

STAFF REPORT

Date: December 14, 2022

To: Mayor and City Council

Thru: Doug Thornley, City Manager

Subject: Staff Report (For Possible Action): Ordinance Introduction – Bill No. _____ Case No. LDC23-00005 (Highland Zoning Map Amendment) Ordinance for a zoning map amendment from ±112.6 acres of Planned Unit Development (PUD) to ±48.31 acres of Multi-Family Residential (MF-14), ±44.39 acres of Parks, Greenways and Open Space (PGOS), ±16.17 acres of Multi-Family Residential (MF-30), and ±3.73 acres of General Commercial (GC). The ±112.6 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). [Ward 4]

From: Joey Winter, Associate Planner

Department: Development Services - Planning

Summary:

The subject site is two vacant parcels containing ±112.6 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. With this application, 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), which was approved by the Planning Commission on November 2, 2022. Staff and Planning Commission recommend approval of the zoning map amendment.

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 A**) analyzed compatibility with the surrounding land uses, as well as conformity with the Master Plan. The proposed zone change from PUD to PGOS, GC, MF-30, and MF-14 appears to be consistent and compatible with land uses in the immediate vicinity. 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 areas for each proposed zoning district are noted in the table below. These acreages are adjusted slightly from the Planning Commission staff report as the area of each proposed zoning district was precisely mapped by the applicant's surveyor. However, there is no change to the location of boundaries between zoning district considered by the Planning Commission. Also note that the acreages of MF-30, MF-14 and GC zoning will be reduced slightly during development of the site through right-of-way dedication for the extension of Vista Knoll Parkway.

Proposed Zoning District	Area
Multi-Family Residential (MF-14)	48.31 acres
Parks, Greenways and Open Space (PGOS)	44.39 acres
Multi-Family Residential (MF-30)	16.17 acres
General Commercial (GC)	3.73 acres
TOTAL	112.60 acres

Discussion:

Minutes from the November 2, 2022 Planning Commission hearing are included in **Exhibit B**. Staff gave a presentation at the hearing explaining the differences between allowed uses in the requested zoning and the existing PUD and noted that the proposed PGOS, GC, MF-30, and MF-14 zoning districts are compatible with the area and consistent with a number of Master Plan policies. The applicant's representative gave an overview of their plans for development of the site, and explained why development of the site under the Vista Hills PUD is not commercially viable. The applicant's representative further noted the topographic constraints of the site, and stated the only functional place for commercial is the pad along Lemmon Drive, which will be zoned GC. Public comment included one concern regarding traffic congestion on US-395.

The majority of Planning Commissioner questions related to the amount of commercial

development allowed under the proposed zoning, which is significantly less than what is currently allowed per the Vista Hills PUD handbook. The applicant's representative gave a history of the project, including their efforts over the past several years to develop the site as currently entitled with up to 487,000 square feet of office, commercial, lodging, and entertainment space spread over 50-65 acres. They stated that developing the site with the amount of commercial space allowed under the Vista Hills PUD is not viable for several reasons, including site topography, market demand, and adjacency to the large Walmart shopping center on Sky Vista Boulevard.

Other Planning Commissioner questions related to the impacts that the requested zone change would have on traffic in the area. The applicant's traffic engineer explained the traffic that could be generated with the current PUD is tremendously higher than with the proposed project, however, traffic for retail uses is typically more localized and residential uses may add more traffic to the freeway.

Planning Commission's discussion again related to the amount of commercial development included with the project and the traffic impacts of the proposed zoning. Several Commissioners expressed concern about the reduction in commercial development potential under the proposed zoning, but felt development of the site under the Vista Hills PUD was not viable. Commissioner Munoz stated he could not vote in favor of a request which would take away the option of commercial development in large areas of the site.

Planning Commission voted to recommend that City Council approve the zoning map amendment request - four in favor, one opposed, and one absent.

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 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.

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) (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 the Master Plan.

Financial Implications:

None at this time

Legal Implications:

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

Recommendation:

The Planning Commission recommends Council adopt the requested zoning map amendment by ordinance.

Proposed Motion:

I move to uphold the recommendation of the Planning Commission and refer Bill No. _____ for a second reading and adoption.

Attachments:

Case Maps

Ordinance

Exhibit A – Planning Commission Staff Report

Exhibit B – Planning Commission Minutes

Public Notice