

**PLANNING COMMISSION  
STAFF REPORT**

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**Date:** November 2, 2022

**To:** Reno City Planning Commission

**Subject:** Staff Report (For Possible Action - Recommendation to City Council): Case No. LDC23-00005 (Highland Zoning Map Amendment) - A request has been made for a zoning map amendment from ±111.42 acres of Planned Unit Development (PUD) to ±46.49 acres of Multi-Family Residential (MF-14), ±44.95 acres of Parks, Greenways and Open Space (PGOS), ±16.14 acres of Multi-Family Residential (MF-30), and ±3.83 acres of General Commercial (GC). The ±111.42 acre subject site has ±1,981.32' of frontage on Lemmon Drive, ±476.82' of frontage on Sky Vista Parkway, and ±732.1' of frontage on Vista Knoll Parkway with a Master Plan land use designation of Suburban Mixed-Use (SMU) and Special Planning Area (SPA). There is a concurrent request for a conditional use permit and tentative map at this subject site (LDC23-00006).

**From:** Joey Winter, Associate Planner

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**Ward #:** 4

**Case No.:** LDC23-00005 (Highland Zoning Map Amendment)

**Applicant:** Capstone Advisors

**APN:** 086-380-30 and 086-380-33

**Request:** **Zoning Map Amendment:** From Planned Unit Development (Vista Hills) to Multi-Family Residential – 14 units per acre (MF-14), Parks, Greenways, and Open Space (PGOS), Multi-Family Residential – 30 units per acre (MF-30), and General Commercial (GC).

**Location:** See Case Maps (**Exhibit A**)

**Proposed Motion:** Based upon compliance with the applicable findings, I move to recommend that City Council approve the zoning map amendment by ordinance.

**Summary:** At the October 19th, 2022 Planning Commission meeting, Commissioners voted unanimously to continue both items related to the Highland development (LDC23-00005 and LDC23-00006) to the November 2, 2022 agenda.

The subject site contains two vacant parcels containing ±111.42 acres of land located north and east of the Walmart shopping center on Sky Vista Boulevard. Existing zoning designates the site as the Vista Hills Planned Unit Development (PUD), which was approved in 2012 but remains undeveloped. The applicant is proposing to sunset the Vista Hills PUD handbook and return the subject site to four standard zoning designations: Multi-Family Residential (MF-14); Parks, Greenways and Open Space (PGOS); Multi-Family Residential (MF-30); and General Commercial (GC). The proposed zoning map amendment would allow for development of the Highland Tentative Map and Conditional Use Permit (LDC23-00006). Staff recommends approval of the zoning map amendment.

**Background:** This site was annexed into the City of Reno in March 2008 along with the Walmart shopping center to the south. At the time of annexation, this site contained a mix of residential, commercial, and open space zoning designations. In October 2012, a zoning map amendment was approved to create the Vista Hills Planned Unit Development (PUD) at this site. The Vista Hills PUD allows for development of up to 338 multi-family and/or senior residential units and up to 487,000 square feet of office, commercial, lodging, and entertainment space, while requiring 46.3 acres of open space areas with trails and pathways. Though the Vista Hills PUD remains the approved zoning designation for this site and may still be developed, the project has been dormant for almost a decade and is not a financially viable development option for the applicant.

**Discussion:** Approval of this zoning map amendment would eliminate the Vista Hills PUD and revert the site to standard city zoning designations. The Vista Hills PUD has no current residents, and all land within the PUD boundaries is undeveloped. Per NRS 278A.410, removal of the Vista Hills PUD is allowed upon a finding by the city, following a public hearing, that the removal does not adversely affect either the enjoyment of land within, abutting upon, or across a street from the planned unit development or the public interest; and is not granted solely to confer a private benefit upon any person.

#### **Analysis:**

**Land Use Compatibility:** To the north are North Valleys Regional Park, BLM land, and a senior-living apartment complex. To the east across Lemmon Drive is undeveloped land located in Washoe County. To the south are two commercial developments: a Walgreens on the corner of Lemmon Drive and Sky Vista Boulevard, and a large shopping center anchored by Walmart with access from Sky Vista Boulevard via Vista Knoll Parkway. To the west is the Vista Enclave residential development.

The proposed zone change is consistent and compatible with existing land uses in the immediate vicinity. Additionally, any future land subdivision of more than four lots, multi-family development greater than 20 units, or grading resulting in cuts deeper than 20 feet and/or fills greater than ten feet in height will trigger a discretionary review process through which nearby properties will be noticed and additional site specific conditions for compatibility may be applied.

***Allowed Residential Uses:*** The existing Vista Hills PUD allows for 338 multi-family residential units at a maximum density of 32 dwelling units per acre in a ±13.82 acre residential village. The proposed zoning map amendment includes ±16.14 acres of MF-30 zoning with a maximum density of 30 dwelling units per acre. Due to site constraints, the number of multi-family units allowed under the proposed zoning will be significantly less than the theoretical maximum, and LDC23-00006 contains 288 multi-family residential units.

Single-family detached dwellings are not allowed per the Vista Hills PUD. The proposed zoning map amendment includes ±46.49 acres of land zoned MF-14 where single-family detached dwellings are allowed. LDC23-00006 includes a tentative map request to develop 219 single family lots. The SMU land use designation does not have any conforming base single-family zoning districts, so applying single-family zoning to areas proposed as single-family villages by LDC23-00006 is not possible without an amendment to the Master Plan.

***Allowed Commercial Uses:*** The Vista Hills PUD allows 487,000 square feet of office, commercial, lodging, and entertainment space spread over 50-65 acres. The proposed zoning map amendment includes significantly less area for commercial uses, with ±3.83 acres of GC zoning included along Lemmon Drive. Uses allowed in the GC zoning district are generally consistent with uses allowed in the Vista Hills PUD, though GC zoning does allow for multi-family residential development at densities up to 45 dwelling units per acre.

***Required Open Space:*** The Vista Hills PUD requires ±46.30 acres of open space in the northwest area of the site. While the proposed zoning map amendment includes only ±44.95 acres of PGOS zoning, site constraints will result in significantly more open space being preserved. Additionally, the layout of proposed open space will ensure protection of environmentally-sensitive areas such as 30 percent or greater slopes, ridgelines, and rock outcroppings.

***Utilities:*** The subject site is vacant and all services necessary to serve future development are available. Truckee Meadows Water Authority (TMWA) is identified to provide water service, Waste Management for solid waste disposal, and City of Reno sewer will be extended by the applicant to serve the site. Required infrastructure (i.e. sewer, storm drainage, water, and power) will be further analyzed during permit requests to develop the site. A water “Will Serve” issued by TMWA will be required prior to building permit issuance.

**Public Safety:** The subject site is within existing service areas for the Reno Police Department (RPD) and Reno Fire Department (RFD). RFD Stations 9 and 10 are both approximately 4 miles away with an estimated response time of 6-7 minutes.

**Access and Circulation:** Future access to the site will be provided by the extension of Vista Knoll Parkway through the site to connect Sky Vista Boulevard to the south with Lemmon Drive to the east. Traffic impacts will be evaluated with proposed development and appropriate improvements will be required.

**Master Plan Conformance:** The subject site has a Master Plan land use designation of Suburban Mixed-Use (SMU) and Special Planning Area (SPA). The site includes a location identified as a Neighborhood Center and is within the Outer Neighborhoods area of the Structure Plan Framework in the Master Plan. As proposed and with the recommended conditions, the project is in substantial conformance with the Master Plan land use designation and the following applicable Master Plan goals and policies:

- 2.3D: Public Safety Services
- 7.1B: Development Constraints Area
- 7.1C: Hillside Development
- 7.1D: Environmentally-Sensitive Areas
- 7.2A: Open Space, Greenways, and Trails Network

**Public and Stakeholder Engagement:** Agency comments were received and incorporated into the analysis. The applicant presented this project to the Ward 4 Neighborhood Advisory Board in August 2022. No written public comments have been received. Required project noticing will occur prior to public hearing, and any future comments will be forwarded to the Planning Commission.

## **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.

***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 278.250(2) (outlined below);

The zoning regulations must be adopted in accordance with the master plan for land use and be designed:

- a. To preserve the quality of air and water resources;
- b. To promote the conservation of open space and the protection of other natural and scenic resources from unreasonable impairment;
- c. To consider existing views and access to solar resources by studying the height of new buildings which will cast shadows on surrounding residential and commercial developments;
- d. To reduce the consumption of energy by encouraging the use of products and materials which maximize energy efficiency in the construction of buildings;
- e. To provide for recreational needs;
- f. To protect life and property in areas subject to floods, landslides and other natural disasters;
- g. To conform to the adopted population plan, if required by NRS 278.170;
- h. To develop a timely, orderly and efficient arrangement of transportation and public facilities and services, including public access and sidewalks for pedestrians, and facilities and services for bicycles;
- i. To ensure that the development on land is commensurate with the character of the physical limitations of the land;

- j. To take into account the immediate and long-range financial impact of the application of particular land to particular kinds of development, and the relative suitability of the land for development;
- k. To promote health and the general welfare;
- l. To ensure the development of an adequate supply of housing for the community, including the development of affordable housing;
- m. To ensure the protection of existing neighborhoods and communities, including the protection of rural preservation neighborhoods;
- n. To promote systems which use solar or wind energy;
- o. To foster the coordination and compatibility of land uses with any military installation in the city, county or region, taking into account the location, purpose and stated mission of the military installation.

(2) The amendment is in substantial conformance with the Master Plan.

**Attachments:**

**Exhibit A - Case Maps**