

STAFF REPORT

Date: May 10, 2023

To: Mayor and City Council

Thru: Doug Thornley, City Manager

Subject: Staff Report (For Possible Action): Case No. LDC23-00039 (Reno-Stead Corridor Joint Plan Master Plan Amendment) Request 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 Joint Corridor 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.

From: Grace Mackedon, Senior Management Analyst

Department: Development Services - Planning

Summary:

The Reno-Stead Corridor Joint Plan (RSCJP) was established in 1996 by Truckee Meadows Regional Planning Commission. The joint planning area was developed between Washoe County and the City of Reno to guide orderly growth and development, while protecting natural resources and providing public services (**Exhibit A**). There have been many amendments to the Joint Plan since it was adopted in 1996. During the update process of the 2019 Truckee Meadows Regional Plan, the joint plan was discussed and removed from the Regional Plan. Joint Plans are only enabled if identified in the Regional Plan. The primary reasons for sunsetting the RSCJP are for TMRP conformance and because many of the standards provided in this plan are already required by other documents, such as the Washoe County and City of Reno Master Plans and land development codes. Washoe County sunset the plan in 2020. The City of Reno Master Plan specifically calls out sunsetting the RSCJP in the implementation plan. The proposed amendment assigns standard Master Plan land use designations based on which category

conforms to the existing zoning. Staff and Planning Commission recommend approval of the resolution.

Alignment with Strategic Plan:

- Economic and Community Development

Previous Council Action:

There is no recent Council action relevant to this item.

Background:

The Planning Commission staff report (**Exhibit B**) discussed the purpose for the establishment of the RSCJP in 1996 and the sunseting of the plan by TMRPA and Washoe County. The RSCJP area included ±4,309 acres of land generally located between Red Rock Road to the west and Golden Valley Road to the east (**Exhibit C**). Per NRS 278.027844, the Regional Planning Commission is allowed to designate joint planning areas that are jointly adopted by the affected jurisdictions. The newly adopted 2019 TMRP removed the RSCJP from the plan. Since the TMRP no longer designates the area as a joint planning area the need for the plan is no longer required. Staff was directed to convert parcels in the City of Reno's jurisdiction to standard City of Reno Master Plan categories and remove any reference to the RSCJP within the Master Plan. Washoe County went through the same process in 2020 and sunset the joint plan. Through this Master Plan amendment, the City will apply equivalent standard City of Reno Master Plan designations to all parcels that were previously included in the RSCJP.

Discussion:

Draft minutes from the April 19, 2023 Planning Commission meeting are attached (**Exhibit D**). At the April 19, 2023 meeting, staff gave a presentation explaining the location of the RSCJP and how sunseting the plan will bring all parcels within the RSCJP into conformance with the Master Plan. Two clarifying questions were asked by the commission regarding the RSCJP and the process. Staff explained the proposed Master Plan will match the current zoning for each site and that the RSCJP is no longer in effect. The Planning Commission voted six in favor and one absent for the City Council to approve the Master Plan amendment.

Financial Implications:

None at this time

Legal Implications:

Legal review completed for compliance with City procedures and Nevada law.

Findings:

General Review Criteria: The decision-making body shall review all development applications for compliance with the applicable general review criteria stated below.

- 1) Consistency with the Reno Master Plan. The proposed development shall be consistent with the Reno Master Plan. The decision-making authority:
 - a. Shall weigh competing plan goals, policies, and strategies; and
 - b. May approve an application that provides a public benefit even if the development is contrary to some of the goals, policies, or strategies in the Reno Master Plan.
- 2) Compliance with Title 18. The proposed development shall comply with all applicable standards in this Title, unless the standard is lawfully modified or varied. Compliance with these standards is applied at the level of detail required for the subject submittal.
- 3) Mitigates Traffic Impacts. The project mitigates traffic impacts based on applicable standards of the City of Reno and the Regional Transportation Commission.
- 4) Provides Safe Environment. The project provides a safe environment for pedestrians and people on bicycles.
- 5) Rational Phasing Plan. If the application involves phases, each phase of the proposed development contains all of the required streets, utilities, landscaping, open space, and other improvements that are required to serve or otherwise accompany the completed phases of the project, and shall not depend on subsequent phases for those improvements.

Master Plan Amendment: To adopt an amendment to the Master Plan Land Use Map, the City Council shall find that:

- a. The amendment is in substantial conformance with Master Plan priorities and policies;
- b. Activities and development allowed by the proposed land use will be reasonably compatible with nearby land uses; and
- c. Plans are in place to provide public services and facilities in accordance with the Master Plan Concurrency Management System.

Recommendation:

The Planning Commission recommends Council adopt the Master Plan amendment by resolution.

Proposed Motion:

I move to uphold the recommendation of the Planning Commission and adopt the resolution subject to conformance review by the Truckee Meadows Regional Planning Agency.

Attachments:

Exhibit A – RSCJP

Exhibit B – Planning Commission Staff Report

Exhibit C – Case Maps

Exhibit D – Planning Commission Draft Minutes (Excerpt)

Public Noticing