

STAFF REPORT

Date: February 12, 2020

To: Mayor and City Council

Thru: Sabra Newby, City Manager

Subject: **C.3.2. Staff Report (For Possible Action): Case No. LDC20-00025 (LIV+ Master Plan and Zoning Map Amendments) Resolution to adopt an amendment to the Land Use Plan of the City of Reno Master Plan (Resolution 8475) in Case No. LDC20-00025 by changing the land use designation on property generally located north of the intersection of Wells Avenue and Winston Drive from ±1.76 acres of Single-Family Neighborhood (SF) and ±3.16 acres of Parks, Greenways, and Open Space (PGOS) to ±4.67 acres of Multi-Family Neighborhood (MF) and ±0.25 acres of Parks, Greenways, and Open Space (PGOS).**

From: Sienna Reid, Senior Planner

RESOLUTION NO.

RESOLUTION TO ADOPT AN AMENDMENT TO THE LAND USE PLAN OF THE CITY OF RENO MASTER PLAN (RESOLUTION 8475) IN CASE NO. LDC20-00025 BY CHANGING THE LAND USE DESIGNATION ON PROPERTY GENERALLY LOCATED NORTH OF THE INTERSECTION OF WELLS AVENUE AND WINSTON DRIVE FROM ±1.76 ACRES OF SINGLE-FAMILY NEIGHBORHOOD (SF) AND ±3.16 ACRES OF PARKS, GREENWAYS, AND OPEN SPACE (PGOS) TO ±4.67 ACRES OF MULTI-FAMILY NEIGHBORHOOD (MF) AND ±0.25 ACRES OF PARKS, GREENWAYS, AND OPEN SPACE (PGOS).

WHEREAS, the Reno City Council, on December 13, 2017, approved Resolution No. 8475, adopting the Reno Master Plan; and

WHEREAS, the Reno City Planning Commission, on December 5, 2019, approved Resolution No. 03-19, adopting the amendments to the Land Use Plan of the Reno Master Plan attached hereto as Exhibit A, and has recommended that the Council make the determinations required by law and adopt the proposed amendments;

WHEREAS, this Council has held a duly noticed public hearing on February 12, 2020 as required by NRS 278.220;

NOW, THEREFORE, BE IT RESOLVED by the Reno City Council:

1. In accordance with NRS 278.220 and NRS 278.230, based on the written and testimonial information presented to it, this Council determines that the proposed Master Plan amendment may be applied to the development of the city for a reasonable period next ensuing and
 - (a) That the Amendments (i) are consistent with the overall intent of the Master Plan; (ii) are required based on changed conditions or further studies; (iii) are compatible with the surrounding areas; (iv) will not have a negative effect on adjacent properties or on transportation services and facilities; (v) will have minimal effect on service provision and/or are compatible with existing and planned service provision and future development of the area; (vi) will not cause detriment to the public health, safety, and general welfare of the people of Reno; and (viii) that strict adherence to the current goals and policies of the Master Plan

would result in a situation neither intended by nor in keeping with other guiding principles, goals, and policies; and

- (b) That with the Amendments, the Master Plan will continue to serve as a pattern and guide for orderly physical growth and development of the City which will cause the least amount of natural resource impairment, conform to the adopted population plan, and ensure an adequate supply of housing, including affordable housing; and form a basis for the efficient expenditure of funds relating to the subjects of the City of Reno Master Plan.
- 2. That this Council hereby adopts all the maps, descriptive matter and other materials contained in Case No. LDC20-00025 (LIV+ Master Plan and Zoning Map Amendments), including changes to the Land Use Map as set forth in Exhibit A hereto, and amends Resolution No. 8475 accordingly, subject to a conformance review by the Regional Planning Commission.
- 3. That this Resolution be forwarded to the Regional Planning Commission for a determination that it conforms to the Truckee Meadows Regional Plan.
- 4. That the Master Plan amendment adopted hereby shall become effective only if and when the Regional Planning Commission determines that it conforms to the Truckee Meadows Regional Plan.

Upon motion by Councilmember _____, and seconded by Councilmember _____, the foregoing Resolution was passed and adopted this _____ day of _____, 2019, by the following vote of the Council:

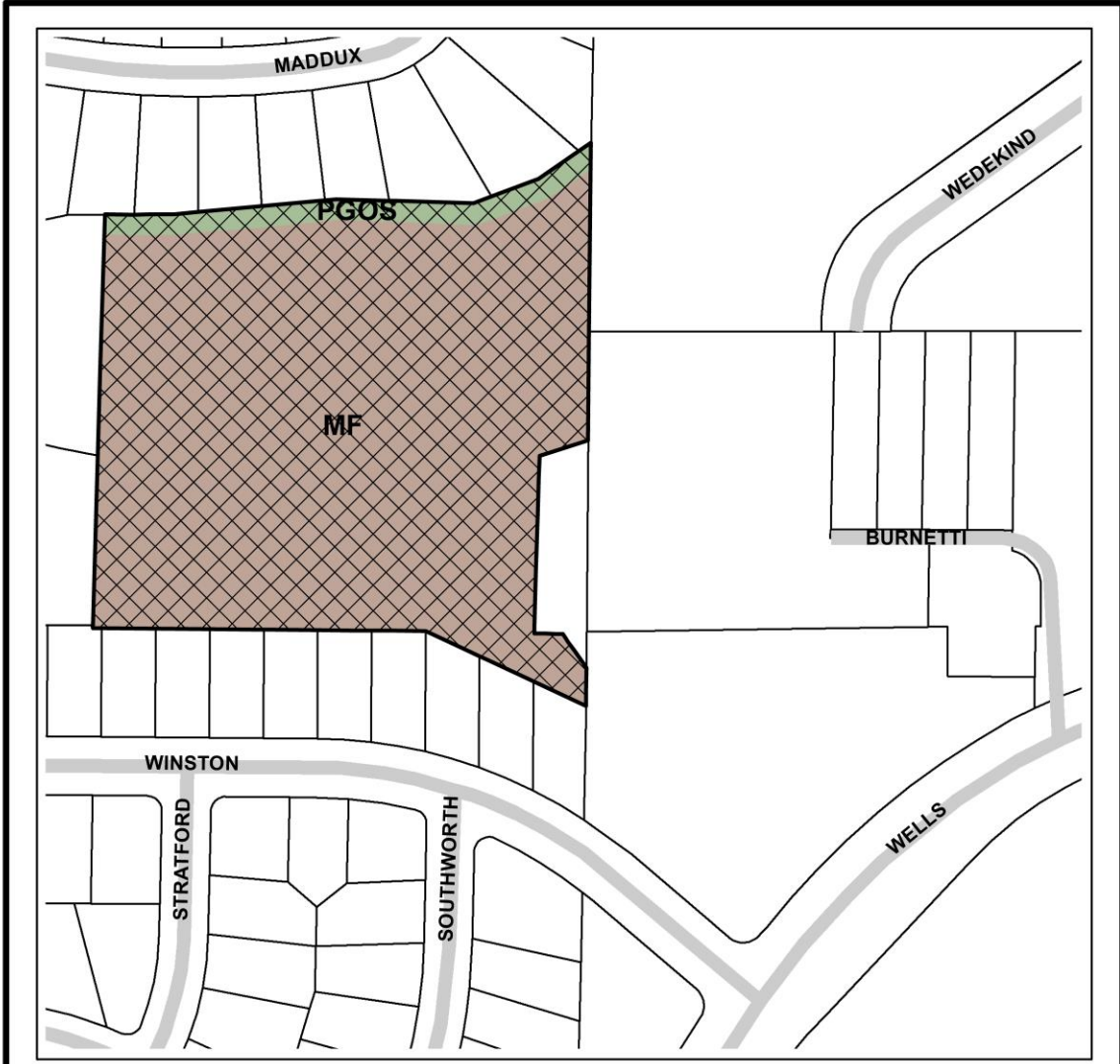
AYES: _____
 NAYS: _____
 ABSTAIN: _____ ABSENT: _____

APPROVED this _____ day of _____, 2020.



 HILLARY SCHIEVE
 MAYOR


ATTEST:

ASHLEY D. TURNEY
CITY CLERK



**LDC20-00025
(LIV+ Master Plan and
Zoning Map Amendment)**

-  MASTER PLAN AMENDMENT
FROM: ±3.16 acres of PGOS
and ±1.76 acres of SF
TO: ±4.67 acres of MF
and ±0.25 acres of PGOS
-  City Limits



0 0.0075 0.015 0.03
Miles

The information hereon is approximate and is intended for display purposes only. Reproduction is not permitted. For additional information, please contact the City of Reno Community Development Department
Map Produced: October, 2019



**Community Development
Department**

1 East 1st Street Phone: 321-8309
P.O. Box 1900 Fax: 334-2043
Reno, NV 89505 www.reno.gov

Exhibit A

Resolution No. 03-19

RESOLUTION ADOPTING AMENDMENT TO MASTER PLAN, PLANNING CASE NO. LDC20-00025 (LIV+ MASTER PLAN AND ZONING MAP AMENDMENTS), ±4.92 ACRES OF PROPERTY, FROM ±1.76 ACRES OF SINGLE-FAMILY NEIGHBORHOOD (SF) AND ±3.16 ACRES OF PARKS, GREENWAYS, AND OPEN SPACE (PGOS) TO ±4.67 ACRES OF MULTI-FAMILY NEIGHBORHOOD (MF) AND ±0.25 ACRES OF PARKS, GREENWAYS, AND OPEN SPACE (PGOS) LOCATED NORTH OF THE INTERSECTION OF WELLS AVENUE AND WINSTON DRIVE AND FURTHER DESCRIBED IN PLANNING CASE NO. LDC20-00025, AS A PART OF THE LAND USE PLAN, AND RECOMMENDING THE SAME TO THE RENO CITY COUNCIL.

WHEREAS,

- A. In accordance with NRS 278.150, the City of Reno Master Plan was adopted by the Reno City Planning Commission and the Reno City Council as a long-term general plan for the physical development of the City;
- B. In accordance with NRS 278.210 through 278.320 amendments to that plan are to be adopted by the Planning Commission who also makes certain recommendations to the City Council, and based on the recommendations of the Planning Commission, the City Council makes certain determinations (set out in NRS 278.320) and adopts such parts of the Master Plan as may practicably be applied to the development of the city for a reasonable period of time next ensuing (NRS 278.220);
- C. In the above referenced Planning Case, the Planning Commission has been asked to consider a change to the Land Use Plan of the City Master Plan as described above;
- D. Following a public hearing on December 5, 2019, in compliance with NRS 278.210 through 278.230, the Planning Commission has considered all evidence before it, including documents and testimony;

NOW, THEREFORE, BE IT RESOLVED BY THE RENO CITY PLANNING COMMISSION:


1. That based on the following determinations, this Commission **ADOPTS** the maps attached hereto as Exhibit A and the maps, documents, and descriptive material in described in Planning Case No. LDC20-00025 (the "Amendments") as Amendments to the Reno Master Plan.
2. That this Commission determines and recommends that the City Council determine:

- a. That the Amendments are consistent with the Master Plan evaluation criteria as they (i) are consistent with the overall intent of the Master Plan; (ii) are required based on changed conditions or further studies; (iii) are compatible with the surrounding areas; (iv) will not have a negative effect on adjacent properties or on transportation services and facilities; (v) will have minimal effect on service provision and/or are compatible with existing and planned service provision and future development of the area; (vi) will not cause detriment to the public health, safety, and general welfare of the people of Reno; and (vii) that strict adherence to the current goals and policies of the Master Plan would result in a situation neither intended by nor in keeping with other guiding principles, goals, and policies.
 - b. That consistency of the Amendments with the above Master Plan evaluation criteria will ensure the Master Plan continues to serve as a pattern and guide for orderly physical growth and development of the City which will cause the least amount of natural resource impairment, conform to the adopted population plan, and ensure an adequate supply of housing, including affordable housing; and forms a basis for the efficient expenditure of funds relating to the subjects of the City of Reno Master Plan.
3. That this Commission recommends that the City Council adopt such parts of the Amendments as may practicably applied to the development of the city for a reasonable period of time next ensuing, subject to conformance review of the Regional Planning Commission.

Upon motion of Commissioner Marshall, seconded by Commissioner Velto, the foregoing Resolution was passed and adopted this 5th day of December, 2019, by the following vote of the Commission:

AYES:	Gower, Hawkins, Johnson, Marshall, Olivas, Taylor, Velto		
NAYS:	None		
ABSTAIN:	None	ABSENT:	None

APPROVED this 5 day of December 2019.



 CHAIRPERSON



ATTEST:



 PLANNING MANAGER
 RECORDING SECRETARY



LDC20-00025
(LIV+ Master Plan and
Zoning Map Amendment)

-  MASTER PLAN AMENDMENT
- FROM: ±3.16 acres of PGOS
and ±1.76 acres of SF
- TO: ±4.67 acres of MF
and ±0.25 acres of PGOS
-  City Limits



0 0.0075 0.015 0.03
 Feet
 The information herein is approximate and is intended for display purposes only. Reproduction is not permitted. For additional information, please contact the City of Reno Community Development Department. Map Printed: October 2019



RENO
 Community Development Department
 1 East 1st Street Phone: 321-8309
 P.O. Box 1500 Fax: 324-2543
 Reno, NV 89506 www.reno.gov