Echeverria Peavine Property Master Plan Amendment
LDC17-00043

JOINT CITY COUNCIL/BOARD OF COUNTY COMMISSIONERS
JULY 30, 2018
• Two parcels totaling 559.3± acres located 1700’ south of the US 395/Red Rock Interchange
Assessor Parcel Numbers (APNs):

- APN 081-031-39: ±159 Acres
- APN 081-024-08: ±400 Acres

Property was Annexed into the City of Reno in 2009
Proposed Master Plan Amendment:

- Remove the subject properties from the Reno-Stead Corridor Joint Plan
- Establish City of Reno Reimagine Reno Master Plan Designations of Single Family Neighborhood, Suburban Mixed Use, and Open Space
Existing Master Plan:

- Reno Stead Corridor Joint Plan – Utilizes Washoe County Land Use
  - General Rural (GR) – 421 Acres (75%)
    - 40 Acre Lot minimums
  - High Density Rural (HDR) – 141 Acres (25%)
    - 2.5 Acre Lot minimums
- Inconsistent with Reimagine Reno Master Plan
- Inconsistent with City of Reno Housing Study
- Area is changing
Existing Zoning:

- Reno Stead Corridor Joint Plan – Utilizes City of Reno Zoning (County Master Plan)
  - Compatibility Issues

- Cooperative Planning Area

- Master Plan Amendment does not change Zoning
  - Future Zone Change or PUD would be required
Proposed Master Plan Amendment:

- Removal from the Reno Stead Corridor Joint Plan (RSCJP)
  - RSCJP last updated in 2010 and is no longer consistent with new Reimagine Reno Master Plan
  - Since 2010 the RSCJP has been amended such that the boundary is no longer contiguous

- Allow the property to support the Goals of the Reimagine Reno Master Plan

- County review through Cooperative Planning and Regional Planning

Proposed Master Plan
- 77% of the site is less than 15% slopes
- City of Reno code identifies 15% or less as most suitable for development
- Major Drainageways will be preserved with Open Space
- Existing Infrastructure close to Project site
  - Water – N. Virginia St
  - Sewer – Red Rock/Moya Blvd
- Area is changing, now is the time to Master Plan the site with regional facility discussions ongoing

Site Suitability
Proposed Master Plan Amendment:

- Single Family Neighborhood (SFN) – ±373.3 Acre (67%)
  - 2-8 du/ac
- Suburban Mixed Use (SMU) – ±145.5 Acre (26%)
  - Mix of low to moderate density residential, as well as commercial uses
- Parks, Greenways and Open Space – ±40.5 Acres (7%)
  - Mix of residential and commercial already exists to the north of SMU (Zoo)
Community Benefits:

- **City of Reno Housing Study**
  - Creates opportunity for a mix of density and housing types to support demand

- **Opportunity for more affordable housing products**

- **Reimagine Reno Master Plan**
  - Vibrant Neighborhoods & Centers
    - Mix of Housing Types
    - Mix Use Development
    - Neighborhood Amenities
Community Benefits:

- A future project would be required to make improvements to the Transportation System, which may include:
  - Widen North Virginia Street
  - Improvements to Red Rock Rd
  - Improvements to Red Rock and Stead Blvd 395 Interchanges
  - Union Pacific Railroad (UP) under or over crossing
FUTURE PLANS:

- Planned Unit Development (PUD)
- PUD Would address design related comments
- Cooperative Planning Area Standards/County Review
- Project of Regional Significance – Regional Planning
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