

STAFF REPORT

Date: October 25, 2023

To: Mayor and City Council

Thru: Doug Thornley, City Manager

Subject: Staff Report (For Possible Action) Case No. LDC23-00021 (Valley View Estates): Request for: 1) a Master Plan amendment from ±80 acres of Unincorporated Transition (UT) to ±17 acres of Single-Family Neighborhood (SF) and ±63 acres of Parks, Greenways, and Open Space (PGOS) and; 2) a zoning map amendment from ±69.6 acres of Unincorporated Transition – 40 acres (UT-40) and ±10.4 acres of Large Lot Residential 2.5 Acres (LLR-2.5) to ±80 acres of Planned Unit Development (PUD) Valley View Estates. The ±80 acre project site is located ±350 feet southeast of the intersection of Claim Jumper Way and Tellurium Mine Drive, and directly east of the Truckee Meadows Water Authority (TMWA) reservoir tank.

From: Brook Oswald, Associate Planner

Department: Development Services - Planning

Summary:

The request is to amend the Master Plan land use designation and the zoning district on 80 acres, approximately 350 feet southeast of the intersection of Claim Jumper Way and Tellurium Mine Drive, from a Master Plan land use designation of 80 acres of Unincorporated Transition (UT) to 17 acres of Single-Family Neighborhood (SF) and 63 acres of Parks Greenway and Open Space (PGOS) and amend the zoning from ±69.6 acres of Unincorporated Transition – 40 acres (UT-40) and ±10.4 acres of Large Lot Residential 2.5 Acres (LLR-2.5) to ±80 acres of Planned Unit Development (PUD) Valley View Estates. Staff and Planning Commission could make all applicable findings and recommend approval subject to a Regional Plan conformance review by the Truckee Meadows Regional Planning Commission for the Master Plan amendment. The request is associated with annexation request (ANX23-00002).

Alignment with Strategic Plan:

Economic and Community Development

Background:

The Master Plan is intended to be used by City staff, the Planning Commission, and City Council to inform decisions regarding future development within the City and its Sphere of Influence ensuring decisions align with the community's vision for future growth. The zoning map amendment (rezoning) review procedure ensures conformance with the Master Plan, considers potential impacts, and establishes standards and requirements for development.

The attached Planning Commission staff report analyzed compatibility with the surrounding land uses, as well as conformity with the Master Plan. The requested amendments are comparable and compatible with the surrounding area development, provide a transition between existing and future uses, and designated open space areas. Public infrastructure and services are available in the area.

The case was heard by the Planning Commission on September 6, 2023. The Planning Commission discussed residential density, traffic impacts and traffic network connections, financial analysis, appropriateness of the PUD, allowance of accessory dwelling units, and feral horses/ wildlife.

The amendment requests were recommended for approval with a vote of six in favor, one opposed, and none absent.

Financial Implications:

A fiscal impact analysis demonstrates the proposed project would not be a fiscal burden and over 20 years shows a positive fiscal impact to the City.

Legal Implications:

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

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:
 1. Shall weigh competing plan goals, policies, and strategies; and
 2. May approve and application that provides a public benefit even if the development is contrary to some of the foals, 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.

Rezoning (Zoning Map Amendment): All applications for zoning map amendments shall meet the approval criteria in Section 18.08.304(e), *Approved Criteria Applicable to all Applications*, and the following findings:

1. The amendment, together with changed components of the Title, promotes, or does not conflict with, the provisions of NRS Section 278.250(2); and
2. The amendment is in substantial conformance the Master Plan.

Planned Unit Development: In addition to meeting the approval criteria in Section 18.08.304(e), *Approval Criteria Applicable to all Applications* and the findings for approval of zoning map amendments in Section 18.08.503(d), *Findings*, the Planning Commission and City Council shall find that the Tentative PUD Plan:

1. Is consistent with the statement of objectives of a PUD.
2. Ensures that any departures from standard zoning and subdivision regulations otherwise applicable to the property, including but not limited to density, bulk and use, are in the public interest.
3. Has a ratio of residential to nonresidential use that is appropriate for the area and compatible with nearby land uses.
4. Provides an appropriate location and amount of the common open space and provides for the maintenance and conservation of the common open space in relation to the proposed density and type of residential development.
5. Includes an adequate provision for public services, adequate control over vehicular traffic, and furthers the amenities of light and air, recreation, and visual enjoyment
6. Is compatible with the neighborhood in which it is proposed to be established.
7. For PUD Plans that propose phased development over a period of years, sufficient terms and conditions are included to protect the interests of the public, residents, and owners of the PUD in the integrity of the plan. Addresses a unique situation, provides substantial benefit to the City, or incorporates innovative design, layout, or configuration resulting in

quality over what would typically be accomplished through strict application of a base zoning district or other standards of this Title;

8. Is compatible with a Master Plan land use category or categories, including Master Plan guidance on the desired density, use, and characteristics of the land use category; and
9. Demonstrates that there is a public benefit gained from approval of the PUD, such as but not limited to the following:
 - a. Additional or better open spaces, or a design or development of open spaces that creates a desirable and useful environment;
 - b. Additional public use facilities, such as but not limited to pedestrian and bicycle trails, parks, open spaces, streets improving local circulation, or public access to a lake or stream;
 - c. Preservation or enhancement of natural and cultural assets, such as historic landmarks, migration routes, wetlands, fish or animal habitats, geographical features, specimen trees, or views;
 - d. Other general public benefit features that contribute to improving the environment and ecology of the vicinity, such as incorporating green infrastructure improvements to enhance stormwater infiltration and/or provision of additional flood protection facilities; and/or
 - e. A significantly higher quality development than following traditional development practices would allow, including more efficient use of land, energy, and resources, a more unified design concept, and a more carefully planned, considered, and livable community.

Recommendation:

Planning Commission recommends Council approve the Master plan and zoning map amendments.

Proposed Motion:

Master Plan Amendment: I move to adopt Resolution No. _____.

Zoning Map Amendment: I move to refer Bill No. _____ for a second reading and adoption.

Attachments:

Case Maps

Planning Commission Staff Report

Draft Planning Commission Minutes