LDC17-00043
(ECHEVERRIA PEAVINE PROPERTY)
Joint City Council & Board of County Commissioners
July 30, 2018
Echeverria Peavine Property Request

This request includes two parts:

1) An amendment to the Reno-Stead Corridor Joint Plan to remove ±559.3 acres from the RSCJP boundary.

2) Assign City of Reno Master Plan land use to the site using RelImagine Reno designations.

NOTE: The site is currently zoned LLR1 and General Rural (UT40). Development utilizing the requested Master Plan designations would require a zoning map amendment in the future.
1) Joint NAB/CAB meeting (1/16/18)

2) Applicant hosted neighborhood meeting (2/20/18)

3) Public Hearings:
   a) Joint Washoe County & City of Reno Planning Commission (4/26/18)
   b) Joint Washoe County Commission & Reno City Council
   c) Truckee Meadows Regional Planning Commission
   d) Truckee Meadows Regional Governing Board
   e) Reno City Council for final Certification
Current Master Plan Land Use

Echeverria Peavine Property: Master Plan Amendment
January 2018
Proposed Master Plan Land Use

Legend
- Project Boundary
- Reno-Stead Corridor Joint Plan
- Reno Master Plan
  - Industrial
  - Single-Family Neighborhood (2-8 du/ac)
  - Mixed Neighborhood (8-15 du/ac)
  - Suburban Mixed-Use (30 du/ac)
  - Open Space
- Washoe County MP
  - High Density Rural (0.4 du/ac)
  - Medium Density Suburban (3 du/ac)
  - High Density Suburban (7 du/ac)
  - General Commercial
  - Industrial
  - Public/Semi-Public
  - Open Space
  - General Rural

Proposed Master Plan
Echeverria Peavine Property: Master Plan Amendment
January 2018
The RSCJP was jointly adopted in 1996. Plan notes anticipated 20 year planning horizon.

Joint Plan was amended in 2010 that included:
- Modified policy language.
- Remove plan sections that were addressed in other adopted documents including entity Master Plan and Development Codes.
- Removed duplicative language.
- Remove narratives better suited in historic case files for reference.

Several amendments to the plan to remove or redesignate land have been approved since initial adoption.
RSCJP Land Use Plan & Policies

- **Conservation** – Hillside Development; Protect Drainageways; Visual Features & Neighborhood Integrity.
- **Relationship to Adjacent Uses** – Transitions to Unincorporated County and Open Space.
- **Parks and Open Space** – Preservation of Desirable Open Space.
FOOTHILL NEIGHBORHOODS:

- **Natural Feature Protection** – Cluster Development; Grading; Cuts & Fills; Viewsheds; Drainageway Preservation; and Wildlife Corridors.

- **Relationship to Adjacent Uses** – Transitions to Unincorporated County and Open Space.

- **Recreation and Open Space** – Access to Public Lands; and Network & Internal Connections (pedestrian, bicycle, trails & paths).

- **Hazard Mitigation** – Vegetation Management; Fire Resistant Landscaping & Building Materials; Fuel Breaks and Secondary Emergency Access.
## Proposed Master Plan Amendment

<table>
<thead>
<tr>
<th>Land Use Designation (Existing)</th>
<th>Conforming Zoning Districts</th>
<th>Current Acreage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Special Planning Area/Reno Stead Corridor Joint Plan/High Density Rural</td>
<td>LLR2.5</td>
<td>±143.0</td>
</tr>
<tr>
<td>Special Planning Area/Reno Stead Corridor Joint Plan/General Rural</td>
<td>UT40</td>
<td>±416.3</td>
</tr>
<tr>
<td><strong>TOTAL ACREAGE:</strong></td>
<td></td>
<td><strong>559.3</strong></td>
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</tbody>
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<tr>
<th>Land Use Designation (proposed)</th>
<th>Conforming Zoning Districts</th>
<th>Proposed Acreage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single Family Neighborhood (SF) (2-8 du/ac)</td>
<td>SF15, SF9, SF6, PUD</td>
<td>±373.3</td>
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<tr>
<td>Suburban Mixed Use (SMU)</td>
<td>MU, MF30, NC, AC, CC, PO, GO, PUD</td>
<td>±145.5</td>
</tr>
<tr>
<td>Parks, Greenways and Open Space (PGOS)</td>
<td>OS, PF, PUD</td>
<td>±40.5</td>
</tr>
<tr>
<td><strong>TOTAL ACREAGE:</strong></td>
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<td><strong>559.3</strong></td>
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</table>
### Washoe County Planning Commission
- Not consistent with the Washoe County Master Plan.
- Proposal would create an adverse impact on public health, safety & welfare.
- There were concerns that the City would not be able to provide services to the site.
- Removal of site from RSCJP would limit Washoe County’s voice in planning process.

- Moved to deny the request to remove the site from the RSCJP.

### Reno Planning Commission
- Noted approval would limit Washoe County’s ability to provide input on the development of the site.
- Noted concern regarding a request for intensification of the site without services in place to serve the site.

- Moved to deny the request to remove the site from the RSCJP and to re-designate property with Relimage Reno Land Use designations.
Motion to Approve: Based upon compliance with the applicable considerations, I move to adopt the resolution for the proposed amendment to the Reno-Stead Corridor Joint Plan and authorize the Chair to sign the resolution on behalf of the Washoe County Commission.

Motion to Deny: Based upon noncompliance with the applicable considerations, I move to deny the requested amendment to the Reno Stead Corridor Joint Plan.
Motion to Approve: Based upon compliance with the applicable considerations, I move to adopt the amendment to the Master Plan by resolution to 1) amend the Reno Stead Corridor Joint Plan to remove the subject site from the joint plan area; and 2) re-designate the subject site with only City of Reno Master Plan designations subject to conformance review by the Regional Planning Agency. I also move to sponsor an amendment to the Regional Plan in association with this request.

Motion to Deny: Based upon noncompliance with the applicable considerations, I move to deny the requested amendment to the Reno Stead Corridor Joint Plan.
QUESTIONS?