC23-00002)

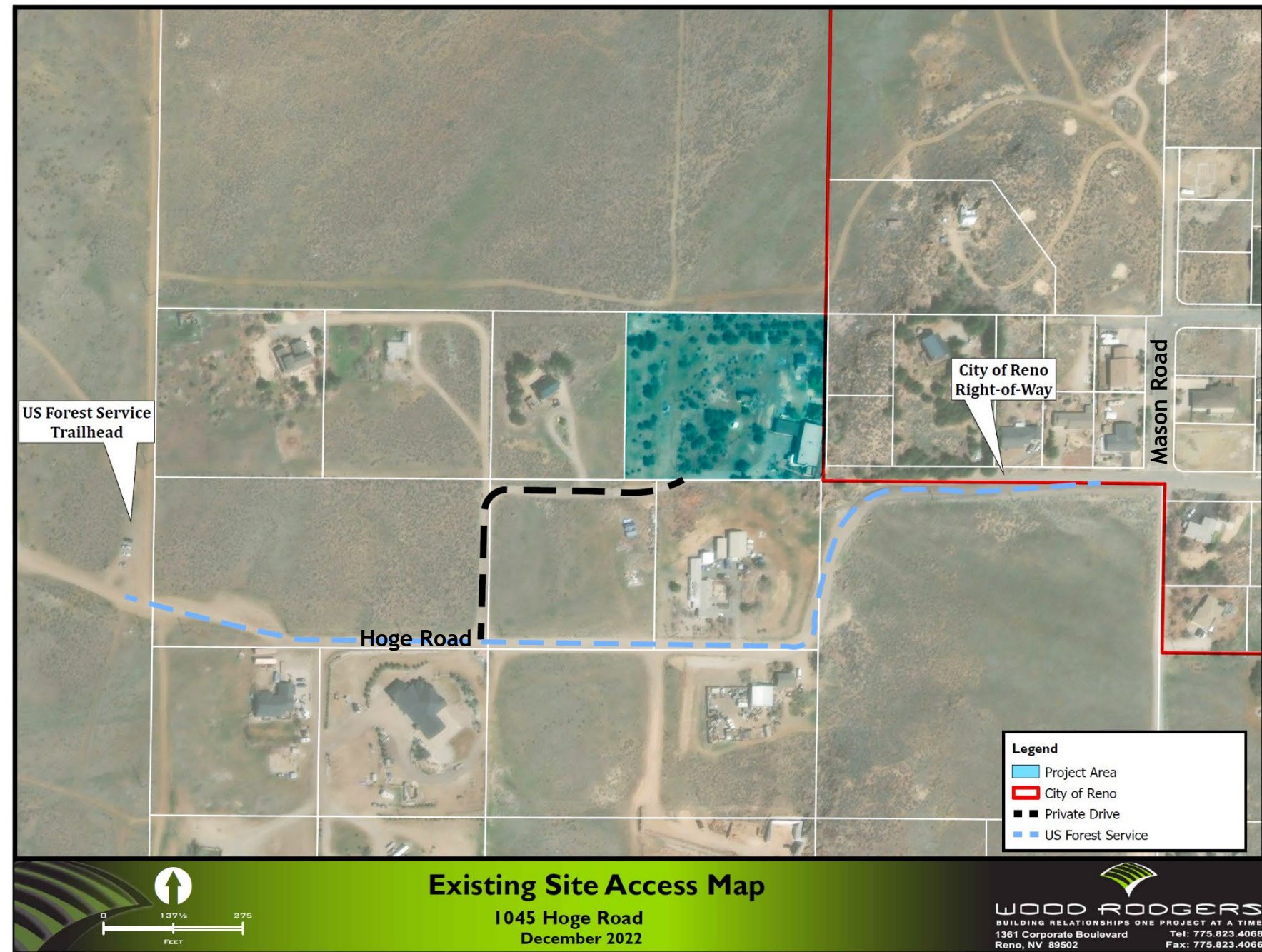


Existing Site Access

Hoge Road to Private Drive
(South Access Easement)

Hoge Road:

- Paved City of Reno (N. Virginia Street to Mason Road)
- Dirt/Gravel US Forest Service (Mason Road to US Forest Service Trailhead)
- US Forest Service Road on Forest Service Property & Private Property (Easements)
- Private Drive Serves 6 Parcels (US Forest Service & Private Property)

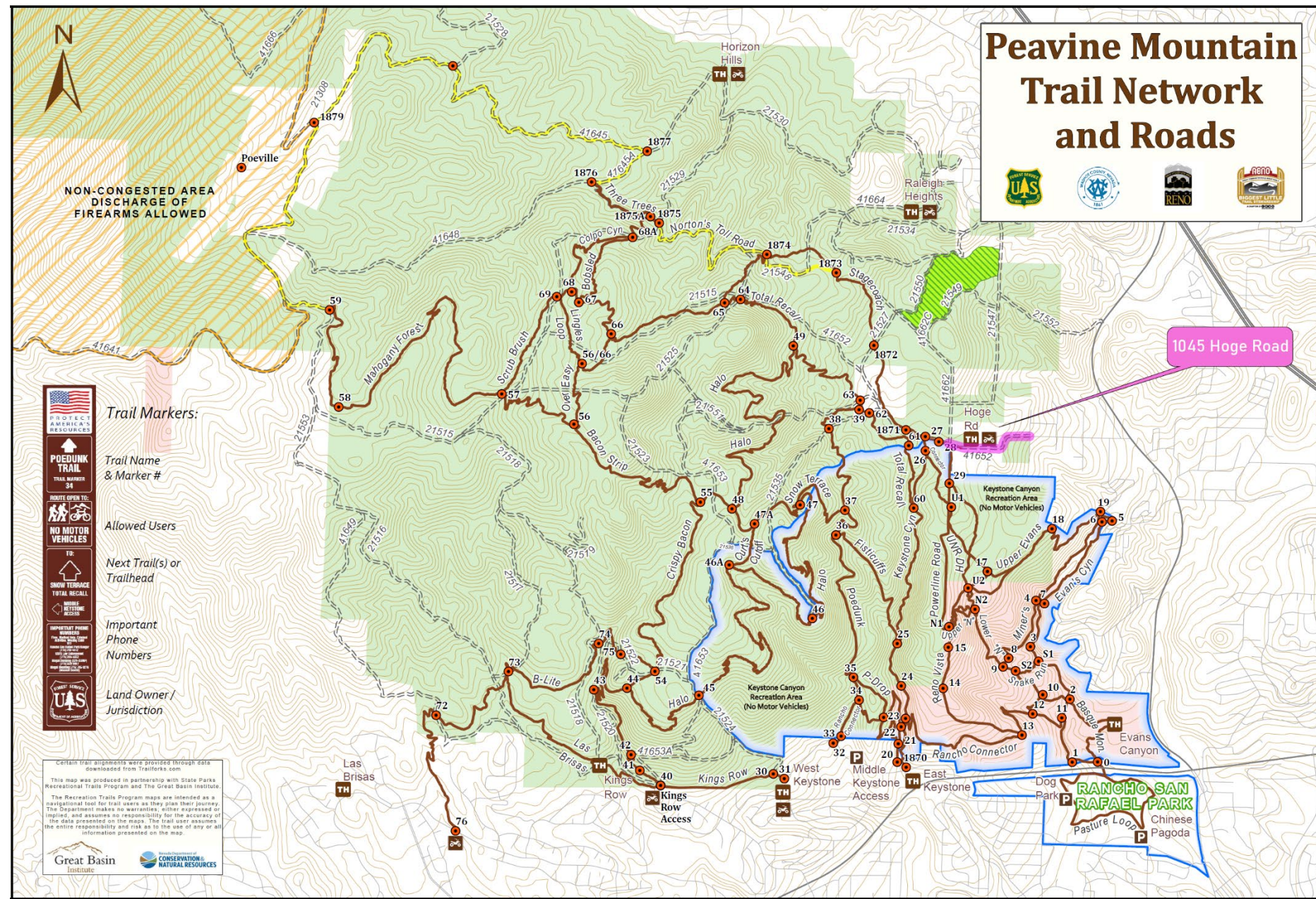


Hoge Road Traffic

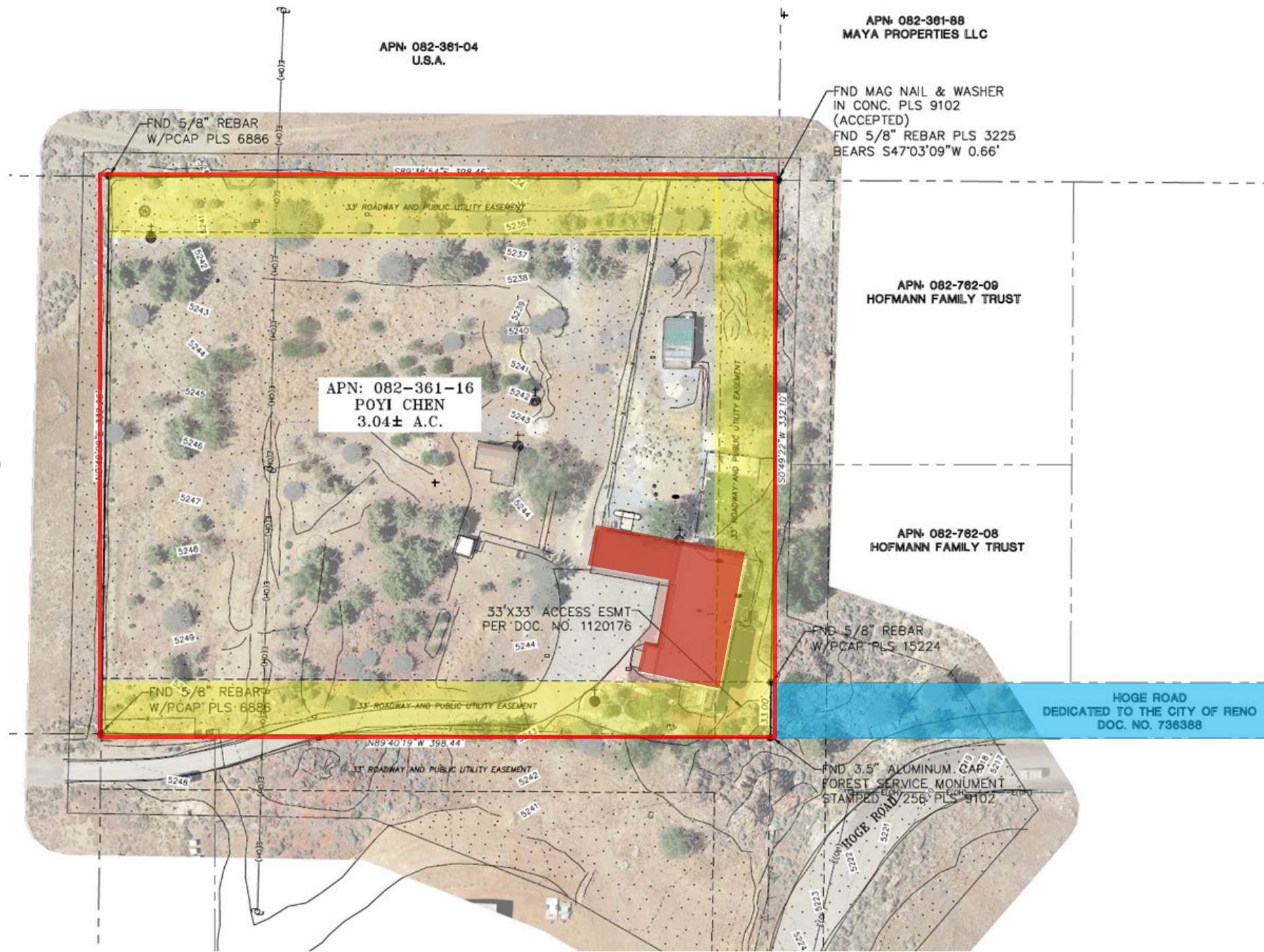
Majority of Traffic west of Mason Road generated by US Forest Service Access

Peavine Mountain Recreation Area:

- ✓ ±1,767 acres
- ✓ ±50 Miles of Non-Motorized Trails (Hiking/Biking/Horseback)
- ✓ ±100 miles of Motorized Trails



- Exiting Single-Family Detached House
- Accessory Structures
- Access via Shared Driveway (southwest)
- City of Reno ROW (southeast)
- Forest Service Land (north & southeast)



Services & Utilities

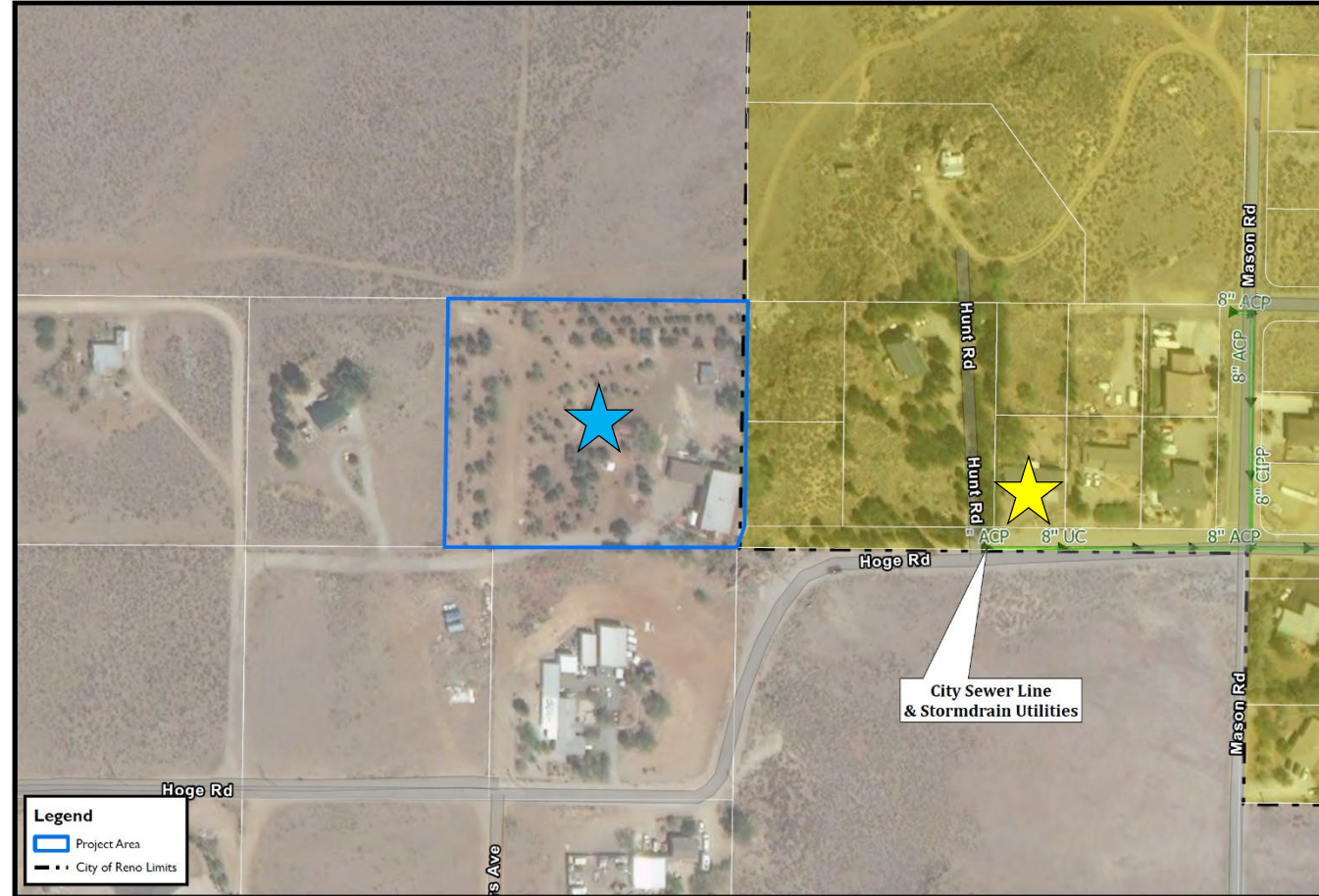
Property is currently on well and septic

Existing Utilities ±350 feet to the east (City of Reno ROW):

- ✓ Sewer
- ✓ Water
- ✓ Stormdrain

City of Reno Police & Fire Services:

- Currently serving adjacent properties
- RFD Fire Station 10 located 0.6 miles east



Annexation Findings

Fiscal Impact:

- ✓ Project <20 acres do not require a fiscal impact report
- ✓ Results in a net positive (City of Reno Finance Department)

Future Development:

- ✓ Reviewed through City of Reno
- ✓ Subject to City of Reno Master Plan and Code Requirements (regardless of annexation)
- ✓ Master Plan and Zoning Map Amendment submitted concurrently with this request

Site Access:

- ✓ Future development will require improvements
- ✓ Applicant has identified three options for access
- ✓ Applicant is prepared to meet the City of Reno Code requirements

Site Access

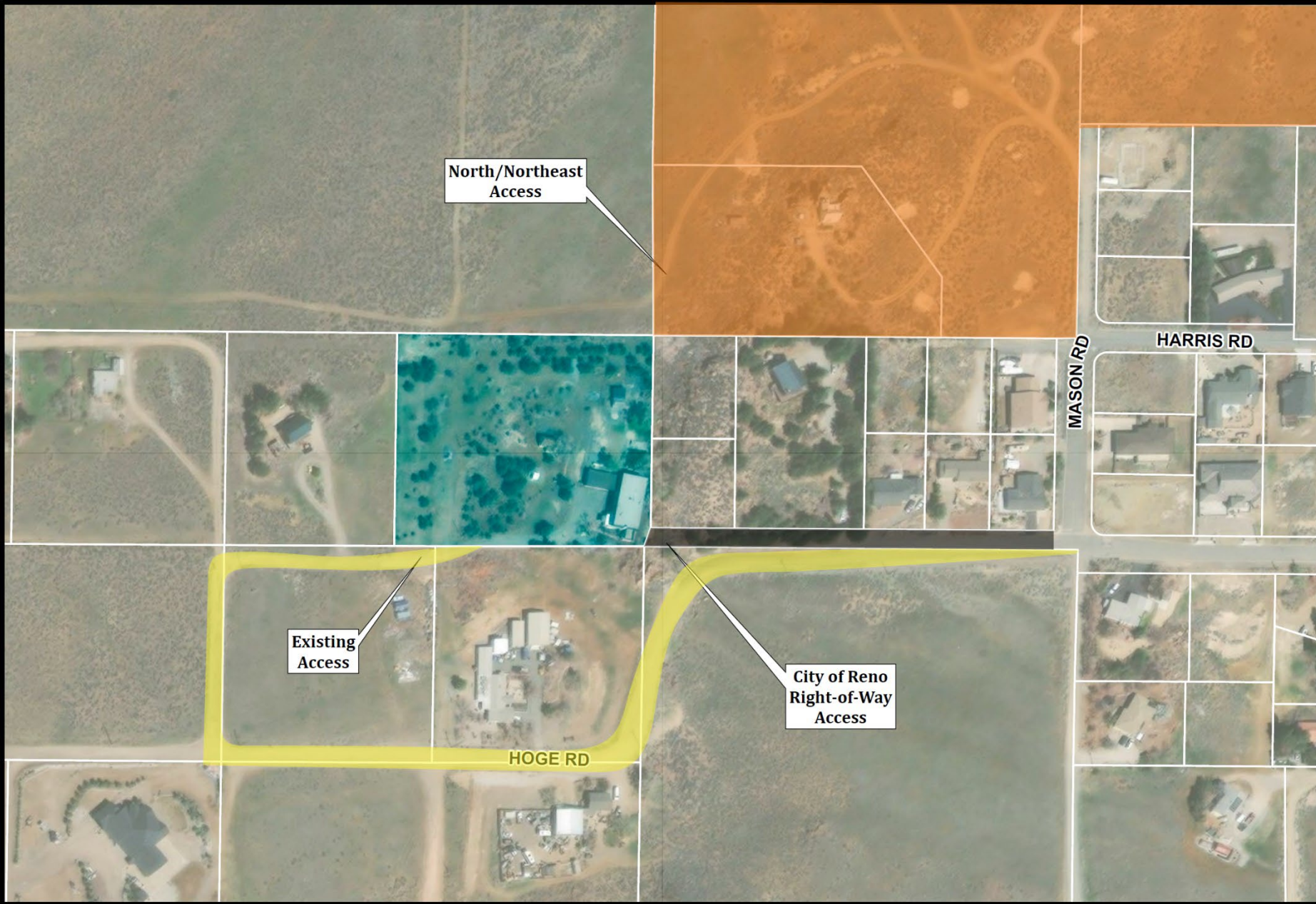
Three Options:

- Existing Access
- City of Reno Right of Way Access
- Northeast Access (Applicant Preferred)

Site access will not change with Annexation

Site access may be required to be improved with future development

Site access will be designed to City of Reno Code (regardless of annexation)



Annexation Request

- ✓ Meets required findings for annexation
- ✓ City of Reno Staff has reviewed the request and is recommending approval
- ✓ Future development will be required to meet the City of Reno Code requirements

