

**PLANNING COMMISSION
STAFF REPORT**

Date: December 19, 2018

To: Reno City Planning Commission

Subject: **6.4. Staff Report (For Possible Action - Recommendation to City Council): Resolution No. 07-15 Case No. LDC16-00026 and LDC17-00019 (Prado Ranch Master Plan and PUD Zoning Map Amendments) – This is a request for: 1) a Master Plan amendment from Single Family Residential (±316.79 acres), Mixed Residential (±77.44 acres), and Parks/Recreation/Open Space (±334.46 acres) to Mixed Residential (±86.89 acres), Parks/Recreation/Open Space (±446.91 acres), and Industrial (±194.89 acres); 2) a zoning map amendment from ±354.86 acres of Open Space (OS), ±316.79 acres of Single Family – 15,000 square feet (SF15), ±57.04 acres of Single Family – 6,000 square feet to ±728.69 acres of Planned Unit Development (PUD). The PUD handbook is proposed to include land use designations of ±44.53 acres of single family residential, ±32.30 acres of multi-family, ±194.89 acres of industrial, ±10.06 acres of commercial, and ±446.91 acres of open space along with all associated development standards; and 3) tentative approval of the associated Prado Ranch Planned Unit Development Handbook. The ±728.69 acre site is comprised of 14 parcels generally located along the east and west side of Lemmon Drive from Patrician Drive to Oregon Boulevard within the Cooperative Planning Area (CPA) overlay zone. This is a project of regional significance for increasing: 1) employment by 938 employees or more; 2) housing by 625 units or more; 3) sewage generation by an average of 187,500 gallons or more a day; 4) water usage of 625 acre feet per year or more; and 5) traffic generation by an average of 6,250 average daily trips (ADT) or more. skr**

From: Sienna Reid, Senior Planner

Ward #: 4

Case No.: LDC16-00026 and LDC17-00019 (Prado Ranch Master Plan and PUD Zoning Map Amendments)

Applicant: Lansing Companies, LLC

APN Number: 080-281-01; 080-461-27; 080-461-30; 080-671-55 through -57; 080-722-03; and 080-730-11 through -17

Request:

This is a request for:

- 1) 1) a Master Plan amendment from Single Family Residential (± 316.79 acres), Mixed Residential (± 77.44 acres), and Parks/Recreation/Open Space (± 334.46 acres) to Mixed Residential (± 86.89 acres), Parks/Recreation/Open Space (± 446.91 acres), and Industrial (± 194.89 acres);
- 2) a zoning map amendment from ± 354.86 acres of Open Space (OS), ± 316.79 acres of Single Family – 15,000 square feet (SF15), ± 57.04 acres of Single Family – 6,000 square feet to ± 728.69 acres of Planned Unit Development (PUD). The PUD handbook is proposed to include land use designations of ± 44.53 acres of single family residential, ± 32.30 acres of multi-family, ± 194.89 acres of industrial, ± 10.06 acres of commercial, and ± 446.91 acres of open space along with all associated development standards; and
- 3) tentative approval of the associated Prado Ranch Planned Unit Development Handbook.

Location:

The ± 728.69 acre site is comprised of 14 parcels generally located along the east and west side of Lemmon Drive from Patrician Drive to Oregon Boulevard within the Cooperative Planning Area (CPA) overlay zone. This is a project of regional significance for increasing: 1) employment by 938 employees or more; 2) housing by 625 units or more; 3) sewage generation by an average of 187,500 gallons or more a day; 4) water usage of 625 acre feet per year or more; and 5) traffic generation by an average of 6,250 average daily trips (ADT) or more.

Proposed Motion:

Master Plan Amendment: Based upon non-compliance with the applicable Master Plan considerations, I move to deny the Master Plan amendment, and recommend that the Reno City Council deny the Master Plan amendment. I cannot make the following findings [*specify*].

PUD Zoning Map Amendment: Based upon non-compliance with the applicable findings, I move to recommend that the City Council deny the zoning map amendment and tentative approval of the Prado Ranch Planned Unit Development Handbook. I cannot make the following findings [*specify*].

Recommended Conditions of Approval:

- A. Approval of the Prado Ranch PUD Handbook (**Exhibit 1**) is subject to any modifications made by the Planning Commission and City Council at their respective public hearings. The conditions and any revisions shall be incorporated into the PUD Handbook and

submitted to staff in both paper and electronic versions for review within two months of the date of Truckee Meadows Regional Planning Agency (TMRPA) approval of the Master Plan amendment and Project of Regional Significance; and submitted for certification by the City Council within four months of the date of Regional Planning approval of the Master Plan amendment and Project of Regional Significance. Failure by the applicant to conform to either time deadline shall render this approval null and void.

Background: The Prado Ranch site was annexed into the City in January 2015 (Ordinance No. 6387) (**Exhibit A**). Upon annexation, the subject site was assigned Master Plan land use designations of Single Family Residential (± 316.79 acres), Mixed Residential (± 77.44 acres), and Parks/Recreation/Open Space (± 334.46 acres) based on a translation of the County's land use designations. The following zoning designations were also assigned: Single Family Residential – 15,000 square feet (SF15) (± 316.79 acres); Single Family Residential – 6,000 square feet (SF6) (± 57.04 acres); and Open Space (OS) (± 354.86 acres).

After annexation of the site, a tentative map and special use permit request to allow for 130 single family homes on a ± 36.3 acre site located northwest of the intersection of Lemmon Drive and Patrician Way and within the boundary of the proposed Prado Ranch PUD was considered by the Planning Commission and City Council (LDC17-00017 – Prado Ranch). On October 5, 2016 the Planning Commission denied the request based on concerns regarding flooding and area flood mitigation proposals, sewer capacity at the Lemmon Valley Treatment Plant, increased traffic along Lemmon Drive, and school capacity (**Exhibit B**). The decision was appealed to the City Council and the denial was upheld (**Exhibit C**). The City Council suggested establishment of a PUD for the site to address the timing of infrastructure and floodplain improvements.

Under the current request, the applicant is proposing Master Plan and zoning map amendments to establish the Prado Ranch Planned Unit Development (PUD) (**Exhibits D & E**). The Prado Ranch site consists of 14 vacant parcels totaling ± 728.69 acres and is bifurcated by Lemmon Drive. Approximately 374.14 acres of the site are located on the west side of Lemmon Drive and ± 354.55 acres are located on the east side of Lemmon Drive.

As proposed, the Prado Ranch PUD contains a mix of industrial, commercial, multifamily residential, single family residential, and open space land use designations that are consistent with the proposed Master Plan land use designations (**Exhibit 1 – Figure 2**). The maximum amount of development that can occur in the PUD land use categories is outlined below and in the PUD (**Exhibit 1 – Table 1-1**):

- Single Family Residential: 176 dwelling units
- Multifamily Residential: 529 dwelling units
- Industrial: 3,600,000 square feet

- Commercial: 57,750 square feet

Rather than developing under standard zoning districts, establishment of the Prado Ranch PUD for the subject site is desired to comprehensively identify phased infrastructure improvements (e.g., volumetric flood mitigation, sewer connection to the Reno Stead Wastewater Treatment Facility, reconstruction and widening of Lemmon Drive, extension of Lear Boulevard) and promote development that is sensitive to existing uses and environmental constraints.

Concurrent with staff review of this request, a 490 unit tentative map (WTM18-002 – Prado Ranch North) located in unincorporated Washoe County was reviewed and approved. The Prado Ranch North site is located on the east side of Lemmon Drive, north of Nectar Street, and adjacent to Chickadee Drive and Sandpit Road as shown in **Exhibit F**. The Washoe County Planning Commission unanimously denied the tentative subdivision map on July 3, 2018. This decision was appealed and the Board of County Commissioners approved the tentative map on September 11, 2018. As approved, this project would allow for single family homes on lots ranging from 6,000 to 23,398 square feet in size. It is anticipated that Prado Ranch North would sewer to the Reno-Stead Wastewater Reclamation Facility (RSWRF) with an estimated sewage generation of 462,074 gallons per day. Prado Ranch North is also estimated to generate 4,939 average daily trips (ADT). As conditioned, the project is required to reconstruct Lemmon Drive from Deodar Way to the northern project boundary to an elevation of 4,926 feet (or to another elevation if determined by additional analysis) and construct other transportation improvements needed to accommodate the project. In addition, Prado Ranch North must apply an additional 25 percent volume adjustment for all storm water volume and flood pool area mitigation. The Washoe County conditions of approval are attached for reference as **Exhibit G**.

The Prado Ranch request is considered a project of regional significance as it increases: 1) employment by 938 employees or more; 2) housing by 625 units or more; 3) sewage generation by an average of 187,500 gallons or more a day; 4) water usage of 625 acre feet per year or more; and 5) traffic generation by an average of 6,250 average daily trips (ADT) or more. Prior to City Council certification, the Prado Ranch request must be found in conformance with the Truckee Meadows Regional Plan.

On October 17, 2018, the Planning Commission held a publicly noticed workshop where an overview of the Prado Ranch request and preliminary staff analysis was provided ([Link 1](#)). The applicant's representative discussed the Prado Ranch request in relation to land use compatibility, infrastructure, traffic and circulation, hydrology, open space, development phasing, and regional benefits. The Planning Commission asked questions regarding effluent disposal options for the expansion of the Reno-Stead Wastewater Reclamation Facility (RSWRF), the construction of Lear Boulevard in relation to fill and culverts that allow for

stormwater movement, and studies of soil composition and groundwater elevations for proposed volumetric mitigation areas.

To support the Planning Commission workshop, staff developed a list of recommended modifications to the Prado Ranch PUD handbook ([Link 1 - Exhibit 2](#)). Since the workshop, the applicant has addressed these recommended modifications and provided an updated PUD handbook showing changes from the October 2018 version of the handbook in redline form ([Exhibit 1](#)).

Key Issues:

- Land use compatibility
- Truck traffic impacts
- Floodplain preservation
- Flood volume mitigation
- Emergency medical response service

Analysis: Analysis of this request is divided into two sections. The first is the Master Plan amendment analysis that evaluates the request in relation to applicable Master Plan amendment considerations. The second is the Planned Unit Development analysis that evaluates the request in relation to applicable zoning map amendment and PUD findings.

The Master Plan amendment application was submitted on October 12, 2015 and the PUD application was submitted on September 12, 2016. Both applications were submitted prior to the adoption of the ReImagine Reno Master Plan and have been reviewed under the Master Plan in place at the time of submittal. Noting this, the following Master Plan amendment analysis is based on the elements and policies of the former Master Plan.

Staff is recommending that the Planning Commission deny the request and provide the same recommendation to City Council. However, should the Planning Commission approve the request, a resolution adopting the Master Plan amendment is included in this staff report. The Planning Commission will make a recommendation to the Reno City Council for the Master Plan amendment, zoning map amendment, and tentative approval of the PUD Handbook. If the Reno City Council approves the Master Plan Amendment by resolution, the zoning map amendment by ordinance, and tentatively approves the PUD Handbook by minute order, the request must also be found in conformance with the Regional Plan by the Truckee Meadows Regional Planning Commission before the map amendments may take effect.

Master Plan Amendment: Upon annexation to the City of Reno in 2015, a mix of Single Family Residential, Mixed Residential, and Parks/Recreation/Open Space Master Plan land use designations were assigned based on prior Washoe County Master Plan land use designations.

Table 1 provides a comparison of existing and proposed Master Plan land use designations for the site.

Table 1: Existing and Proposed Master Plan Land Use Designation Summary

Land Use Designation	Existing (acres)	Proposed (acres)
Parks/Recreation/Open Space	±334.46	±446.91
Single Family Residential	±316.79	0
Mixed Residential	±77.44	±86.89
Industrial	0	±194.89
Total	±728.69	±728.69

As shown above, the applicant is proposing to remove the existing Single Family Master Plan land use designation from the site, increase the amount of land designated Mixed Residential and Parks/Recreation/Open Space, and add the Industrial designation to the site. A description of the proposed Master Plan land use designations is provided below:

- **Mixed Residential:** This land use designation allows for a mix of residential and small, neighborhood-oriented commercial uses such as fitness centers, offices, small-scale retail, and restaurants on sites less than four acres. Single family and multifamily residential is allowed at a density of three to 21 dwelling units per acre. This designation is suitable where urban services are available.
- **Industrial:** This land use allows for a full range of industrial activities and supporting uses such as manufacturing/processing, distribution/warehouse facilities, and maintenance/repair shops. This designation is generally not appropriate adjacent to residential development, but small commercial activities may serve to transition between industrial and residential uses and features such as separation by open space, extensive landscape buffering, and arterial or collector roads can mitigate the impacts of proximity. This designation is suitable where urban services and utilities are available and should be accessed from arterial streets that can accommodate large truck traffic and have access to a freeway.
- **Parks/Recreation/Open Space:** This land use designation is appropriate for large open space areas for parks, trails, or significant natural features (e.g., major drainageways, wetlands, slopes of 30 percent or greater). Lands intended for open space due to significant environmental resources or hazards may not be suitable for extensive development.

If the proposed Master Plan amendment is adopted, Table 2 illustrates how the proposed land uses under the previous Master Plan would translate to the ReImagine Reno land use designations.

Table 2 – Translated ReImagine Reno Master Plan Land Use Designations

Proposed Master Plan Land Use Designation	Acreage	ReImagine Reno Land Use Designation	Acreage
Parks/Recreation/Open Space	±446.91	Parks, Greenways, and Open Space (PGOS)	±446.91
Industrial	±194.89	Industrial (I)	±194.89
Mixed Residential	±86.89	Single Family Neighborhood (SF)	±44.53
		Multifamily Neighborhood (MF)	±32.30
		Suburban Mixed-Use (SMU)	±10.06
Total	±728.69		±728.69

As shown above, the Parks/Recreation/Open Space and Industrial land use designations would directly translate to single designations under the ReImagine Reno Master Plan. The Mixed Residential land use designation allows for a range of commercial and residential uses and would be assigned three ReImagine Reno Master Plan land use designations that follow the boundaries of the Single Family Residential, Multifamily, and Commercial categories specified in the Prado Ranch PUD Handbook.

Master Plan Amendment Considerations: In order to approve a Master Plan amendment, the following considerations must be found by the Planning Commission:

- (a) Bears relation to the planning and physical development of the City; and
- (b) Is so prepared that it may be adopted by the City Council as a basis for the physical development of the City.

The Planning Commission's recommendation to City Council should also consider City Council Master Plan Considerations that as may be applied practically to the physical development of the City for a reasonable period next ensuing will:

1. Serve as a pattern and guide for that kind of orderly physical growth and development of the City which will cause the least amount of natural resource impairment;
2. Conform to the adopted population plan and ensure an adequate supply of housing, including affordable housing; and
3. Form a basis for the efficient expenditure of funds relating to the subjects of the City of Reno Master Plan.

This Master Plan amendment analysis evaluates the proposed Master Plan land use designations in relation to the Planning Commission Master Plan considerations using applicable elements and policies of the previously adopted Master Plan.

a) Bears relation to the planning and physical development of the City

Land Use Plan

The subject site is located on both the west and east sides of Lemmon Drive. The portion of the site located on the west side of Lemmon Drive generally wraps around the north, east, and south sides of Swan Lake from Oregon Boulevard on the north to Patrician Drive on the south. The portion of the site located on the east side of Lemmon Drive extends from Nectar Street on the north to Deodar Way on the south.

Most of the ±374.14 acre portion of the subject site located on the west side of Lemmon Drive has a Master Plan land use designation of Parks/Recreation/Open Space because it is located within the FEMA AE flood zone as currently mapped. Approximately 77.4 acres on the west side of Lemmon are designated Mixed Residential. The applicant is looking to remove ±14.6 acres from the Mixed Residential designation and add it to the Parks/Recreation/Open Space designation to create additional open space area for floodplain preservation and volumetric mitigation. Maintaining the Mixed Residential Master Plan land use designation that allows for residential densities between three and 21 dwelling units per acre (du/ac) on the west side of Lemmon Drive is compatible with existing residences designated Suburban Residential per the Washoe County Master Plan and the Lemmon Valley Elementary school located to the south of Prado Ranch site. The Mixed Residential designation is also compatible with two parcels located southeast of the existing Lemmon Valley Water Treatment Plant that were designated Mixed Residential under the previous Master Plan and are designated Single-Family Neighborhood under the ReImagine Reno Master Plan.

The ±354.55 acre portion of the project site located on the east side of Lemmon Drive extends from Nectar Street on the north to Deodar Way on the south. The applicant is proposing a significant shift in land use designations for this portion of the site. As requested, ±316.79 acres of Single Family Residential and ±37.76 acres of Parks/Recreation/Open Space would be assigned a mix of Industrial (±194.89 acres), Mixed Residential (±24.05 acres), and Parks/Recreation/Open Space (±97.85 acres). The ±37.76 acres of Parks/Recreation/Open Space located to the north of Arkansas Drive would remain in this land use designation as it is entirely located in the FEMA AE flood zone and is identified to provide volume offset for storm water. The ±316.79 acres of Single Family Residential would be re-designated with a mix of Industrial (±194.89 acres), Mixed Residential (±24.05 acres), and Parks/Recreation/Open Space (±97.85 acres). The additional Parks/Recreation/Open Space land use designation is proposed for slopes

in excess of 20 percent located on the eastern portion of the site and as a buffer from existing large lot residential properties to the north of Arkansas Drive and the proposed Industrial land use designation.

As previously noted, the Industrial Master Plan land use designation is generally not appropriate adjacent to residential development and should be accessed from arterial streets that can accommodate large truck traffic and have access to a freeway. As proposed, the Parks/Recreation/Open Space land use designation and landscape buffer standards in the PUD handbook will assist in mitigating the impact of industrial uses on properties immediately adjacent to the Industrial Master Plan land use designation. A ± 200 foot wide buffer of Parks/Recreation/Open Space is proposed to separate existing residential uses to the north of Arkansas Drive and the Industrial Master Plan land use designation. This open space buffer will contain a minimum ten foot tall berm and extensive landscape screening as proposed in the PUD handbook. The Mixed Residential Master Plan land use proposed to the south of the Industrial designation would ultimately be separated by Deodar Way, which is planned as a two-lane collector with a minimum 50-foot wide landscape buffer along the south side of Deodar Way. A landscape buffer is also proposed along the west side of the Industrial Park per the PUD Handbook (**Exhibit 1 – Figure 8**). This buffer would be located to the east of the 200 foot Lemmon Drive right-of-way and vary between five and 70 feet in width.

While the landscape buffers discussed above would limit impacts to properties immediately adjacent to the Industrial Master Plan land use designation, the broader surrounding land use pattern and freeway access must also be considered. The Prado Ranch site is located approximately three miles north of US-395. As illustrated in **Exhibit H**, there are almost 1,400 existing residential dwelling units located within one-half mile of Lemmon Drive between the US-395 interchange and Deodar Way, primarily in unincorporated Washoe County. Immediately west of the proposed Industrial Master Plan land use are two single family residences designated Rural under the County's Master Plan. Lemmon Valley Elementary school is also located in close proximity (± 0.85 miles) to the proposed Industrial Master Plan land use and a designated school zone is in place on Lemmon Drive near its intersection with Patrician Drive. Industrial land uses create large amounts of truck traffic and concentrating them in close proximity to freeways is appropriate to limit truck traffic impacts (i.e., noise, odor, glare, air pollution, passenger vehicle conflicts, pedestrian conflicts) on sensitive uses such as existing residences and schools.

The Employment Demand Forecast and Needs Assessment prepared in August 2016 to inform the update of the City's Master Plan found the City may have a shortage of industrial land to meet future demand if recent employment trends continue and barriers to development of industrial lands around the Reno-Stead Airport are not addressed. In response to the findings of the employment study, the City re-designated $\pm 1,600$ acres along North Virginia Street

(generally between Stead Boulevard and Golden Valley Road) and near the Reno-Stead Airport from the Special Planning Area designation that supported a mix of uses to Industrial to support future employment uses. Noting the designation of these lands for industrial development and the potential for future industrial uses to locate at the Reno-Stead Airport where $\pm 1,700$ acres are available for development, land use compatibility conflicts in this location should be fully considered.

The portion of the Prado Ranch site located to the east of Lemmon Drive is adjacent to unincorporated Washoe County properties on the north, east, and south sides. Properties to the north of the project site have a Washoe County Master Plan land use of Suburban Residential and are zoned Low Density Suburban (LDS), which allows for a maximum of one dwelling unit per acre. Federally owned properties to the east have an Open Space Master Plan land use designation and are zoned Open Space. Properties to the south have a mix of Suburban Residential, Rural, and Open Space designations per the County's Master Plan. Accordingly, the zoning districts include a mix of Medium Density Suburban (MDS), General Rural (GR), and Open Space (OS). The MDS zoning district allows for a maximum of three dwelling units per acre. According to the County's Master Plan, the goal of the Suburban Residential Master Plan land use designation is to "protect the stability of existing unincorporated neighborhoods and encourage compatible smart growth development...". The proposed Industrial Master Plan land use designation is not appropriate for protecting the lower density residential uses that have existed for decades. It would be more appropriate for the area where the Industrial land use designation is proposed to remain Single Family Residential, providing an appropriate transition from low-density residential uses to the north and the higher density Mixed Residential land use designation proposed for the southeast portion of Prado Ranch.

The entire Prado Ranch site is also located within the Cooperative Planning Area (CPA). Master Plan amendments within CPAs are required to be sent to the Washoe County Community Development Director for review and comment. The County has provided comments (**Exhibit N**) expressing concern with proposed industrial development and suggestions for mitigation measures to be incorporated into the PUD handbook.

In summary, the proposed Master Plan amendment would create an Industrial Master Plan land use island to the east of Lemmon Drive that is adjacent to unincorporated Washoe County properties with residential Master Plan land use designations to the north and south sides. This Industrial island would be located three miles away from the nearest freeway access and create a patchwork land use pattern that is not consistent with the Master Plan. Application of the Industrial Master Plan land use would also facilitate large amounts of truck traffic, which could create a variety of adverse impacts to sensitive uses located along Lemmon Drive including noise, odor, headlight glare, air pollution, passenger vehicle conflicts, and pedestrian conflicts.

Staff is familiar with these types of conflicts along Stead Boulevard and is concerned that application of the proposed Master Plan land uses would result in similar conditions.

Population Plan/Housing Plan

The City of Reno's population has grown steadily since the 1990's. Looking to the future, the 2036 Washoe County Consensus Forecast prepared by the Truckee Meadows Regional Planning Agency estimates that Reno's population will continue to grow by more than 62,000 residents between 2015 and 2036, reaching a total 2036 population of just over 301,000. The Consensus Forecast also estimates employment in the region to grow to 347,000 jobs by 2036. The City of Reno's Sphere of Influence (SOI)/portion of the Truckee Meadows Service Area (TMSA) is identified to accommodate population and employment growth in urban and suburban development settings. Information prepared to inform the update of the City's Master Plan indicates the City has an ample housing land supply within the City and its SOI/TMSA to accommodate population growth. However, a wider variety of housing types is needed to meet shifts in housing demand. The proposed Master Plan amendment would eliminate the existing Single Family Residential Master Plan land use designation, reducing the amount of land available for detached single family residential development, and increase the amount of land available for multifamily development through the assignment of the Mixed Residential Master Plan designation. As proposed, the amendment would not adversely impact the City's ability to accommodate estimated population growth and would assist in providing a greater variety of housing types.

The Housing Plan primarily encourages the creation, preservation, and rehabilitation of affordable and workforce housing. Many Housing Plan policies focus on identifying new or increasing existing funding sources dedicated to income-restricted affordable and workforce housing while others focus on enabling various housing types (i.e., accessory dwelling units, single-room occupancy) that are generally more affordable near services, transportation options, schools, and employment areas. As proposed, the Master Plan amendment is consistent with the Housing Plan. The mix of requested land use designations would allow for multifamily housing options in close proximity to new job opportunities. The Prado Ranch PUD Handbook (**Exhibit 1**) also specifies that a minimum of ten percent of multifamily units will be set aside for rental to households whose earnings are equal to or less than 80 percent of area median income (AMI).

Conservation Plan/Open Space and Greenways Plan

The Conservation Plan encourages preservation of the scenic, natural, public safety, and recreational values of sensitive land areas by constraining development on designated water bodies, AE flood zones, ridgelines, natural slopes over 30 percent, and other sensitive lands. The plan states that residential, commercial, and industrial development should be prohibited on features specifically identified as part of the Development Constraints Area (DCA) unless a 2:1 ratio of non-constrained area is preserved for every constrained acre developed. DCA features

include playas, significant water bodies, wetlands, AE floodways, and slopes of 30 percent or greater. The Swan Lake playa and slopes over 30 percent are both present on the Prado Ranch site. In addition, a majority of the Prado Ranch site is located in a FEMA AE or A (100-year) floodplain (**Exhibit 1 – Figure 4**). While not considered part of the DCA, 100-year floodplains provide a variety of benefits in their natural state including habitat areas for wildlife and vegetation; water quality maintenance and pollution control; open space and recreation opportunities; and flood control and storage. As shown in **Exhibit I**, ±141.8 acres located in the 100-year floodplain are proposed to be developed under the Industrial, Multi-Family, and Single-Family Residential PUD categories, which correspond to Industrial and Mixed Residential Master Plan land use designations.

The Open Space and Greenways Plan identifies areas surrounding Swan Lake as priority open space areas. The plan notes that Swan Lake ranges from 50 to 100 acres of permanent wetlands during drought cycles and as much as 1,000 acres of wetlands during high water cycles, as seen in recent years. Like the other playas in the North Valleys, Swan Lake provides watershed functions, wildlife and native plant habitat, opportunities for connectivity, and recreational opportunities. Notably, Swan Lake is an important bird area with 150 recorded bird species and provides a large number of shorebirds and wading birds with an important migration stopover. The Open Space and Greenways Plan contemplates trail connectivity around the lake to existing trails within the North Valleys. Both the existing and proposed Master Plan designations assist in providing connectivity around Swan Lake and the Prado Ranch PUD identifies a street section for Lemmon Drive with sidewalks on both sides of the street as well as a recreational path along the east and south sides of Swan Lake consistent with the Open Space and Greenways Plan (**Exhibit 1 – Figures 3 & 13**).

Across the entire Prado Ranch site, the proposed amendment would increase the Parks/Recreation/Open Space land use designation by ±112.45 acres, bringing the site total to ±446.91 acres. If the Master Plan amendment is approved, approximately 61 percent of the site would support passive and active recreation, and the protection of natural resources identified as DCA features (Swan Lake playa and slopes greater than 30 percent).

While the proposed placement of the Parks/Recreation/Open Space land use designation promotes preserving DCA areas and non-motorized connectivity around a priority open space area, the proposed Master Plan amendment does not promote aspects of the Conservation and Open Space and Greenways Plans related to floodplain preservation benefits and air quality. The proposed Master Plan designations are less conducive to preserving the existing 100-year floodplain than the existing designations. With the existing Master Plan land use designation and zoning, clustering of single family residential development to preserve the floodplain would be possible. With an Industrial land use designation, it is probable that the buildings will be larger and less likely to be placed outside of the existing floodplain. Proposed floodplain

modifications and flood volume mitigation are further discussed in the Public Services, Facilities, and Infrastructure Plan section of this analysis.

Additionally, combustion engines mainly from vehicles are a large generator of air pollutants. Significant gains in air quality will not be made without modifying individual modes of travel and length of trips. While locating employment within close proximity to existing and potential residential uses may assist in reducing travel from individual cars, the Industrial land use on the site will lead to increased truck traffic in the area. Given that the subject site is approximately three miles east of US-395, the increased truck traffic will be required to travel a greater distance to access the freeway along a street with various commercial uses, residential uses, a designated school zone, traffic signals, and passenger vehicle traffic. A start and stop traffic flow of trucks could increase diesel particulate matter in the air and ultimately lead to increased air pollution. Increased truck traffic may also discourage utilization of the multi-use and recreational paths by pedestrians and bicyclists, undermining the connectivity and multimodal transportation goals outlined in the Open Space and Greenways Plan.

In summary, the proposed Master Plan amendment increases the amount of land within the Parks/Recreation/Open Space land use designation, but proposes new land use designations that would conflict with the policy intent of the Conservation and Open Space and Greenways Plans to encourage floodplain preservation, air quality improvements, and multi-modal connectivity.

Public Services, Facilities, and Infrastructure Plan

Public services, facilities, and infrastructure are the essential public functions that shape a community and the quality of life enjoyed by residents, as well as the City's fiscal condition and ability to grow responsibly. The Public Services, Facilities, and Infrastructure (PSFI) Plan outlines the City's concurrency management system, which is in place to ensure new development will not create a financial burden on the existing community or result in decreased levels of service for existing residents. The concurrency management system requires all new development provide full facilities for water, wastewater, flood management, and local roads. For regional roads and parks, payment of the Regional Road Impact Fee (RRIF) and the Residential Construction Tax (RCT) satisfies concurrency requirements. However, no impact fees are in place for public safety facilities (police and fire stations) or federal and state roadways. Public safety infrastructure and facilities necessary to serve new development are negotiated with the City of Reno during the development review process.

Public Safety

The Reno Police Department uses a service model that includes one centrally located station and reporting stations in outlying locations of the City. Consistent with the concurrency management system outlined in the PSFI Plan, police facility needs are evaluated during the project review process. The Prado Ranch Master Plan amendment was submitted in October 2015 and the PUD

application was submitted in September 2016. Initial review noted that an administrative office within the commercial component of the PUD may be beneficial to allow officers to file reports without returning to the central station. However, two reporting stations are identified to serve the larger North Valleys area, one located in the StoneGate development and one located in the Evans Ranch development. Reno Police Department staff more recently revisited the need for a reporting station in Prado Ranch and have determined it is not necessary with other stations anticipated to serve the North Valleys.

For fire service, the closest fire station to the Prado Ranch site is Fire Station 9 located at 14005 Mt. Vida Street. Station 9 is ± 4.8 miles from the southern portion of the site and ± 7.1 miles from the northern portion of the site, and has an estimated response time of ten minutes. The second closest fire station to the site is Station 10 located at 5250 N. Virginia Street, which has an estimated response time of 13 minutes.

The PSFI Plan specifies a six minute response time and the 2011 Regional Standards of Cover specify a first due response objective for urban areas of six minutes from time of dispatch at least 85 percent of the time. For response times of eight minutes or more, the PSFI Plan requires fire sprinkler systems for new development. Reno Fire Department (RFD) staff recommended the extension of Lear Boulevard to the Prado Ranch site to reduce response time by up to two minutes (**Exhibit N**). Per the PUD Handbook, Lear Boulevard will be constructed as a minor arterial to the western edge of the project boundary and as a 24 foot, fully paved fire lane between the eastern terminus of Lear Boulevard to the western boundary of the PUD. As noted in RFD comments, even with the extension of Lear Boulevard homes may be required to install sprinkler systems. However, it should be noted that fire sprinklers will not mitigate medical response times. While the extension of Lear Boulevard will provide a faster response time than what would be possible with the current roadway network, the public safety response for medical emergencies will be greater than what is specified in the Regional Standards of Cover. With increased truck traffic facilitated by the proposed Industrial land use designation, staff is concerned that the estimated medical emergency response time will adversely affect individuals (either pedestrians or motorists) involved in conflicts with trucks.

In addition, RFD staff recommended the purchase of an aerial apparatus (ladder truck) to mitigate the impact of increased call volume and industrial development prior to construction of industrial buildings. The PUD Handbook specifies the Master Developer will purchase or provide funding for the purchase of a ladder truck prior to the issuance of any permit for development in Phase 2. Noting that it takes approximately 1.5 years for delivery of a ladder truck, this timing is appropriate to ensure the ladder truck will be in operation concurrent with the multifamily units and industrial building square footage identified in Phase 2.

It should also be noted that the Prado Ranch site is located in a district with a high call volume for the Fire Department. There is currently a significant burden on staff resources within the City based on limited Fire Department staffing and equipment. As growth occurs, additional resources will be necessary to accommodate that growth. Therefore, the Fire Department is concerned with the ability to provide adequate long term service to this site and city-wide as new growth occurs.

A Fiscal Impact Analysis was prepared with the annexation of the Prado Ranch site into the City (**Exhibit J**). This analysis utilized two scenarios to evaluate development of the site within the City of Reno and unincorporated Washoe County. If developed in the City of Reno with 454 single family residential units and 3.5 million square feet of industrial space, the analysis found the proposed land uses would result in a positive fiscal impact of \$9.76 million to the City's General Fund and \$6.23 million to the City's Street Fund over a 20 year period. While commercial and industrial uses are more intense than residential uses (e.g., traffic generation, truck traffic, hours of operation, noise, lighting), they tend to bring a positive fiscal impact to the City. If developed in unincorporated Washoe County with 1,721 single family residential units, the analysis found a negative fiscal impact of \$43.68 million to the County's General fund and a negative fiscal impact of \$10.03 million to the Truckee Meadows Fire Protection District General Fund. The fiscal impact analysis did not evaluate development of the site within the City of Reno under current Master Plan land use and zoning designations.

Sewer Facilities

Public sanitary sewer infrastructure is not currently in place to serve the Prado Ranch site. The closest sewer treatment facility is the Lemmon Valley Water Treatment Plant, which is currently approaching its ultimate capacity and may be decommissioned in the future. Given this, the project is anticipated to sewer to the Reno-Stead Water Reclamation Facility (RSWRF). Although development of residentially zoned property often results in higher sewage treatment volumes, the end users of the industrially zoned buildings are not known at this time. Noting this, future industrial users may generate equal or higher sewage volumes than a residentially zoned property. If, however, the industrial portion of the Prado Ranch site is ultimately occupied by warehouse distribution end users, staff's sewer usage analysis of these types of users has revealed that the sewage treatment volumes produced are approximately one tenth of the typical industrial design values.

The RSWRF is currently operating at approximately 1.7 million gallons per day (MGD) and the capacity of the plant is 2.0 MGD. City staff has been diligently pursuing the completion of the design and construction of a 2.0 MGD expansion to the RSWRF, as well as initiating a short term mitigation measure (i.e., 'shave' from RSWRF to TMWRF) to temporarily increase the capacity of the RSWRF to 2.5 MGD. It is anticipated that this short term mitigation project will

be complete by the first quarter of 2019, and that the RSWRF 2.0 MGD expansion will be complete by the end of calendar year 2021.

Table 3 shows RSWRF current operating capacity and capacity that will be utilized by developments recently issued will-serve letters in relation to total RSWRF capacity currently and with the shave project.

Table 3: Reno-Stead Wastewater Treatment Facility Current and Projected Flows

Reno-Stead Wastewater Treatment Facility	Sewer Flows (MGD)	Percent of Total Capacity Before Shave Project (2.0 MGD)	Percent of Total Capacity After Shave Project (2.5 MGD)
Current Operating Capacity	1.7	85%	68%
Projected Flows from Will-Serve Issued Projects	0.25	12.5%	10%
Totals	1.95	97.5%	78%

As shown above, the City has issued sewer will-serve letters to developments which will be served by RSWRF for approximately 0.25 MGD. While these will-serve commitments bring the City closer to the current maximum capacity of 2.0 MGD, the complete construction of those homes and buildings which will contribute those flows to RSWRF will not be complete for many months and the short term capacity increase project will be complete much earlier. City staff will not be issuing will-serve letters for any additional development which would generate flows in excess of the current capacity of 2.0 MGD until the short term capacity increase project is complete.

Depending on the pace at which development continues in the North Valleys, the City may also be required to institute a sewer allocation protocol that establishes how the remaining capacity at RSWRF is allocated prior to completion of the 2.0 MGD expansion. Staff is closely monitoring available capacity at RSWRF to ensure City Council establishes an allocation protocol when allocations reach approximately 90% of full capacity. Based on other projects pending will-serve issuance, it is unlikely that Prado Ranch will be able to sewer to RSWRF until the 2.0 MGD expansion is complete in 2021.

To manage the effluent in the North Valleys, the City of Reno is exploring various effluent management options described below. Some of these effluent options focus specifically on the RSWRF facility whereas others are larger efforts that could result in options that serve multiple facilities and utility companies. None of these options have been formally selected at this time.

- RSWRF Expansion Design: As part of the design for the 2.0 MGD expansion to the RSWRF facility, Stantec is exploring a modest expansion of the existing purple pipe system for industry utilization or application to common area landscaping, other land application possibilities, and crop production possibilities (e.g. growing alfalfa).
- Bedell Flat: The City anticipates future work will be done to evaluate the feasibility of discharging Class A effluent to Bedell Flat.
- American Flat Road: The City is working with Washoe County, the Truckee Meadows Water Authority (TMWA), and other partners to prepare a long range feasibility study for the American Flat Road site. A subsurface hydrological investigation is planned to look at the capacity of the aquifer. At this time, it is premature to plan on the utilization of the American Flat Road site as a resource recovery site.
- Effluent Reservoir for Seasonal Storage: In late summer of 2018 City Council provided clear direction to pursue a reservoir for seasonal storage of effluent from RSWRF. The primary site is identified in 2005 and 2006 documents prepared by ECO:LOGIC and could potentially support the construction of a dam on the eastern portion of APN No. 087-021-15 with a reservoir extending upstream from the dam. A secondary site downstream from the primary site that would utilize the Red Rock Road embankment as a dam will also be considered. This option was presented to the City Manager by a developer and should be considered as a preliminary concept until it has been more thoroughly vetted.
- Development of Reuse Demand/Customers: Any option that proposes to store effluent seasonally must be coupled with an expanded distribution/reuse system for future reuse customers. This is an ongoing effort in which the City will look to partner with the development community to collect, reclaim, store and reuse effluent via reuse systems.

The Master Developer is responsible for obtaining all necessary approvals and sewer will-serve letters prior to approval of each final map or building permit and for the construction of all necessary on and off-site backbone sewer infrastructure.

Water Facilities

The project site is located within the Truckee Meadows Water Authority's (TMWA's) service territory. According to a discovery by TMWA, the property will be served by a 24 inch pipeline located in Lemmon Drive. The developer will need to dedicate sufficient water rights with each building permit or final map application. All water facilities for the project will be required to be designed and constructed to conform to TMWA standards and in conformance with Washoe County District Health requirements.

Drainage Facilities/Floodplain Improvements

The Prado Ranch PUD is proposing to provide drainage and floodplain improvements that will improve the current conditions of the Swan Lake closed basin consistent with the preliminary hydrology report ([Link 2](#)). The Prado Ranch project proposes modifications to the floodplain and the preliminary hydrology report has identified improvements which are intended to enhance the storm water management in this basin, including the excavation of land directly adjacent to Swan Lake for flood volume mitigation at a minimum rate of 125 percent that would result in 836 acre-feet of flood volume storage. Prior to the approval of any grading or site improvement permit, a FEMA Conditional Letter of Map Revision (CLOMR) must be prepared and approved to depict the new floodplains contained within the proposed channels, ponds, and closed basin of Swan Lake. Also, a FEMA Letter of Map Revision (LOMR) must be prepared and approved once the CLOMR improvements are constructed.

After the October 17, 2018 Planning Commission workshop, the North Valleys Floodplain Management Report prepared by Stantec Consulting Services was provided to the City. This report is separated into two parts. Part A was prepared for the City of Reno and provides flood frequency analyses, floodplain boundary mapping for 2017 lake levels experienced at Swan Lake, floodplain boundary mapping for the 500-year flood event, a review of local floodplain policies/regulations, and a review of the recommendations in the 2007 North Valley's Flood Control Hydrologic Analysis and Mitigation Options report prepared by Quad Knopf in relation to their applicability today ([Link 6](#)). Part B was prepared for Lansing Companies and provides a conceptual volumetric mitigation analysis for the Prado Ranch project that reviews the volumetric offset evaluation prepared by Cardno as part of the preliminary hydrology report ([Link 2](#)), evaluates volumetric mitigation needs associated with raising Lemmon Drive two feet above existing grade from Deodar Way to Tupleo Street, analyzes potential gains in volumetric mitigation for a new mitigation area west of Lemmon Drive, analyzes TMWA groundwater level data, and presents preliminary revegetation/plantings guidance for volumetric mitigation areas (**Exhibit K**).

Part A of the North Valleys Floodplain Management Report recommends the City submit a Request for Letter of Map Revision to FEMA to alter the 100-year floodplain boundary based on more detailed topography data (2006 1-foot contour interval) using the 4924 water surface elevation. Utilizing the plotted 4924 contour data would result in some locations that are currently located within the 100-year floodplain being removed and some locations that are currently located outside the 100-year floodplain being included as shown in Figure 4.0 of [Link 6](#). In addition, the North Valleys Floodplain Management Report notes the City could consider increasing design standards for development in floodplains as follows:

- Require new development be built at or above the 500-year or other elevated event
- Require greater than 1-foot of freeboard for all development within a defined offset of the 100-year lake level
- Requiring an increased level of volumetric runoff and displacement ratio

- Requiring mitigation to occur within or below the same elevation band as the fill to achieve proper mitigation

Part B of the North Valleys Floodplain Management Report presents the following information:

- Additional areas volumetric mitigation opportunities could be pursued on Prado Ranch parcels. These include an area identified by Stantec that could provide 55.9 acre-feet of volumetric storage, and areas identified by Wood Rodgers beyond the initial Cardno preliminary drainage report that could provide 88.8 acre-feet of volumetric storage.
- Elevating Lemmon Drive by two feet would require 8.3 acre-feet of fill material that would need to be mitigated, potentially in one of the areas described above.
- Average groundwater elevations range from 4850-4860 in the Swan Lake area based on analysis of TMWA municipal well data. Proposed grading improvements are above these average elevations with a minimum elevation near 4915.
- Volumetric mitigation areas which are re-graded to store water should support vegetation that can withstand standing water for short periods and dry periods for the majority of the year and 4:1 side slopes are desirable. A native seed mix and a cover crop species should be drill seeded into the slopes with mulch and tackifier hydraulically applied to seeded areas.
- Proposed volumetric mitigation improvements provide 1.25:1 volumetric offset to prevent an increase in the Swan Lake water surface elevation. The proposed mitigation exceeds the 1:1 volumetric mitigation required by code and would provide 170 acre-feet of additional flood storage volume.

As noted in Part A of the North Valleys Floodplain Management Report, one design standard option the City may consider for closed basin floodplain management is to require an increased level of volumetric runoff and displacement ratio. While the City will continue to evaluate the options presented in the report, Public Works staff has indicated volumetric offset at a rate of 1.25:1 would likely be a recommended practice for closed basin volumetric mitigation. The Prado Ranch PUD Handbook requires a 1.25:1 volumetric offset for fill in the 100-year floodplain and Part B of the North Valleys Floodplain Management Report identifies additional areas where partial excavation of the playa fringes could accommodate additional storage volume beyond what was initially identified in the preliminary hydrology report ([Link 2](#)).

During the October 17, 2018 Planning Commission workshop there was discussion regarding preliminary geotechnical investigation results prepared in 2005 and groundwater levels. The applicant's representative explained the 2005 geotechnical investigation did not encounter groundwater when four test pits were advanced to ten feet below ground surface and one boring was advanced to 41.5 feet below ground surface on the subject Prado Ranch site. Additional

groundwater investigation was recently completed for the site in November 2018 (**Exhibit L**). To provide results that could be compared to the 2005 investigation, four test pits were advanced to a maximum depth of 18 feet below ground surface in the general area referenced in the 2005 report. No groundwater was encountered and soil testing showed high plasticity fat clay and sandy lean clay. The updated groundwater investigation also notes that a Nevada Division of Water Resources (DWR) well near the Prado Ranch site indicates the static water level is 61 feet below ground surface. This groundwater information is consistent with TMWA groundwater data provided to Stantec and presented in Part B of the North Valleys Floodplain Management Report showing average groundwater elevations ranging from 4850-4860, which is between 65 and 55 feet below ground surface. Additional preliminary geotechnical reports will be submitted with future tentative map and special use permit applications and final geotechnical reports are required with each building permit or final map application.

The City also received written comments from the Washoe County Community Services Department on June 21, 2018 (**Exhibit N**). The stated concerns regarding the Swan Lake Watershed and FEMA designated floodplain areas are in alignment with City staff concerns. City staff agrees that the new project should be required to provide equivalent mechanisms, either through developing equivalent flood pool surface area or other means (e.g. out of basin pumping, land application, etc.) to provide a post-development annual volumetric loss at least equivalent to the pre-development condition and these provisions are included in the PUD Handbook.

Parks

The proposed Master Plan land use designations and associated PUD Handbook would decrease the maximum number of potential residential units that could occur on the site from $\pm 1,332$ to 704. The proposed PUD would generate approximately 1,788 new residents (2.54 residents per household). This population can be supported by two pocket parks, one neighborhood park, community park, or regional park. The applicant has not proposed any parks within the PUD. However, there is an existing Washoe County park within one half mile of all residential designations. The PUD is proposing trails within open space areas and connectivity to adjacent Bureau of Land Management (BLM) property. Additionally, the Multifamily standards within the PUD require recreational areas, which could be classified as a private pocket park. Per the PUD Handbook, the Master Developer will be responsible for constructing and maintaining common area, trails, and recreation amenities in the Prado Ranch development.

Schools

Washoe County School District (WCSD) staff reviewed the request and provided comments (**Exhibit N**). The subject site is currently zoned for Lemmon Valley Elementary, O'Brien Middle School, and North Valleys High School. At buildout, the project is anticipated to generate 87 new elementary school students, 11 middle school students, and 28 new high school

students (126 total students). As of October 2017 Lemmon Valley Elementary Schools was at 90% of base capacity, O'Brien Middle School was at 79% of base capacity, and North Valleys High School was at 99% of base capacity. With housing units currently under construction and additional housing units planned in the North Valleys, WCSD is planning for new school sites. A new elementary school in the Silver Dollar subdivision is anticipated to open in August 2021 and WCSD has been working with the StoneGate project developers to identify a new high school site that could open by 2024.

Traffic, Access, and Circulation

At build out, the development is estimated to generate $\pm 15,919$ Average Daily Trips (ADT) with ± 964 AM and $\pm 1,280$ PM Peak Hour Trips (PHT). The application includes a Phased Traffic Study dated January 2018 which provides analysis of traffic in the project area as well as of regional roadways and state owned highway ramps which may be impacted by development of the project ([Link 3](#)). Additionally, an update letter dated September 14, 2018, was provided to identify changes to the phasing of the recommended improvements ([Link 3](#)). The Phased Traffic Study includes analysis of existing traffic volumes, projected traffic volumes, roadway capacity, intersection capacity, phase improvements, and recommendations for improvements. The Phased Traffic Study and update letter are written to include four phases of development. The Proposed Development Schedule included in the PUD handbook identifies three phases of development (**Exhibit 1 – Page 5**).

Review of the recommendations in the traffic study and update letter has been completed by staff. Staff generally concurs with the recommended improvements to be constructed in the phasing table as shown in the PUD Handbook. Several of the improvements recommended have been coordinated with the conditions of approval for the Prado Ranch North project in Washoe County, including the widening and elevation of Lemmon Drive. These specific improvements are anticipated to provide significant regional flood protection and roadway capacity benefits to the existing and proposed residents and businesses in the Lemmon Valley area.

Particular care in design will be required to provide safe turning movements from the industrial driveways. Washoe County Community Services Department have also cited safety concerns related to increased delay and difficulty to make left turn movements from the industrial driveways and unsignalized intersections (**Exhibit N**). To ensure large industrial vehicles can safely integrate into high volumes of passenger vehicles through the Lemmon Drive corridor, the PUD handbook specifies that either an exclusive southbound acceleration lane will be constructed for each industrial driveway or Lemmon Drive will be widened from two to four lanes from Deodar Way to Arkansas Drive. Final roadway design of Lemmon Drive will be required to integrate an appropriate number of through travel lanes, proper geometric alignment of travel lanes, and consideration of acceleration/deceleration lanes, turn lanes, and/or high-t

configurations to accommodate left turn movements at the unsignalized intersections and driveways.

The traffic study and PUD handbook identify the construction of a traffic signal at Patrician Way and Lemmon Drive. The Prado Ranch North project does not include any proposed signals to be constructed as a portion of the project. Signal warrants may need to be analyzed at additional intersections along the Lemmon Drive corridor as development proceeds if the widening and elevation of Lemmon Drive does not mitigate congestion to regional levels of service.

Due to continued growth in the North Valleys, the most recent amendment to the 2040 Regional Transportation Plan (RTP) approved August 17, 2018 identifies various projects that would increase the capacity of Lemmon Drive as well as the US 395 freeway corridor. These capacity improvements are detailed in Table 4 below.

Table 4 – 2040 RTP Capacity Improvements for Lemmon Drive and US 395

RTP Regional Road Improvement Timeframe	Project	Description
2022 - 2026	Lemmon Drive	Widen from four to six lanes from US 395 to Military Road and widen from two to four lanes from Fleetwood Drive to Chickadee Drive
	US 395	Additional southbound lane and auxiliary lanes northbound and southbound from North McCarran Boulevard to Lemmon Drive
2027 - 2040	US 395 at Lemmon Drive	Improve interchange
	US 395	Additional northbound lane from North Virginia Street to Lemmon Drive
	US 395	Additional lane in each direction Lemmon Drive to Stead Boulevard

While Lemmon Drive is the major roadway that would provide primary access to the Prado Ranch development, US-395 is the nearest freeway. Noting US-395 capacity and congestion concerns, staff requested the applicant analyze the impact of the Prado Ranch development on highway capacity and operations as well as project timing in relation to planned highway infrastructure improvements. As detailed in **Exhibit M**, the Nevada Department of Transportation (NDOT) has programmed freeway improvements to US-395 including:

- US-395 pavement rehabilitation between the Spaghetti Bowl and McCarran Boulevard/Clear Acre Lane (complete Fall 2018)

- Clear Acre Lane on-ramp improvements (complete Fall 2018)
- US-395 pavement rehabilitation and addition of southbound freeway lane between Clear Acre Lane and Lemmon Drive (construction begins 2021-2022)

As noted in **Exhibit M**, the programmed projects generally coincide with the build-out of Phase 1 of the Prado Ranch PUD. In addition, the 2019 Annual Work Program identifies US-395/Lemmon Drive interchange improvements and the widening of US-395 between I-80 and Parr Boulevard as future projects consistent with the RTP.

NDOT also provided comments regarding the Prado Ranch request (**Exhibit N**). These comments note that signalized intersections closest to the US 395/Lemmon Drive interchange should be analyzed with longer cycle lengths to account for pedestrian crossing and that the project should proportionally contribute to the future improvement of the US 395/Lemmon Drive interchange. The applicant has provided a memo addressing these comments (**Exhibit O**). As noted, the PUD handbook requires that updated traffic studies be provided with subsequent project improvement applications and permits and the integration of longer signal cycle lengths as part of these studies should be coordinated with RTC and City of Reno to ensure consistency with the RTP Lemmon Drive widening improvements. Interchanges are part of the Regional Roadway network for which a proportional impact fee program is in place. Any future development on the Prado Ranch site is required to pay impact fees consistent with the Regional Road Impact Fee program (RRIF).

Policy Plan

As proposed, the requested Master Plan amendment is consistent with the following Master Plan policies and objectives specified in the Policy Plan: C&R-1: The City should support a fiscally responsible urban form and annexation policy; C&R-5: The City should pursue a growth pattern which is fiscally responsible in order to maintain and possibly improve existing levels of service for current residents and future generations; H-1: The City should encourage the development of affordable and workforce housing throughout the community...; H-9: The City should disperse housing types and sizes throughout the City, rather than concentrate similar housing types and sizes in certain areas; H-10: The City should encourage mixed-income housing; E-4: There should be no net loss of wetlands, stream environments, playas, stream fed riparian and non-404 wetlands in the city in terms of both acreage and value; E-5: The City recognizes the importance of significant fish and wildlife habitats, especially in areas adjacent to wildlands, and should work to mitigate the adverse effects of development; E-31: The City should promote the protection, conservation, and acquisition of significant wildlife habitats, environmentally significant lands...or other natural and scenic resources for the purposes of wildlife survival, community education, research, recreation, and aesthetics; OS-8: The City should review development applications for potential open space areas, corridors, and buffers as identified in this plan and require those areas be protected...; GI-6: The City should apply level of service

standards uniformly to new land development and the existing community dependent on land use type; GI-7: The City should require new development pay the full cost of all required public improvements within the boundaries of the development; GI-8: The City should require that new development pay a proportional share of the cost of public improvements outside the development boundaries that are attributable to that development; GI-16: The level of service for different services and facilities varies somewhat depending on the actual land use...and the levels of service must be maintained as described in the concurrency management section of the PSFI Plan; WWW-1: The City should approve final maps and building permits only when adequate water capacity is procured by the developer; FM-2: Flood control facilities should be multi-use to meet community goals of increased recreation and environmental enhancement; FM-3: fill should not be approved for development in floodplains unless it is demonstrated that: a) flood elevations will not be increased; b) hazards to other properties in the basin will not result; and c) the fill or associated modifications to drainage patterns will not negatively impact wetlands; T-1: The City should encourage pedestrian and bicycle access and parking in commercial developments, employment centers, residential areas, and corridors between these uses; P-1: Site access and circulation should be safe, convenient, logical, and minimize impacts onto adjacent roads; P-8: The City should design the circulation system in a manner which minimizes disruption of single family neighborhoods; P&R-4: The City should ensure that trail development and connectivity within parks are planned to complement Reno's Open Space and Greenways Plan; P&R-5 The City should monitor land use, population trends, and development to determine additional park and recreation facility needs; S-2: Applications for...zone changes and master plan amendments...should be forwarded to the WCSD for review; CD-3: The city should facilitate interaction and communication between residents and City workers through the Neighborhood Advisory Boards; CD-15: The City should encourage the clustering of services in locations convenient to neighboring residential areas in order to promote fewer vehicle trips; CD-20: City streets should be designed to include a landscaped parkway strip between the curb and sidewalk; CD-33: Master planned communities, in undeveloped areas and larger developing areas, should contain a center focused upon a green or park, commercial uses like retail and small office, civic and religious buildings, and a range of housing types all within a five minute walking distance of one another; CD-34: Mixed and multiple uses should be encouraged throughout Reno. These developments, whether large or small, should promote walkable neighborhoods with services, housing, employment and transit in close proximity to one another; SD-2: Commercial centers should incorporate compatible architecture, color, signs, and landscaping; SD-11: The city should use lot design, setbacks, building orientation, and landscaping to protect single family residential uses from busy streets; SD-13; The should encourage retention of hillsides; SD-16: new development should be designed to allow public access to adjoining open space; SD-17: new development should have safe pedestrian walkways and bicycle facilities that provide direct links between streets and major destinations; and, SD-22: Low Impact Development standards should be used for managing post-construction storm water run-off.

As proposed, the Master Plan amendment is not consistent with the following Master Plan policies and objectives identified in the Policy Plan:

C&R-7: The City should work with area service providers to ensure that the water supply, water treatment and distribution capacity, sewage treatment and road network is capable of serving present and future demand within the city

Staff Comment: As discussed in the PSFI Plan portion of the Master Plan analysis, it is unlikely that Prado Ranch will be able to sewer to RSWRF until the 2.0 MG expansion is complete in 2021. City staff has been diligently pursuing the completion of the design and construction of the 2.0 MGD expansion to the RSWRF. As detailed under the PSFI portion of the Master Plan analysis, various options for effluent disposal associated the RSWRF expansion are being explored, although nothing has been finalized at this time.

E-8: Hydrologic resources that are in immediate danger as a result of surrounding land use, development proposals, or other human interference should receive the highest level of protection through...application of land use and/or zoning controls;

Staff Comment: As shown in **Exhibit I**, the proposed Master Plan land use designations would facilitate development in the 100-year floodplain. 100-year floodplains provide a variety of benefits in their natural state including habitat areas for wildlife and vegetation; water quality maintenance and pollution control; open space and recreation opportunities; and flood control and storage. The proposed Master Plan designations are less conducive to preserving the existing 100-year floodplain than the existing designations. With the existing Master Plan land use designation and zoning, clustering of single family residential development to preserve the existing floodplain would be possible. With an industrial land use designation, it is probable that the buildings will be larger and less likely to be placed outside of the existing floodplain.

E-10: Where wetlands provide flood control and groundwater recharge functions, they should be preserved to include the 100-year floodplain or jurisdictional wetland boundary if determined to be a significant wetland by the U.S. Army Corps of Engineers.

Staff Comment: As discussed under the Conservation Plan/Open Space and Greenways Plan portion of the Master Plan analysis, Swan Lake ranges from 50 to 100 acres of permanent wetlands during drought cycles and as much as 1,000 acres of wetlands during high water cycles, as seen in recent years. The applicant has provided technical information indicating areas surrounding Swan Lake are not jurisdictional wetlands pursuant to Section 404 of the Clean Water Act with a delineated boundary. Noting this, policy E-10 encourages the preservation of the 100-year floodplain. The proposed Master plan amendment would facilitate filling of the 100-year floodplain located on the east side of Lemmon Drive and

industrial development rather than preservation; however, the Prado Ranch PUD Handbook proposes volumetric mitigation for all portions of the PUD developed in the floodplain at a minimum rate of 125 percent.

F-2: The City should strive for a four minute Fire response time to 75% of the City, and not exceed a six minute response time for any area of the City without mitigation.

Staff Comment: As discussed in the PSFI Plan portion of the Master Plan analysis, sprinklers will be installed for locations outside of the eight minute response time. However, fire sprinklers do not mitigate emergency medical response times for the Fire Department.

T-11: The City should encourage businesses and new land development which are substantial generators or attractors of traffic to implement programs to reduce trips and/or mitigate air quality impacts.

Staff Comment: As discussed under the Conservation Plan/Open Space and Greenways Plan portion of the Master Plan analysis, the proposed Master Plan land use designations would facilitate the location of employment opportunities within close proximity to existing and potential residences. This may reduce the length of trips from individual cars, but the Industrial land use could increase air pollution as truck traffic would be interspersed with passenger traffic in start and stop traffic flow for three miles as it seeks to access US-395.

T-25: The City should allow truck traffic in residential areas only where necessary to serve local residents or businesses.

Staff Comment: The proposed Master Plan amendment would create an Industrial land use island to the east of Lemmon Drive that is surrounded by residential Master Plan land use designations in both the City and unincorporated County. As illustrated in **Exhibit H**, there are almost 1,400 existing residential dwelling units located within one-half mile of Lemmon Drive between the US-395 interchange and Deodar Way, primarily in unincorporated Washoe County. While truck traffic accessing future development under the Industrial land use designation would not be traveling on local roads, Industrial land uses create large amounts of truck traffic and concentrating them in close proximity to freeways is appropriate to limit truck traffic impacts (i.e., noise, odor, air pollution, pedestrian conflicts) on sensitive uses such as existing residential areas and schools.

S-3: New housing developments should accommodate design standards that reflect direct and convenient access to public schools...and document a “Safe Route to School” plan clearly showing recommended pedestrian and bicycle routes to schools.

Staff Comment: As requested, the Master Plan amendment would facilitate residential development on both the west and east sides of Lemmon Drive under the Mixed Residential land use designation. Future residences on the west side of Lemmon Drive would have easy

access to Lemmon Valley Elementary School located to the southwest. Students walking or bicycling from future residences on the east side of Lemmon Drive would have protected travel via a detached sidewalk and minimum ten foot wide parkway strip along the south side of Deodar Way, but would be required to cross Lemmon Drive at an unsignalized crossing per Figure 3 of PUD Handbook. While a “Safe Route to School” plan would be provided during future project review, the proposed Industrial land use designation on the east side of Lemmon Drive may create conflicts between increased truck traffic and pedestrians and bicyclists crossing Lemmon Drive.

CD-3: The City should encourage PUD zoning when they provide open space, protect sensitive environmental resources and scenic vistas.

Staff Comment: While not considered part of the DCA, 100-year floodplains provide a variety of benefits in their natural state including habitat areas for wildlife and vegetation; water quality maintenance and pollution control; open space and recreation opportunities; and flood control and storage. The proposed Master Plan designations are less conducive to preserving the existing 100-year floodplain than the existing designations as discussed under Policy E-8 above.

CD-6: The hours of operation and general activity level of development should be sensitive to surrounding land uses, particularly residential uses. Businesses with 24 hour operations are generally discouraged adjacent to residential uses.

Staff Comment: The requested Master Plan amendment would create a significant shift in land use designations for the portion of the Prado Ranch site located on the east side of Lemmon Drive, facilitating an increase in the general activity level of development in proximity to surrounding residential land uses. As proposed, the Industrial land use area to the east of Lemmon Drive is generally surrounded by residential Master Plan land use designations in both the City and unincorporated County. While the proposed ±200 foot wide buffer of Parks/Recreation/Open Space to the north of the Industrial Master Plan land use would assist in mitigating impacts on County residences north of Arkansas Drive, the Industrial land use would create truck traffic impacts (i.e., noise, odor, air pollution, pedestrian conflicts) on sensitive uses (i.e., existing residential neighborhoods, schools) located along Lemmon Drive between the Prado Ranch site and US-395.

SD-3: Signs should be designed as an element of the building they advertise, and be of appropriate scale to the building and surrounding neighborhood.

Staff Comment: Refer to sign discussion under zoning map amendment finding m.

Site Design Objective #1: Each plan for development should be based on a thorough analysis of the site in order to fully understand the development’s relationship to the physical environment.

The site analysis should include such opportunities and constraints as topography, views, vegetation, drainage, solar path, winder winds, summer breezes, access, and adjacent built environments.

Staff Comment: The proposed Master Plan amendment would create an Industrial land use island to the east of Lemmon Drive that is surrounded by residential Master Plan land use designations in both the City and unincorporated County. The Industrial land use designation does not provide for an appropriate transition from lower density residential uses to the north of the site that have existed for decades. It would be more compatible with the adjacent built environment for the area where the Industrial land use designation is proposed to remain Single Family Residential, providing an appropriate transition from low-density residential uses to the north and the higher density Mixed Residential land use designation proposed for the southeast portion of Prado Ranch.

Site Design Objective #2: The significant natural features of a site should be retained and used to advantage. The incorporation of features such as creeks, trees, natural slopes, rocks, views and irrigation ditches should be considered in the design of the site and placement of the buildings...

Staff Comment: While not considered part of the DCA, 100-year floodplains provide a variety of benefits in their natural state including habitat areas for wildlife and vegetation; water quality maintenance and pollution control; open space and recreation opportunities; and flood control and storage. The proposed Master Plan designations are less conducive to preserving the existing 100-year floodplain than the existing designations as discussed under Policy E-8 above.

- b) Is so prepared that it may be adopted by the City Council as a basis for the physical development of the City.

When combined with the standards proposed in the Prado Ranch PUD handbook, the proposed Master Plan land use designations will provide a clear basis for physical development within the City. As discussed above, staff does not agree that the proposed land use mix is compatible with the goals and policies within the various elements of the Master Plan and should not be used as the basis to guide development of the City.

As requested, the Prado Ranch Master Plan amendment would change the existing land use designations on the site to the land use designations shown in **Exhibit D**. The proposed Master Plan land use designations are necessary to approve the PUD since the PUD land use categories are required to be consistent with the adopted Master Plan land use designations. Per NRS 278.0284 (Conformity of local ordinances and regulations to the Master Plan), any action of local government relating to development, zoning, the subdivision of land or capital improvements must conform to the Master Plan of the local government. As proposed, the land

use categories in the PUD handbook are consistent with the proposed Master Plan land use designations. However, if the Master Plan amendment is not approved, the land uses would not be consistent and the PUD cannot be approved.

Planned Unit Development: The applicant is proposing to change the zoning from ±354.86 acres of Open Space (OS), ±316.79 acres of Single Family – 15,000 square feet (SF15), ±57.04 acres of Single Family – 6,000 square feet to ±728.69 acres of Planned Unit Development (PUD) (**Exhibit E**). The Prado Ranch PUD Handbook (**Exhibit 1**) contains a mix of land use categories including: Single Family Residential at a maximum density of 7.26 dwelling units per acre (du/ac) (±44.53 acres); Multifamily residential at a maximum density of 21 du/ac (±32.30 acres); Industrial (±194.89 acres); Commercial (±10.06 acres); and, Open Space (±446.91 acres). The PUD handbook specifies a maximum of 704 residential units, 3.6 million square feet of industrial uses, and 57,750 square feet of commercial uses (**Exhibit 1 – Table 1-1**). The draft PUD handbook includes infrastructure phasing and construction responsibilities in addition to allowed uses and standards for residential, non-residential, and open space development.

Zoning Map Amendment: General zoning map amendment requirements. In order to approve any zoning map amendment, the Planning Commission and City Council shall find that the zoning map amendment is in accordance with the Master Plan for land use and be designed, as applicable:

a. To preserve the quality of air and water resources.

Water Quality: Any development within the Prado Ranch PUD will require a storm water pollution prevention plan (SWPP) and will be required to use low impact development (LID) design features. The PUD handbook also contains provisions for street sweeping during construction (**Exhibit 1 - Page 54**). While the handbook does not contain any references to specific LID design features to ensure water quality of drainage into Swan Lake is protected, the applicant will be required to provide designs with each final map and/or building permit which incorporate LID features as required in the Reno Municipal Code Section 18.12.405, Post Construction Storm Water Quality Management, and the Public Works Design Manual.

The quality of potable water is consistently reviewed by Truckee Meadows Water Authority (TMWA) and the Washoe County Health District (WCHD). This will not be impacted by the approval of the PUD.

Air Quality: All development will be required to comply with WCHD air quality requirements. The handbook contains standards for dust control during construction and standards prohibiting truck idling during certain hours adjacent to residential uses (**Exhibit 1 - Page 54**). Both of these will assist in reducing the impacts of the project to air quality. However, vehicle combustion

engines are a large generator of air pollutants and significant air quality improvements will not be seen without modifying individual modes and travel and decreasing trip lengths.

The applicant has proposed a mix of uses in close proximity to allow people to live, work, and shop in the same area. Further, electrical vehicle charging stations are required to be incorporated in multifamily development. While locating employment among existing and potential residential uses may assist in reducing travel from individual cars, the Industrial PUD land use category on the site will lead to increased truck traffic in the area. Given that the subject site is located approximately three miles northeast of US-395, the increased truck traffic will be required to travel a significant distance along Lemmon Drive to access the freeway. In addition to several traffic signals, a variety of nearby residential and commercial uses are present in the Lemmon Drive Corridor. A start and stop traffic flow of trucks interspersed with passenger vehicles is anticipated to increase diesel particulate matter in the air and ultimately lead to increased air pollution.

b. To promote the conservation of open space and the protection of other natural and scenic resources from unreasonable impairment.

The Prado Ranch PUD Handbook identifies ± 446.91 acres in the open space land use category. This category will conserve natural and scenic resources (e.g. the Swan Lake playa, slopes in excess of 30 percent, and some areas within the 100-year floodplain). As detailed in the Grading and Drainage section of the PUD Handbook (**Exhibit 1 – Section X**), a large amount of land area in the open space land use category will be cut to provide volume replacement within the Swan Lake playa and 100-year floodplain. No development is proposed in the Swan Lake playa and it would continue to provide watershed functions, wildlife and native plant habitat, opportunities for connectivity, and recreational opportunities.

The applicant is proposing to remove ± 141.8 acres shown in **Exhibit I** from the floodplain by filling these areas and offsetting that fill through volumetric mitigation at a minimum rate of 125 percent, which exceeds code required mitigation of 100 percent. While conservation of floodplains is encouraged as they provide for a variety of benefits in their natural state (e.g., habitat, water quality, recreational opportunities, flood storage), the volumetric mitigation proposed in the Prado Ranch PUD is designed to mitigate flooding impacts to surrounding properties and would provide a greater amount of flood storage volume than currently exists. Hydrology and proposed volumetric mitigation are discussed in greater detail under zoning map amendment finding f.

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.

The Multifamily PUD land use category allows for a maximum height of 45 feet/three stories. This is the tallest building height allowed in the PUD. Both the Commercial and Industrial categories have a maximum height of 40 feet. Future development in the proposed Multifamily PUD land use category located to the south of the industrial area will not impact solar access because it is separated by a collector street with a 64 foot wide right-of-way, a 50 foot landscape buffer, and any applicable setbacks. The industrial buildings will not have any impact to the existing residential properties located to the north because they will be separated by a 70 foot right-of-way, a 200 foot open space buffer, and setbacks. The Multifamily PUD land use category located on the west side of Lemmon Drive is separated from existing residences located in unincorporated Washoe County on the west and south sides by the Single Family Residential PUD land use category, which allows for a maximum height of 30 feet/two stories. Noting this, future development in the Multifamily PUD land use category to the west of Lemmon Drive will not impact solar access for existing residential properties located southwest of Multifamily PUD land use category.

d. To reduce the consumption of energy by encouraging the use of products and materials which maximize energy efficiency in the construction of buildings.

Energy consumption and the use of energy efficient products are addressed through code compliance when new construction is proposed. The PUD handbook requires the use of LED lighting and motion sensors to reduce the time lights are on and encourages passive solar design.

e. To provide for recreational needs.

As discussed in the Master Plan analysis, all residential portions of the PUD are located within one half mile of the Lemmon Valley Community Park and the Multifamily PUD standards require recreational areas. The PUD also proposes a six foot wide sidewalk on both the west and east sides of Lemmon Drive as part of the street section (**Exhibit 1 - Section III**). These sidewalks would provide connectivity from the eastern portion of the site to the western portion of the site via two crossings at Patrician and Lear/Palace.

Recreational paths are also shown in open space areas where volumetric mitigation is proposed and adjacent to Bureau of Land Management (BLM) property located to the east of the Industrial PUD land use category (**Exhibit 1 – Figure 3**). Figure 13 of the PUD Handbook provides a conceptual cross-section for the recreational path located in flood volume mitigation areas on both the west and east sides of Lemmon Drive. To provide additional flood storage volume, cuts between zero and ten feet below existing grade are proposed. While the existing grade would be lowered, the recreational path would be developed above the base flood elevation on top of a natural berm. To ensure the safety of recreational path users crossing of Lemmon Drive at Nectar Street and Prado Ranch Parkway, the PUD Handbook specifies appropriate pedestrian lighting, signalization, and/or striping for trail crossings will be provided.

f. To protect life and property in areas subject to floods, landslides and other natural disasters.

All slopes greater than 20 percent are proposed to be preserved under the open space designation within the PUD Handbook. This will assist in ensuring development does not undermine slope stability, which will protect against landslides.

The conceptual drainage report ([Link 2](#)) included in the project application states that portions of the project site are located within the FEMA Zone A and AE. The developer proposes to mitigate at a rate that is a minimum of 25 percent higher than required by RMC. The developer should provide analysis and drainage mitigation required within the Truckee Meadows Regional Drainage Manual. Prior to approval of each permit/final map, the applicant shall provide a hydrology report identifying required mitigation.

In the conceptual drainage report for the proposed development, the current FEMA flood maps identify portions of the site as being located within Special Flood Hazard Areas (SFHA) subject to inundation by the 1% annual chance flood. These include “Zone AE” floodplain (Base Flood Elevations Determined) areas and “Zone A” floodplain (No Base Flood Elevations Determined) areas, which are subject to FEMA requirements present in a special flood hazard area. The developer will be required to provide a final technical drainage study for review and approval with each site improvement permit or final map application to verify compliance with the City of Reno’s Public Works Design Manual (PWDM) and the Truckee Meadows Regional Drainage Manual (TMRDM). Additionally, prior to the approval of any grading or site improvement permit, a FEMA Conditional Letter of map Revision (CLOMR) will be prepared and approved to depict the new floodplains contained within the proposed channels and ponds. Also, a FEMA Letter of Map Revision (LOMR) will be prepared and approved once the CLOMR improvements are constructed.

The proposed development will increase storm runoff from the site. Construction of on-site storm drain and detention facilities is required by the TMRDM to accommodate the proposed development. The conceptual drainage report states that further analysis of stormwater detention requirements be completed in order to determine if construction of full volumetric mitigation for both detention and retention may be feasible to construct adjacent and congruent with Swan Lake. The developer will provide a full analysis of proposed drainage mitigation for review and approval by the Community Development Engineering Division and Public Works Department. All private and public stormdrain, detention and retention infrastructure required by development of the site will be constructed by the developer and will meet all City of Reno standards. Required drainage improvements to serve the development will be constructed with, or prior to, the occupancy of the development requiring the improvements.

g. To conform to the adopted population plan, if required by NRS 278.170 (Coordination of master plans; Adoption of all or parts).

The existing SF-15 and SF-6 zoning designations on the site would allow for up to $\pm 1,332$ single family residential units. Although the proposed PUD would reduce the total number of potential dwelling units to 704 units, these units would include both single family and multifamily options, creating increased housing diversity. As discussed in the Population Plan/ Housing Plan section of the Master Plan analysis, the proposed PUD would not adversely impact the City's ability to accommodate estimated population growth and would assist in providing a greater variety of housing types.

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.

Roadway facilities and impacts are discussed under the Public Facilities, Services, and Infrastructure Plan section of the Master Plan analysis.

Roadway sections are provided in the Prado Ranch PUD Handbook that illustrate appropriate location and design considerations for pedestrian and bicycle amenities. These include sidewalks and bicycle lanes (**Exhibit 1 – Section III**). Figure 3 of the PUD Handbook shows overall circulation and the planned location of each roadway type. Of note, each roadway type includes sidewalks (except the emergency vehicle access road) and planned arterials and collectors include both sidewalks and bike lanes. The intersection of Lemmon Drive/Patrician Way will be signalized and stop sign control is planned for the intersections of Lemmon Drive/Lear Boulevard-Palace Drive and Lemmon Drive/Deodar Way. To further promote the safe crossing of pedestrians and cyclists at the intersection of Lemmon Drive/Lear Boulevard-Palace Drive, the PUD handbook specifies pedestrian crossing rapid-flashing beacons or other similar safety measure will be installed.

The Prado Ranch PUD also proposes recreational paths within the Open Space PUD land use category to the west and east of Lemmon Drive as discussed under zoning map amendment finding e.

i. To ensure that the development on land is commensurate with the character of the physical limitations of the land.

The applicant is proposing ± 446.91 acres be located in the Open Space PUD land use category (61 percent of project area). Most of the land in the Open Space PUD land use category is considered constrained due to the Swan Lake playa, slopes in excess of 20 percent, and/or the 100-year floodplain. However, it should be noted that the Open Space land use category does not cover the entire 100-year floodplain. The applicant is proposing to remove ± 141.8 acres shown in **Exhibit I** from the floodplain by filling these areas and offsetting that fill through

volumetric mitigation at a minimum rate of 125 percent, which exceeds code required mitigation of 100 percent. As discussed under zoning map amendment findings b and f, and the Conservation Plan/Open Space and Greenways Plan section of the Master Plan analysis, the applicant has proposed PUD handbook provisions that are consistent with the Truckee Meadows Regional Drainage Manual, but not all policy aspects of the City's Master Plan. With the exception of the Swan Lake playa, slopes in excess of 20 percent, and the 100-year floodplain, the site is relatively flat and can accommodate most development types.

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.

As discussed in the Master Plan amendment analysis, the Fiscal Impact Analysis prepared for the annexation of Prado Ranch (**Exhibit J**) found the mix of uses proposed in the PUD would produce a positive fiscal impact of \$9.76 million to the City's General Fund and \$6.23 million to the City's Street Fund over a 20 year period.

k. To promote health and the general welfare.

The zoning map amendment from SF15, SF6, and OS to PUD with a mix of commercial, industrial, single family, multifamily, and open space/recreational uses will promote health and general welfare by increasing job opportunities and supporting a general jobs/housing balance that could require less personal vehicle travel. Additionally, the Fiscal Impact Analysis (**Exhibit J**) indicates that the land use mix specified in the PUD handbook will result in a net positive fiscal impact to the City. While these aspects of the proposed PUD promote health and general welfare, the Industrial PUD land use category will likely result in increased truck traffic along Lemmon Drive in start and stop traffic flow conditions. As discussed in the Land Use Plan section of the Master Plan analysis, there are numerous existing residences and an elementary school located along Lemmon Drive. Staff is concerned that adoption of the zoning map amendment to PUD would produce pedestrian/truck conflicts, increase emissions from trucks, and adversely impact adjacent residential neighborhoods.

The applicant is also proposing to modify the 100-year floodplain with volumetric mitigation at a minimum rate of 125 percent, which exceeds code required mitigation of 100 percent. This additional storage will allow promote protection of the subject site and surrounding properties from a future flood event.

l. To ensure the development of an adequate supply of housing for the community, including the development of affordable housing.

The proposed Prado Ranch PUD allows a maximum of 704 residential units with a mix of single family and multifamily units. As specified in the PUD, 528 multifamily units (75 percent) are

anticipated in the Multifamily PUD land use category. This mix promotes housing options at varying price points. Further, the applicant is proposing a minimum of ten percent of multifamily units will be set aside for rental to households whose earnings are equal to or less than 80 percent of area median income (AMI).

m. To ensure the protection of existing neighborhoods and communities, including the protection of rural preservation neighborhoods.

Permitted Uses: The Prado Ranch PUD Handbook includes permitted uses for the five PUD land use categories (Single Family, Multifamily, Industrial, Commercial, and Open Space). Consistent with RMC Title 18 (Annexation and Land Development), most primary uses can be established by right subject to meeting additional use regulations specified in the PUD Handbook.

The Single Family PUD category allows for attached and detached single family uses by-right and cluster development with Special Use Permit (SUP) approval. The Multifamily PUD category allows for multifamily and attached single family uses by-right and a limited number of supporting commercial and institutional uses by-right.

Permitted uses in the Commercial PUD land use category are generally based on the NC zoning district in which most auto-oriented uses are either not allowed or are allowed with SUP approval. Similar to the NC district, the Commercial PUD category allows for neighborhood-serving uses (e.g., child care centers, general personal services, offices, and restaurants without alcohol service) by-right, and auto-oriented uses such as car washes and convenience stores with SUP approval. Unlike the NC zoning district, drive-through facilities, gas stations, call centers, and restaurants with alcohol service are permitted by-right subject to compliance with additional use regulations.

Permitted uses in the Industrial PUD land use category and associated additional use regulations are more restrictive than those specified in RMC 18.08.201 (Permitted Use by Base Zone District) for either the Industrial or Industrial Commercial zoning district to limit impacts to existing and proposed residential uses. For instance, no bar, outdoor storage, outdoor manufacturing/processing, or truck terminal uses are allowed. Call centers, major utilities, and hazardous waste/hazardous substance facilities require SUP approval. Allowed uses in the Open Space PUD category are also more restrictive than those specified in RMC 18.08.201 (Permitted Uses by Base Zone District): only trailheads, public parks/recreation areas, tennis courts, and flood mitigation are allowed.

As specified in Section IV of the PUD handbook, special use permit approval is generally required for uses operating between the hours of 11:00 p.m. and 6:00 a.m. A limited number of uses are however exempted from this requirement. These include indoor manufacturing, processing, assembly or fabrication, food processing/wholesale bakery, and

warehouse/distribution uses that could establish in the Industrial PUD land use category, and the fitness center use that could establish in both the Industrial and Commercial PUD land use categories. These uses are subject to enhanced site design and operational standards discussed in further detail under the development standards section of this staff report.

Development Standards: The Prado Ranch PUD establishes site planning and development standards applicable to residential, non-residential and open space development (building height, setbacks, landscaping, architecture, lighting, parking, fencing, etc.). These development standards are generally based on code, with some modifications as outlined in the PUD Handbook.

For residential development, the site planning development standards in Section VI of the PUD Handbook are similar to those identified RMC 18.12 (General Development and Design Standards) for zoning districts similar to the PUD land use categories. The Single Family PUD land use category is generally based on the SF6 zoning district and the Multifamily PUD category is closely aligned with the MF21 zoning district. Residential development standards are also in place to potential limit lighting and noise impacts. These standards require dark skies lighting techniques for exterior lighting, street lighting in Single Family areas be limited to intersections, and sound walls where new single family lots abut Lemmon Drive.

The open space standards in Section VII of the PUD Handbook are more restrictive than those found in RMC 18.12 (General Development and Design Standards) for the open space zoning district (setbacks, building height, and lighting).

The non-residential development standards in Section V of the PUD Handbook contain building height, landscaping, lighting, site design, and architecture standards that are more restrictive than code to promote a high-quality community and limit the impacts of non-residential uses in the Commercial and Industrial PUD land use categories. Residential adjacency standards apply to non-residential development that is adjacent to single family zoned property as well as existing single family residential uses, even if separated by a common area parcel. On the east side of Lemmon Drive, single family residential uses and zoning are present for unincorporated Washoe County properties located north of the proposed Industrial PUD land use category and south of the proposed Commercial PUD land use category. On the west side of Lemmon Drive, there are two existing single family residential uses located to the west of the proposed Industrial PUD land use category. For non-residential development adjacent to these areas, the residential adjacency standards require fully landscaped ten foot wide building and parking setbacks along rear and side property lines with 2/3 of required trees being coniferous to provide year-round screening, six foot high masonry walls or berms, light fixtures that do not exceed 20 feet within 100 feet of existing residential uses or zoning, and compliance with code standards for noise levels at residential property lines. Other PUD standards designed to limit impacts to residential uses include the use of dark skies lighting techniques for exterior lighting, spillover lighting

limitations at residential property lines, and prohibiting truck docks from facing Arkansas Drive along the northern portion of the Industrial PUD category. Notably, environmental consideration standards further limit uses with 24-hour operations as follows:

- Loading and unloading activities must occur between a trailer and sealed dock door between 10:00 p.m. to 6:00 a.m. Monday – Friday and 8:00 p.m. to 8:00 a.m. Saturday and Sunday
- The idling of trucks and the operation of refrigeration units are not allowed between the hours of 11:00 p.m. and 6:00 a.m. adjacent to existing residential uses.

As proposed, the site design and operational standards applicable to non-residential development will work in conjunction with the landscape buffers required on the north, west, and south sides of the Industrial PUD land use category to mitigate the impact of the uses allowed 24-hour operations.

Signs: Proposed sign standards are addressed in the PUD Handbook on page 39 for non-residential development, page 50 for residential development, and page 52 for open space development. Sign standards for residential development in either the Single Family or Multifamily PUD categories would follow RMC 18.16 (Signs) standards for residential zoning districts. Sign standards in the Open Space PUD category allow for non-illuminated monument signs limited to six feet in height and 50 square feet of sign area with a maximum number of two per parcel.

The PUD proposes utilization of Industrial zoning district sign standards for the Industrial PUD category and Arterial Commercial (AC) sign standards for the Commercial category. Industrial district sign standards would allow for two freestanding signs with a maximum height of 25 feet and sign area of 80 square feet. Digital signs are not allowed in the Industrial zoning district. AC standards allow for one sign per street frontage with a maximum freestanding sign height of 35 feet and sign area of 250 square feet. Sign area may also be doubled if the roadway speed limit is 35 miles per hour or greater and digital signs are allowed if not facing residential zoning districts. The Prado Ranch PUD proposes modifications to the AC sign standards to enhance compatibility with the surrounding area and assist in limiting light pollution. These include limiting freestanding monument signs to a maximum of 15 feet in height and 60 square feet in area, only allowing for digital displays as part of freestanding monument signs, and placing a variety of limitations on digital displays related to height above grade, brightness, and display changes. Staff initially noted that the NC sign standards would be more appropriate for the Commercial PUD category in order to support small-scale, neighborhood oriented uses and assist in preventing light pollution. The proposed modifications to the AC sign standards closely align maximum height and sign area standards to NC sign standards and limit the placement and brightness of digital displays to enhance compatibility with the surrounding area and reduce light pollution impacts.

PUD Land Use Category Compatibility: Zoning districts assigned to the Prado Ranch site include SF15, SF6, and OS as shown in **Exhibit E**. In their current configuration, the SF15 and SF 6 zoning designations are compatible with unincorporated County properties zoned Low Density Suburban (LDS) (maximum of 1 du/ac) and Medium Density Suburban 4 (MDS4) (maximum of 4 du/ac) located to the north of the Prado Ranch site and with unincorporated County properties zoned Medium Density Suburban (MDS) (maximum of 3 du/ac) to the south of the site. Should be overall

As proposed, the Prado Ranch PUD would provide for a mix of housing and employment opportunities that would result in an overall intensification of the project area. The PUD land use categories proposed to the west of Lemmon Drive are compatible with existing neighborhoods; however, categories proposed to the east of Lemmon Drive are not compatible with existing neighborhoods.

As shown in Figure 3 the Prado Ranch PUD Handbook (**Exhibit 1**) proposes Single Family Residential, Multifamily, Commercial, and Open Space PUD land use categories on the west side of Lemmon Drive. The Multifamily PUD land use category located is separated from existing residences located in unincorporated Washoe County on the west and south sides by the Single Family Residential PUD land use category that allows for 7.26 du/ac. The Single Family Residential category provides for an appropriate transition in density, height, and massing from County properties zoned MDS to the south and the Multifamily category proposed in the PUD. In addition, the Multifamily category offers an appropriate transition to the Commercial category located to the north of Lear Boulevard, which would have a total right-of-way width of 82 feet.

On the east side of Lemmon Drive the Prado Ranch PUD would allow for industrial development surrounding by existing or proposed residential uses. Existing residences to the north of the Industrial PUD land use category are zoned LDS, which allows for a maximum of one dwelling unit per acre. Both Commercial and Multifamily PUD categories are proposed south of the Industrial category. The applicant contends that several PUD requirements will adequately mitigate the impact of industrial uses on existing communities. These include a 200 foot wide open space buffer with a ten foot tall berm and heavy landscaping along entire north side of the Industrial land use category, a 50 foot buffer between the Industrial category and the Multifamily category to the south, and no planned roadway connections from the Prado Ranch site to Arkansas Drive.

Staff agrees that the proposed buffers will provide visual screening and help to reduce noise from daily industrial use operations, and that the lack of roadway connectivity to Arkansas Drive will reduce the impact of truck traffic on the neighborhood to the north of the project site. However, the existing SF15 zoning that would allow for primarily detached single family homes at a maximum of 2.9 du/ac. The SF15 zone would provide for a gradual transition in density and not

allow for uses with 24 hour operations such as those allowed in the Industrial category proposed in the PUD.

In addition, while trucks may not impact to the existing residential neighborhood to the north, they will need to travel over three miles along Lemmon Drive to reach US-395. Along this route there are a number of existing residential neighborhoods, a designated school zone, and students walking to Lemmon Valley Elementary school. As discussed in the Land Use Plan section of the Master Plan analysis, the location of the industrial land use category is not consistent with the Master Plan as it would create an industrial island approximately three miles away from the nearest freeway entrance.

n. To promote systems which use solar or wind energy.

If new development is proposed in the future it would be reviewed through the tentative map, special use permit and/or building permit process. Opportunities for incorporation of solar or wind energy can be analyzed at that time. The applicant has also allowed for alternative utility systems in each of the land use designations by right to ensure solar or wind energy systems can easily be installed.

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.

Military base commanders are notified of all zoning map amendments and no comments were received.

Planned Unit Development: Findings of fact required for approval of a Planned Unit Development. In addition to the City's zoning map amendment findings, the Planning Commission and City Council must make the findings that the project is consistent with NRS 278A.410 2(a), (b) and (c), 278A.500 1-7, and 278A.510. These findings are listed and analyzed below:

NRS 278A.500 Minute order: Findings of fact required. The grant or denial of tentative approval by minute action must set forth the reasons for the grant, with or without conditions, or the denial. The minutes must set forth with particularity in what respects the plan would or would not be in the public interest, including but not limited to findings on the following:

1. In what respects the plan is or is not consistent with the statement of objectives of a planned unit development.

A Planned Unit Development District (PUD) encourages flexibility in the development of land to promote the most appropriate and compatible uses. This includes improved design, character, and quality of development. The PUD should facilitate the adequate and

economical provision of streets and utilities; and preserve the natural and scenic features in the community. More specifically, the purpose of the PUD is:

1. To encourage flexibility in the development of land in Reno
2. To promote its most appropriate and compatible use
3. To improve the design, character, and quality of new development
4. To facilitate the adequate and economical provision of streets and utilities
5. To preserve the natural and scenic features of open areas in the community

The proposed Prado Ranch PUD encourages flexibility in the use of land and allows for the establishment of various uses within the project boundary. However, the main purpose of the PUD is to comprehensively address floodplain management and clearly outline timing for infrastructure provision. The development schedule (**Exhibit 1 – Page 5**) outlines three development phases and planned street and utility improvements in an economical manner. The PUD also contains a number of architectural standards, landscaping requirements, and use restrictions that exceed code provisions.

The proposed Prado Ranch PUD would preserve natural features including areas of the Swan Lake playa, slopes of 30 percent or greater, and portions of the 100-year floodplain through application of the open space land use category. However, ±141.8 acres located in the 100-year floodplain are proposed to be developed under the Industrial, Multi-Family, and Single-Family Residential PUD categories. Development in these locations would provide volumetric mitigation of 125 percent, creating additional flood storage capacity above what exists today.

As discussed in the Land Use Plan section of the Master Plan analysis and under zoning map amendment finding m, staff does not agree that the proposed PUD land uses are compatible with the existing surrounding land uses.

Per NRS 278A.470 (Planned Development) the applicant has provided information in the form of a Planned Unit Development Handbook and supporting documentation that is reasonably necessary to process and approve the application. However, the proposed plan is not consistent with all of the objectives of the PUD and does not substantially conform to the Reno Master Plan goals, policies, and objectives.

- 2. The extent to which the plan departs from zoning and subdivision regulations otherwise applicable to the property, including but not limited to density, bulk and use, and the reasons why these departures are or are not deemed to be in the public interest.**

Overall the proposed Prado Ranch PUD complies with the standards and requirements of Reno Municipal Code. Permitted uses in the commercial and industrial PUD land use categories are more restrictive than what is allowed per code to limit impacts to existing and

proposed residential uses. The PUD handbook also contains building height, landscaping, architecture, and additional use standards that exceed code to create a high quality community with coexisting uses. Staff does not agree that the land use mix proposed in the PUD is compatible with the existing surrounding neighborhood. Should the Planning Commission and City Council chose to approve the PUD handbook, PUD standards for landscape buffers, high quality architecture, and limited uses are necessary to limit impacts to the existing community.

3. The ratio of residential to nonresidential use in the planned unit development.

The Prado Ranch PUD includes ± 728.69 acres. The PUD Handbook allows for a maximum of 704 dwelling units over ± 76.83 acres. Approximately 10.06 acres of the project that are dedicated to commercial development and ± 194.89 acres are dedicated to industrial development, creating a ratio of approximately one residential acre to 2.67 commercial/industrial acres. A large portion of the Prado Ranch PUD is dedicated to open space. With ± 446.91 acres of open space, this results in one residential acre to 5.81 acres of open space. When all nonresidential uses (commercial, industrial, and open space) are combined, the ratio of residential to nonresidential use is one acre of residential to 8.48 acres of nonresidential.

4. The purpose, location and amount of the common open space in the planned unit development, the reliability of the proposals for maintenance and conservation of the common open space, and the adequacy or inadequacy of the amount and purpose of the common open space as related to the proposed density and type of residential development.

The applicant is proposing ± 446.91 acres of Open Space land use in the Prado Ranch PUD. With the exception of a 200 foot wide buffer located between the industrial land use and existing residential properties located to the north in unincorporated Washoe County, the Open Space land use has been assigned to developmentally constrained areas. To the east of Lemmon Drive, the Open Space land use has been applied to lands either with slopes in excess 20 percent or located in the 100-year floodplain. To the west of Lemmon Drive, the Open Space land use has been applied to areas within the 100-year floodplain. Preservation of these areas is generally consistent with the policies of the Master Plan as set forth in the Conservation Plan, the Open Space and Greenways Plan, and environment policies in the Policy Plan.

As stated in the Administration section of the PUD handbook (**Exhibit 1 – Page 7**), the Master Developer is responsible for establishing Covenants, Conditions, and Restrictions (CC&Rs) that establish a master owner's association that maintains and operates the common elements of the PUD and enforces CC&R's. Prior to any development occurring, this

association is required to be established and thus the PUD handbook contains provisions for adequate maintenance of common areas.

5. **The physical design of the plan and the manner in which the design does or does not make adequate provision for public services, provide adequate control over vehicular traffic, and further the amenities of light and air, recreation and visual enjoyment.**

Refer to the Master Plan analysis and zoning map amendment findings a, b, e, and h.

6. **The relationship, beneficial or adverse, of the proposed planned unit development to the neighborhood in which it is proposed to be established.**

Refer to the Land Use Plan section of the Master Plan analysis and zoning map amendment finding m.

7. **In the case of a plan which proposes development over a period of years, the sufficiency of the terms and conditions intended to protect the interests of the public, residents and owners of the planned unit development in the integrity of the plan.**

The Prado Ranch PUD shall be administered by the City of Reno Zoning Administrator or designee as defined in the City of Reno Annexation and Land Development Code. The administrator shall have the authority to reasonably interpret and apply the PUD Handbook throughout the development of the project.

The PUD clearly outlines the role of the Master Developer as follows:

- To prescribe and administer methods and procedures to ensure and control the quality of development that occurs within the Prado Ranch PUD;
- To construct, or have constructed, any necessary backbone common elements such as storm drainage, sanitary sewer, gas, water, and electric to provide services to the site;
- To construct, or have constructed, and maintain all common area improvements, storm drain, and/or constructed drainage channels, detention, and/or other flood control facilities;
- To construct, or have constructed, and maintain all trails and recreational amenities;
- To submit the permits for all off-site infrastructure improvements, including sewer lines, as required through each applicable governmental entity and subject to the conditions placed by that individual entity;
- To establish Covenants, Conditions, and Restrictions (CC&R's), which may allow for the creation of an Architectural Review Committee;
- To establish CC&R's that create a master owner's association to provide maintenance and operations of the common elements of the PUD and enforce the CC&R's.

The handbook also clearly states that only the City of Reno, the Master Developer, or the Master Developer's designee can initiate an amendment to the handbook. Lansing-Arcus, LLC, is listed as the Master Developer. If the Master Developer is designated or assigned to another entity, the assignee is required to notify the City of Reno in writing and provide documentation of the change in entity. Development rights may be assigned with property ownership and previous assignment of declarant rights, which shall be disclosed to the City of Reno upon application for development permits.

Flexibility procedures are included in the handbook that will allow for response to market changes or unique situations. The handbook contains provisions for the Administrator to allow for minor deviations as outlined in RMC 18.06.411(a)(1) (Minor Deviations). Deviations of ten percent or more will be required to conform to the City of Reno Variance process as outlined in RMC 18.06.408 (Variance). In addition to the minor deviation and variance processes, the applicant can modify PUD land use category acreages by up to ten percent if it is determined that additional acreage is necessary due to constraints and/or design considerations to the satisfaction of the Administrator. Acreage modifications above ten percent will require an amendment to the PUD handbook.

The PUD is anticipated to be developed over 15 years. The applicant has developed a phasing plan (**Exhibit 1 – Page 5**) for various improvements to be completed in five year increments. The single family residential located on the west side of the PUD and all associated infrastructure is proposed to be improved first and only 25 percent of the industrial portion of the PUD is proposed to be developed in the first five years. The multifamily residential and up to 50 percent of the industrial site with all associated infrastructure improvements are proposed to be developed in the second increment (years five to ten). The final increment (years ten to 15) will consist of building out the remainder of the industrial area and all commercial properties, finalizing all remaining volumetric mitigation, and widening Lemmon Drive.

Overall, the PUD handbook contains standards for allowed land uses, additional use regulations, development and architecture standards, details on streets and sidewalks, and infrastructure phasing. While staff does not agree that the mix of uses proposed in the Prado Ranch PUD is compatible with the surrounding area, the handbook contains all necessary standards to function over the 15-year build out timeframe.

NRS 278A.510 Minute order: Specification of time for filing application for final approval. Unless the time is specified in an agreement entered into pursuant to NRS 278.0201, if a plan is granted tentative approval, with or without conditions, the city or county shall set forth, in the minute action, the time within which an application for final approval of the plan must be filed

or, in the case of a plan which provides for development over a period of years, the periods within which application for final approval of each part thereof must be filed.

In the case of the Prado Ranch PUD, the anticipated buildout timeframe is 15 years. The 15-year timeframe will start at the time of the final approval (the recording date of the certified handbook). If the PUD is not fully developed at the time of the 15 years, then the PUD will require an application to the City Council to determine if it is appropriate to extend the development schedule prior to further development. This time frame shall not apply to the construction of permitted developments described in the handbook.

Reviewing Entity Comments:

Comments from the following reviewing bodies are attached as **Exhibit N** and have been discussed in the body of the staff report.

- Washoe County Community Services Department
- City of Reno Fire Department
- Washoe County Health District (WCHD)
- Washoe County School District (WCSD)
- Nevada Department of Transportation (NDOT)

Additional agency comments related to this request also included in **Exhibit N** include the following:

- Regional Transportation Commission (RTC)

Staff also conducted several meetings with department heads and representatives of the following Reno City Departments: Community Development, Public Works, Police Department, Fire Department, and Parks/Recreation and Community Services.

Public Outreach: This project was reviewed by the Ward 4 Neighborhood Advisory Board (NAB) on July 20, 2017. Per NRS 278.210, the applicant properly noticed and held a neighborhood meeting on September 14, 2017. All written comments received from the NAB and the public are attached as **Exhibit P**. Concerns expressed by the public at the neighborhood meeting and the NAB meeting are summarized below:

- Improvements (e.g. construction of Lear Boulevard and Lemmon Drive) should be done by the developer instead of depending on development impact fees and waiting for improvements;
- The project will make the flooding worse and the developer should exceed the 1:1 volumetric mitigation required for flood control because there is no confidence that the 1:1 mitigation is sufficient;
- Well contamination could result with the uses and volumetric mitigation;

- Overcrowding of schools, but no plan to contribute funds to the schools like other PUD's in the City;
- Increased traffic and associated impacts to Lemmon Drive and US 395;
- Incompatibility of truck traffic and pedestrians;
- Provision of adequate police, fire, schools, and sewer services;
- Incompatibility of the proposed land uses with the rural characteristics of the adjacent residential neighborhood; and,
- Public access to the adjacent Bureau of Land Management (BLM) land.

AREA DESCRIPTION			
	LAND USE	MASTER PLAN DESIGNATION	ZONING
NORTH	Single Family Residential, Vacant Land, Lemmon Valley Treatment Facility, and Swan Lake	Washoe County: Suburban Residential	Washoe County: Medium Density Suburban (MDS4), Low Density Suburban (LDS), Public and Semi-Public (PSP), Open Space (OS)
SOUTH	Single Family Residential, Vacant Land, Lemmon Valley Elementary School, Lemmon Valley Community Park	Washoe County: Suburban Residential; Rural	Washoe County: General Rural (GR), Medium Density Suburban (MDS), Public Semi-Public (PSP)
EAST	Vacant Land, Single Family Residential	Washoe County: Suburban Residential; Rural	Washoe County: General Rural (GR), Medium Density Suburban (MDS and MDS4), Medium Density Rural (MDR), Open Space (OS)
WEST	Swan Lake	Washoe County: Open Space; Rural City of Reno: Parks/Recreation/Open Space	Washoe County: Open Space (OS), General Rural (GR) City of Reno: OS

Legal Requirements:

NRS 278.150	Master Plan – Preparation and Adoption
NRS 278.220	Master Plan - Adoption by Governing Body
NRS 278.230	Master Plan – Effectuation by Governing Body
RMC 18.05	Master Plan Amendments
NRS 278.250(2)	Zoning Districts and Regulations
NRS 278A.410	Planned Developments
NRS 278A.500	Planned Developments
NRS 278A.510	Planned Developments
RMC 18.06.403	Planned Unit Development Review

Master Plan Considerations:**For the Planning Commission:**

- (a) Bears relation to the planning and physical development of the City; and
- (b) Is so prepared that it may be adopted by the City Council as a basis for the physical development of the City.

For the City Council:

- (a) As may be applied practically to the physical development of the City for a reasonable period next ensuing will:
 - 1. Serve as a pattern and guide for that kind of orderly physical growth and development of the City which will cause the least amount of natural resource impairment;
 - 2. Conform to the adopted population plan and ensure an adequate supply of housing, including affordable housing; and
 - 3. Form a basis for the efficient expenditure of funds relating to the subjects of the City of Reno Master Plan.
- (b) Master plan amendments shall not be in effect prior to the Truckee Meadows Regional Planning Commission finding the master plan amendments conform to the Truckee Meadows Regional Plan.

Zoning Map Amendment: General zoning map amendment requirements. In order to approve any zoning map amendment, the Planning Commission and City Council shall find that the zoning is in accordance with the Master Plan for land use and be designed, as applicable:

- 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.

PUD Planned Unit Development: Findings of fact required for approval of a PUD (Planned Unit Development): In addition to the City's zoning map amendment findings, the Planning Commission and City Council must make the findings that the project is consistent with NRS 278A.410 2(a), (b) and (c), 278A.500 1-7, and 278A.510. These findings are listed below:

NRS 278A.410 - Modification of plan by city or county. All provisions of the plan authorized to be enforced by the city or county may be modified, removed or released by the city or county, except grants or easements relating to the service or equipment of a public utility unless expressly consented to by the public utility, subject to the following conditions:

- 2. No modification, removal or release of the provisions of the plan by the city or county is permitted except upon a finding by the city or county, following a public hearing that it:
 - (a) Is consistent with the efficient development and preservation of the entire planned unit development;
 - (b) Does not adversely affect either the enjoyment of land abutting upon or across a street from the planned unit development or the public interest; and
 - (c) Is not granted solely to confer a private benefit upon any person.

NRS 278A.500 Minute order: Findings of fact required. The grant or denial of tentative approval by minute action must set forth the reasons for the grant, with or without conditions, or for the denial, and the minutes must set forth with particularity in what respects the plan would or would not be in the public interest, including but not limited to findings on the following:

- 1. In what respects the plan is or is not consistent with the statement of objectives of a planned unit development.
- 2. The extent to which the plan departs from zoning and subdivision regulations otherwise applicable to the property, including but not limited to density, bulk and use, and the reasons why these departures are or are not deemed to be in the public interest.

3. The ratio of residential to nonresidential use in the planned unit development.
4. The purpose, location and amount of the common open space in the planned unit development, the reliability of the proposals for maintenance and conservation of the common open space, and the adequacy or inadequacy of the amount and purpose of the common open space as related to the proposed density and type of residential development.
5. The physical design of the plan and the manner in which the design does or does not make adequate provision for public services, provide adequate control over vehicular traffic, and further the amenities of light and air, recreation and visual enjoyment.
6. The relationship, beneficial or adverse, of the proposed planned unit development to the neighborhood in which it is proposed to be established.
7. In the case of a plan which proposes development over a period of years, the sufficiency of the terms and conditions intended to protect the interests of the public, residents and owners of the planned unit development in the integrity of the plan.

NRS 278A.510 Minute order: Specification of time for filing application for final approval. Unless the time is specified in an agreement entered into pursuant to NRS 278.0201, if a plan is granted tentative approval, with or without conditions, the city or county shall set forth, in the minute action, the time within which an application for final approval of the plan must be filed or, in the case of a plan which provides for development over a period of years, the periods within which application for final approval of each part thereof must be filed.

Links:

- [Link 1](https://drive.google.com/file/d/1DQCMiYuVNN4mwzaWxUJOZdhYYTbP-zOd/view) - Planning Commission Workshop Materials – October 17, 2018
- [Link 2](https://drive.google.com/file/d/1M5EH6qy2ODjQim3bure1Y4M2oHKgna3M/view) – Preliminary Hydrology Report
- [Link 3](https://www.reno.gov/Home/ShowDocument?id=79190) – Preliminary Traffic Report
- [Link 4](https://www.reno.gov/Home/ShowDocument?id=79192) – Preliminary Sewer Study
- [Link 5](#) – Environmental Noise Analysis

<https://www.reno.gov/Home/ShowDocument?id=79194>

- [Link 6](#) – North Valleys Floodplain Management Report – Part A
<https://drive.google.com/file/d/16FBmMEOT96dq8NlavvXOVmWgkgZVUIEF/view>

Attachments:

Display Maps (PDF)

Exhibit 1 - Prado Ranch PUD Handbook - December 5, 2018 (PDF)

Exhibit A - Annexation Ordinance (PDF)

Exhibit B – Planning Commission Denial Letter and Minutes for LDC17-00017 (PDF)

Exhibit C - City Council Denial Letter and Minutes for LDC17-00017 (PDF)

Exhibit D - Existing and Proposed Master Plan (PDF)

Exhibit E - Existing and Proposed Zoning (PDF)

Exhibit F - Prado Ranch North Location Maps (PDF)

Exhibit G - Prado Ranch North Conditions of Approval (PDF)

Exhibit H - Existing Residential Unit Map (PDF)

Exhibit I - Flood Zone in Developed Areas Map (PDF)

Exhibit J - Fiscal Impact Analysis (PDF)

Exhibit K - North Valleys Floodplain Management Report - Part B (PDF)

Exhibit L - Preliminary Groundwater Investigation - November 29, 2018 (PDF)

Exhibit M - Freeway Improvements Memo (PDF)

Exhibit N - Reviewing Entity Comments (PDF)

Exhibit O - Applicant Response to NDOT Comments (PDF)

Exhibit P - NAB Comments (PDF)

Resolution No. 07-15

RESOLUTION ADOPTING AMENDMENT TO MASTER PLAN, PLANNING CASE NO. LDC16-00026, ON FOURTEEN PROPERTIES TOTALING ±728.69 ACRES, FROM ±316.79 ACRES OF SINGLE FAMILY RESIDENTIAL ±77.44 ACRES OF MIXED RESIDENTIAL, AND ±334.46 ACRES OF PARKS/RECREATION/OPEN SPACE TO ±86.89 ACRES OF MIXED RESIDENTIAL, ±194.89 ACRES OF INDUSTRIAL, AND ±446.91 ACRES OF PARKS/RECREATION/OPEN SPACE LOCATED ALONG THE EAST AND WEST SIDES OF LEMMON DRIVE FROM PATRICIAN DRIVE TO OREGON BOULEVARD, AND FURTHER DESCRIBED IN PLANNING CASE NO. LDC16-00026, 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 19, 2018, 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 the maps, documents and descriptive material in Planning Case No. LDC16-00026 (hereafter referred to as “the Amendments”) are related to the planning and physical development of the City and are hereby **ADOPTED** as Amendments to the City of Reno Master Plan; and

2. That the Planning Commission recommends that the City Council make the determination that with the Amendments, the City of Reno Master Plan will continue to serve as:
 - (a) A pattern and guide for that kind of orderly physical growth and development of the city which will cause the least amount of natural resource impairment and will conform to the adopted population plan, where required, and ensure an adequate supply of housing, including affordable housing; and
 - (b) A basis for the efficient expenditure of funds thereof relating to the subjects in the master plan.
3. That the Planning 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 _____, seconded by Commissioner _____, the foregoing Resolution was passed and adopted this ____ day of _____, 20__, by the following vote of the Commission:

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

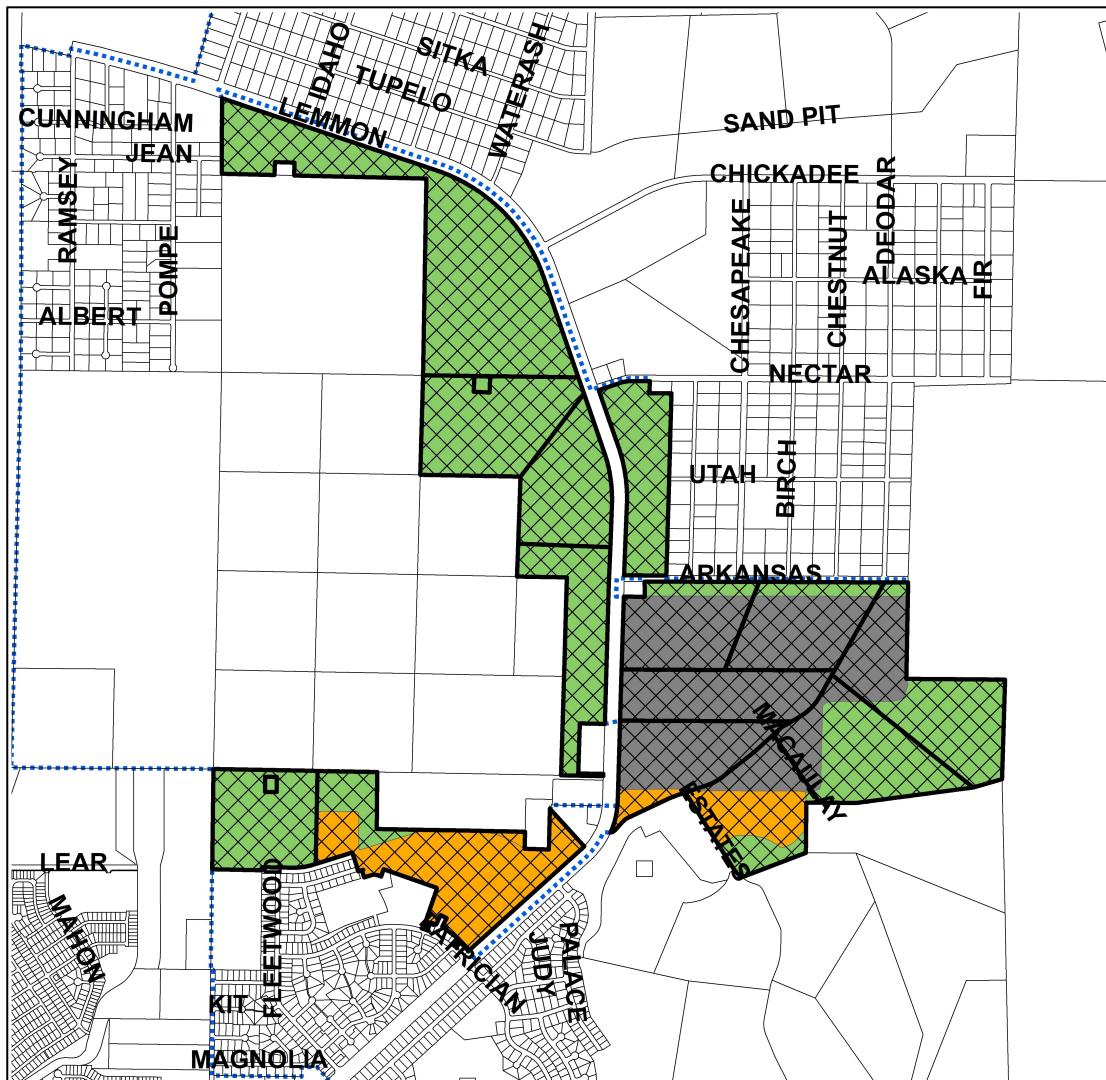
APPROVED this ____ day of _____, 20__.

CHAIRPERSON

ATTEST:

PLANNING MANAGER
RECORDING SECRETARY

CASE NO. LDC16-00026 (Prado Ranch Master Plan Amendment)
APN NO. 080-281-01; 080-461-27; 080-461-30; 080-671-55 through -57; 080-722-03; and 080-730-11 through -17



LDC16-00026 (Prado Ranch Master Plan Amendment)



From: ± 316.79 acres of Single Family Residential, ± 77.44 acres of Mixed Residential, and ± 334.46 acres of Parks/Recreation/Open Space

To: ± 86.89 acres of Mixed Residential, ± 446.91 acres of Parks/Recreation/Open Space, and ± 194.89 acres of Industrial



0 600 1,200 2,400
Feet

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: December 2018



Community Development
Department

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