

RESOLUTION NO. _____

RESOLUTION ADOPTING AN AMENDMENT TO THE MASTER PLAN, PLANNING CASE NO. LDC23-00039 (RENO-STEAD CORRIDOR JOINT PLAN MASTER PLAN AMENDMENT), ON ±1,957.68 ACRES, FROM SPECIAL PLANNING AREA/RENO-STEAD CORRIDOR JOINT PLAN TO: PARKS GREENWAYS, AND OPEN SPACE (PGOS) ON ±498.78 ACRES; UNINCORPORATED TRANSITION (UT) ON ±276.91 ACRES; LARGE-LOT NEIGHBORHOOD (LL) ON ±330.34 ACRES; SINGLE-FAMILY NEIGHBORHOOD (SF) ON ±357.78 ACRES; SUBURBAN MIXED-USE (SMU) ON ±218.24 ACRES; INDUSTRIAL (I) ON ±268.73 ACRES; PUBLIC-QUASI PUBLIC (PQP) ON ±6.31 ACRES; AND MULTI-FAMILY NEIGHBORHOOD (MF) ON ±0.59 ACRES. THE SUBJECT AREA INCLUDES 1,158 PARCELS OF LAND AND IS GENERALLY LOCATED ON BOTH SIDES OF U.S. 395 BETWEEN THE GOLDEN VALLEY AREA AND RED ROCK ROAD, AND FURTHER DESCRIBED IN PLANNING CASE NO. LDC23-00039 (RENO-STEAD CORRIDOR JOINT PLAN MASTER PLAN AMENDMENT), AS A PART OF THE LAND USE PLAN. 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 April 19, 2023, approved Resolution No. 01-23, adopting the amendments to the Land Use Plan of the Reno Master Plan attached hereto as Exhibit B, 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 May 10, 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. LDC23-00039, 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 _____, 2023, by the following vote of the Council:

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

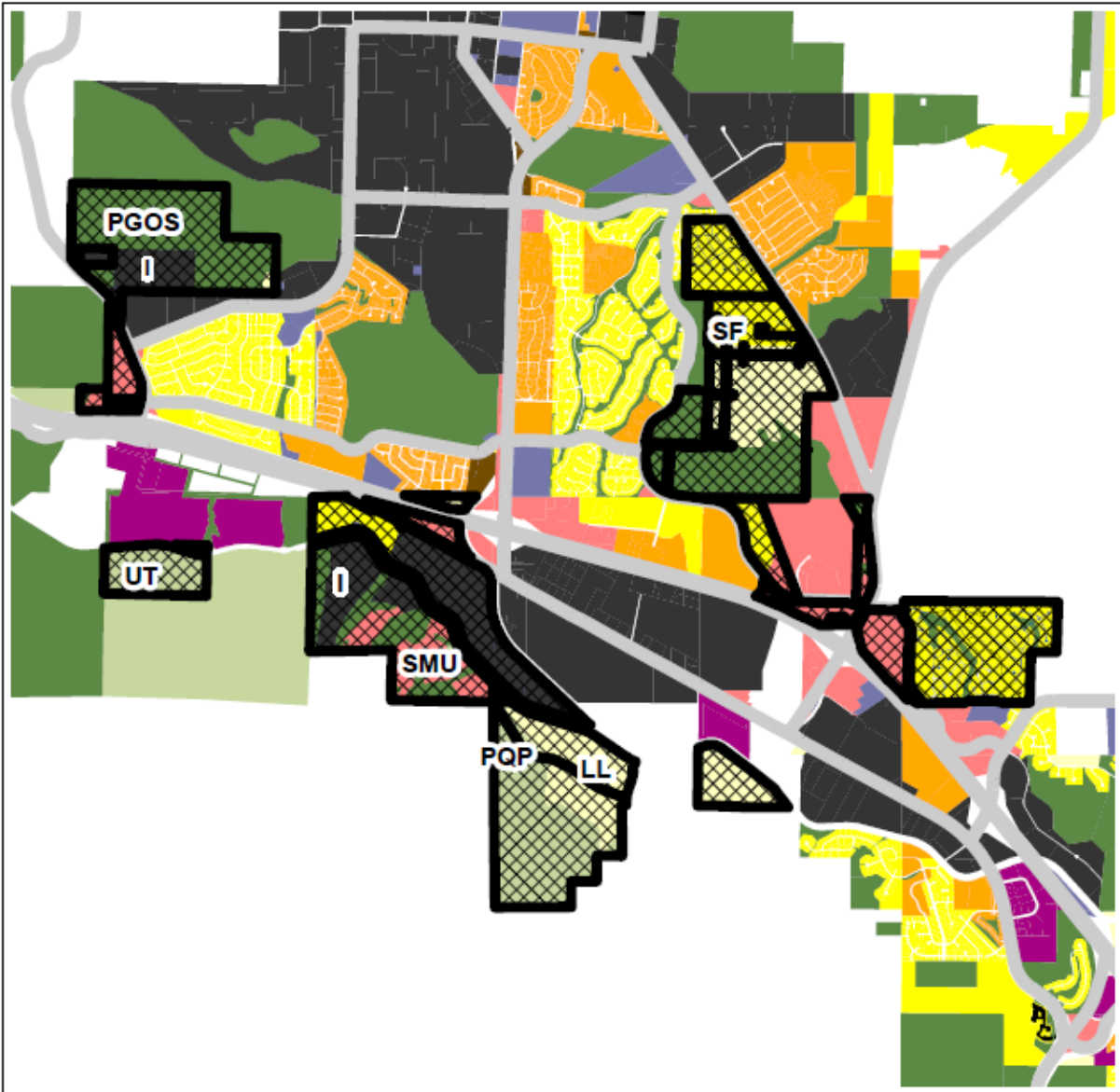
APPROVED this _____ day of _____, 20____ .

Hillary Schieve, Mayor

ATTEST:

Mikki Huntsman, City Clerk

Exhibit A



LDC23-00039 (Reno-Stead Corridor Joint Plan Master Plan Amendment)

MASTER PLAN AMENDMENT
FROM | ±1957.68 acres of SPA/RSCJP
TO: ±498.78 acres of PGOS;
±357.78 acres of SF; ±330.34 acres of LL;
±276.91 acres of UT; ±268.73 acres of I;
±218.24 acres of SMU; ±6.31 acres of PGP;
and ± 0.59 acres of MF.



0 0.25 0.5 1
Miles

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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: February 2023

Exhibit B

Resolution No. 01-23

RESOLUTION ADOPTING AMENDMENT TO MASTER PLAN, PLANNING CASE NO. LDC23-00039 (RENO-STEAD CORRIDOR JOINT PLAN MASTER PLAN AMENDMENT), ON ±1,957.68 ACRES, FROM SPECIAL PLANNING AREA/RENO-STEAD CORRIDOR JOINT PLAN TO: PARKS, GREENWAYS, AND OPEN SPACE (PGOS) ON ±498.78 ACRES; UNINCORPORATED TRANSITION (UT) ON ±276.91 ACRES; LARGE-LOT NEIGHBORHOOD (LL) ON ±330.34 ACRES; SINGLE-FAMILY NEIGHBORHOOD (SF) ON ±357.78 ACRES; SUBURBAN MIXED-USE (SMU) ON ±218.24 ACRES; INDUSTRIAL (I) ON ±268.73 ACRES; PUBLIC-QUASI PUBLIC (PQP) ON ±6.31 ACRES; AND MULTI-FAMILY NEIGHBORHOOD (MF) ON ±0.59 ACRES. THE SUBJECT AREA IS GENERALLY LOCATED ON BOTH SIDES OF US 395 BETWEEN THE GOLDEN VALLEY AREA AND RED ROCK ROAD, AND FURTHER DESCRIBED IN PLANNING CASE NO. LDC23-00039 (RENO-STEAD CORRIDOR JOINT PLAN MASTER PLAN AMENDMENT), 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 and the City of Reno Master Plan, 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 April 19, 2023, 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 based on the following determinations, this Commission ADOPTS the maps attached hereto and the maps, documents, and descriptive material as described in Planning Case No. LDC23-00039 (Reno-Stead Corridor Joint Plan Master Plan Amendment) (the "Amendments") as Amendments to the Reno Master Plan.
2. That this Commission determines and recommends that the City Council determine:
 - a. That the Amendments are consistent with the Master Plan evaluation criteria as they (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.
 - b. That consistency of the Amendments with the above Master Plan evaluation criteria will ensure the Master Plan continues 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 forms a basis for the efficient expenditure of funds relating to the subjects of the City of Reno Master Plan.
3. That this Commission recommends that the City Council adopt such parts of the Amendments as may be practicably 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 Armstrong, the foregoing Resolution was passed and adopted this 19th day of April, 2023, by the following vote of the Commission:

AYES:	Armstrong, Drakulich, Gower, Johnson, Munoz, Velto
NAYS:	None
ABSTAIN:	None
ABSENT:	Villanueva

APPROVED this 19th day of April, 2023.


CHAIRPERSON

ATTEST:


PLANNING MANAGER
RECORDING SECRETARY