

- 5.3 Staff Report (For Possible Action – Recommendation to City Council): Case No. **LDC23-00039 (Reno-Stead Corridor Joint Plan Master Plan Amendment)** - A request has been made to sunset the Special Planning Area/Reno-Stead Corridor Joint Plan (SPA/RSCJP) and associated land use designation to generally translate RSCJP land uses to equivalent standard City of Reno Master Plan land use designations. The request includes a Master Plan amendment from Special Planning Area/Reno-Stead Corridor Joint Plan on ±1,957.68 acres 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 ±0.59 acres of Multi-Family Neighborhood (MF). The subject area includes 1,158 parcels of land and is generally located on both sides of US 395 between the Golden Valley area and Red Rock Road. **[Ward 4]**

Grace Mackedon, Development Services Senior Management Analyst, presented the staff report. The presentation included background information on the Reno-Stead Corridor Joint Plan (RSCJP). During the update process of the 2019 Truckee Meadows Regional Plan it was recommended to sunset the RSCJP. The policies in the joint plan are addressed in the City of Reno Master Plan policies and in the City of Reno Title 18 zoning code. The presentation also included information on the changes this proposed amendment will make to the Master Plan designations.

Disclosures: read emails

Public Comment: Correspondence received was forwarded to the Planning Commission and entered into the record.

One voicemail was heard at this time.

Christine Gilbert made public comment.

Questions:

Ms. Mackedon answered questions from Commissioner Johnson and confirmed that right now some Master Plan designations are tied to an outdated plan. This amendment will not change anybody's zoning. It is changing the Master Plan overlay to match what the underlying zoning already is. Any future projects on these parcels would be subject to the same allowable uses and conditions they currently have.

Ms. Mackedon answered questions from Commissioner Gower and confirmed this is just a formality. Regional Planning and Washoe County have sunsetted this and the City of Reno is the last to do so.

Discussion:

Commissioner Munoz stated we have approved multiple residential projects up there. We have people continue to show up with concern. He stated for the record that people are concerned with the growth in Ward 4. He wants to make sure we continue to recognize that.

It was moved by Peter Gower, seconded by Harris Armstrong, to recommend that City Council approve the Master Plan amendment. Motion Pass.

RESULT:	APPROVED [6 TO 0]
MOVER:	Peter Gower, Commissioner
SECONDER:	Harris Armstrong, Commissioner
AYES:	Velto, Johnson, Drakulich, Gower, Munoz, Armstrong
NAYS:	
ABSENT:	Silvia Villanueva
ABSTAIN:	
RECUSED:	