

LDC16-00026 & LDC17-00019

Prado Ranch Master Plan & PUD Zoning Map Amendments

Reno Planning Commission
December 19, 2018

Presentation Overview



- New and updated information
- PUD handbook modifications
- Consistency with Master Plan elements and policies
 - Land use compatibility
 - Floodplain preservation
 - Priority open space and greenway area utilization
 - Public safety

Part A – City of Reno

- Recommends City submit Letter of Map Revision to alter 100-year floodplain based on 1-foot contour topography data
- Design standards for development in floodplains for consideration
 - 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
 - Require an increased level of volumetric runoff and displacement ratio
 - Require mitigation to occur within or below the same elevation band as the fill

Part B – Prado Ranch

- Identifies additional volumetric mitigation opportunities above those in Cardno Conceptual Drainage Report
- Analyzes TMWA well data for groundwater elevations
 - Average groundwater elevations range from 4850-4860 in the Swan Lake area
 - Minimum grading elevations are near 4915
- Makes recommendations for finished slopes and revegetation methods for volumetric mitigation areas
- Notes 1.25:1 ratio for volumetric mitigation designed to prevent increase in Swan Lake water surface elevation

2018 Groundwater Investigation



- Four test pits advanced to 18 feet below ground surface
 - Encounter high plasticity fat clay and sandy lean clay
 - Do not encounter groundwater
- Nevada Division of Water Resources (DWR) well data shows static water level is 61 feet below ground surface

RSWRF Treatment Capacity



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%

Prado Ranch PUD Handbook Modifications

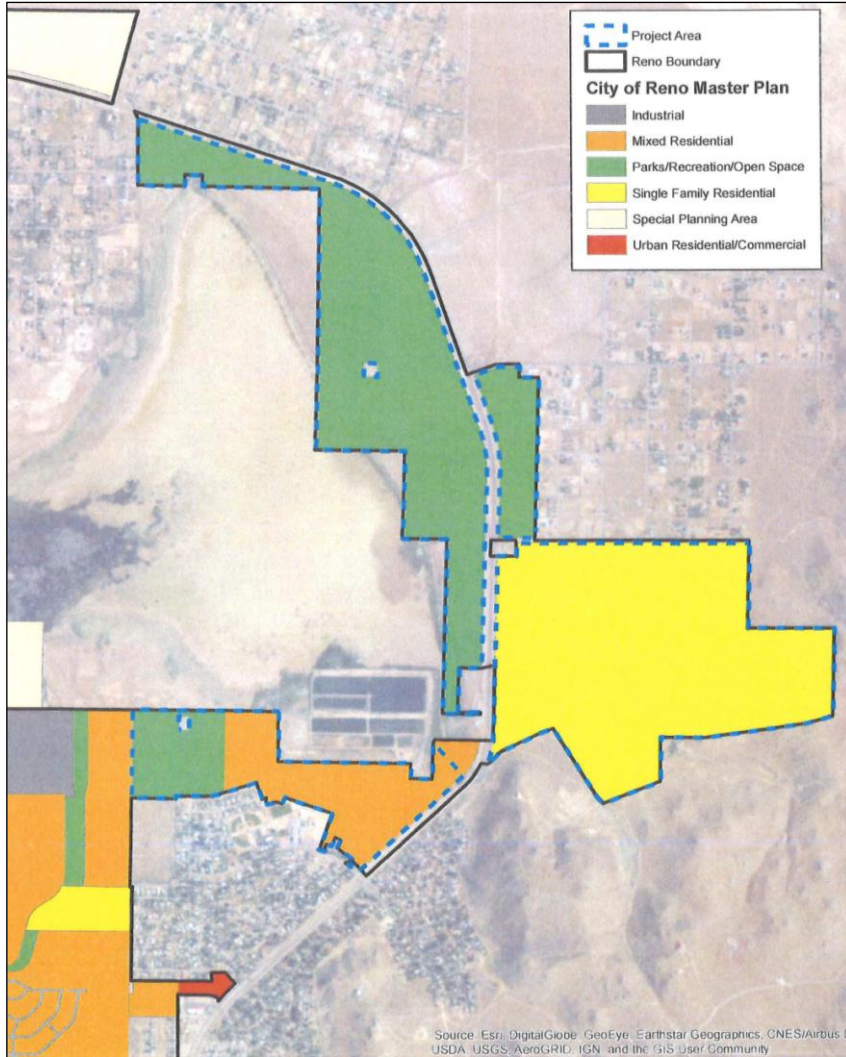


- All topics previously identified for modification integrated into Prado Ranch PUD Handbook (Dec 2018 version)
 - Provision of aerial fire apparatus (ladder truck)
 - Roadway design modifications for left-turn movements from Industrial Park
 - Added safety measures for Lemmon Drive crossings
 - Residential adjacency standard applicability and dock door location
 - On-premises sign standards for Commercial PUD land use category

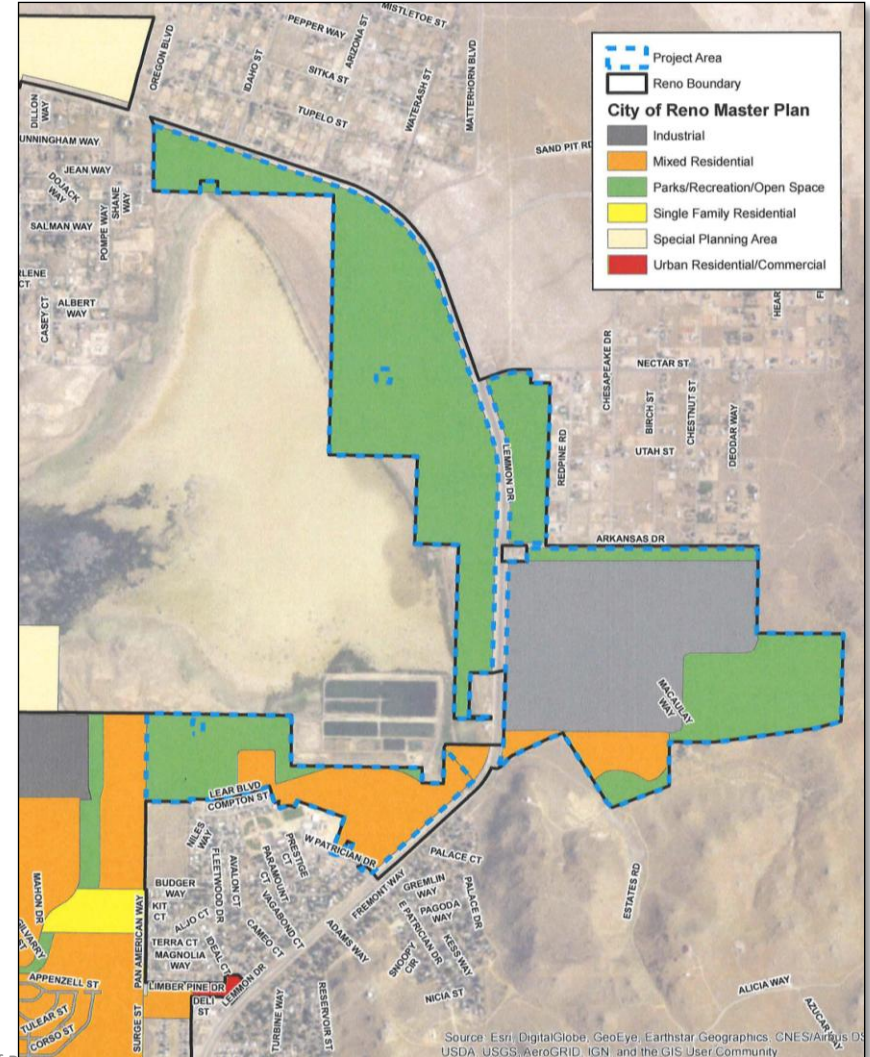
Master Plan Amendment



Existing Master Plan Land Use



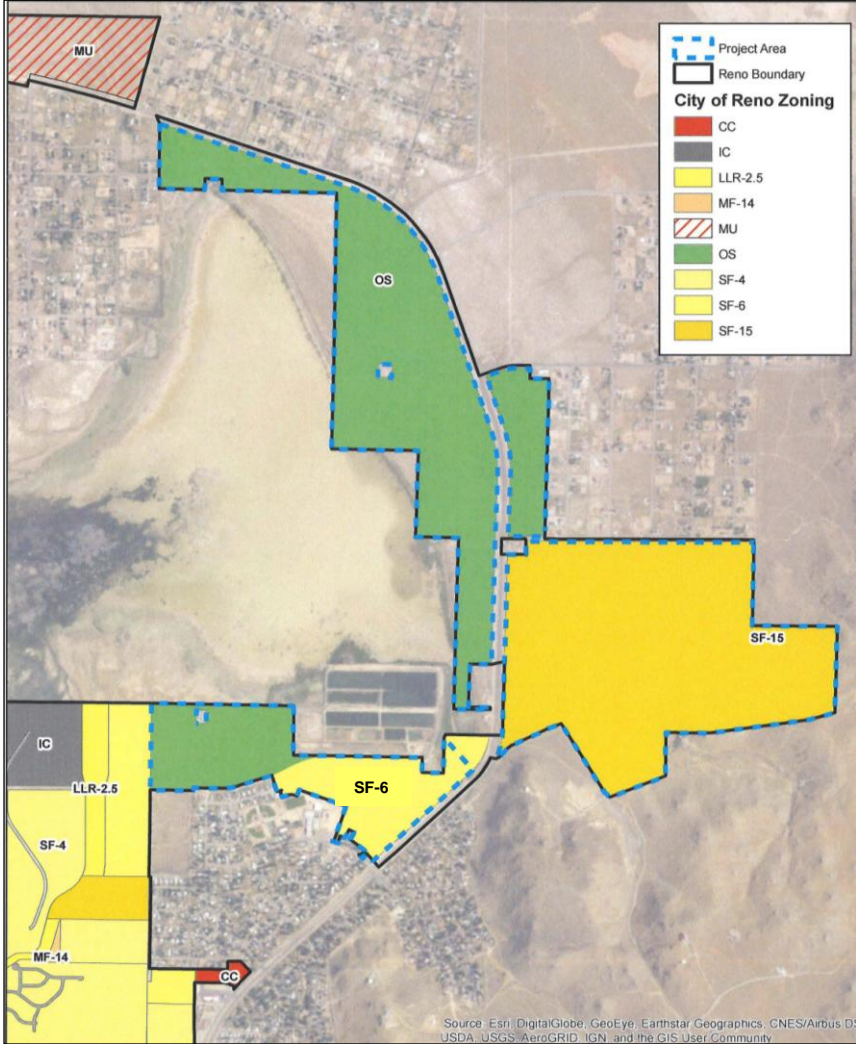
Proposed Master Plan Land Use



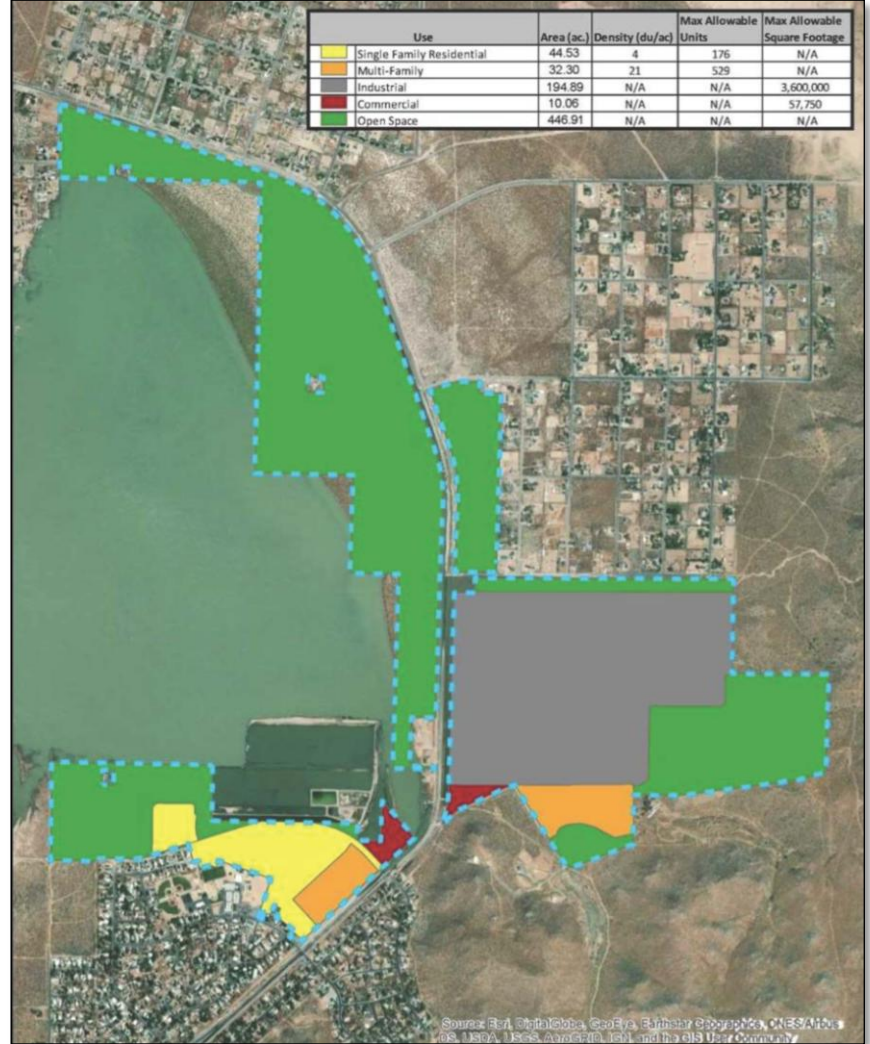
PUD Zoning Map Amendment



Existing Zoning



Proposed PUD Land Use Map



Land Use Compatibility



- Industrial Master Plan land use designation
 - Generally not appropriate adjacent to residential
 - Open space separation, landscape buffering, and arterial/collector roads can mitigate impacts
 - Should be accessed from arterial streets and have freeway access
- Industrial land use ± 3 miles northeast of US-395
 - Site is not located in close proximity to freeway
- Existing Single Family Residential land use and SF15 zoning provides transition from low density uses to north and proposed land uses and PUD categories south of Deodar Way

Nonresidential Development Standards

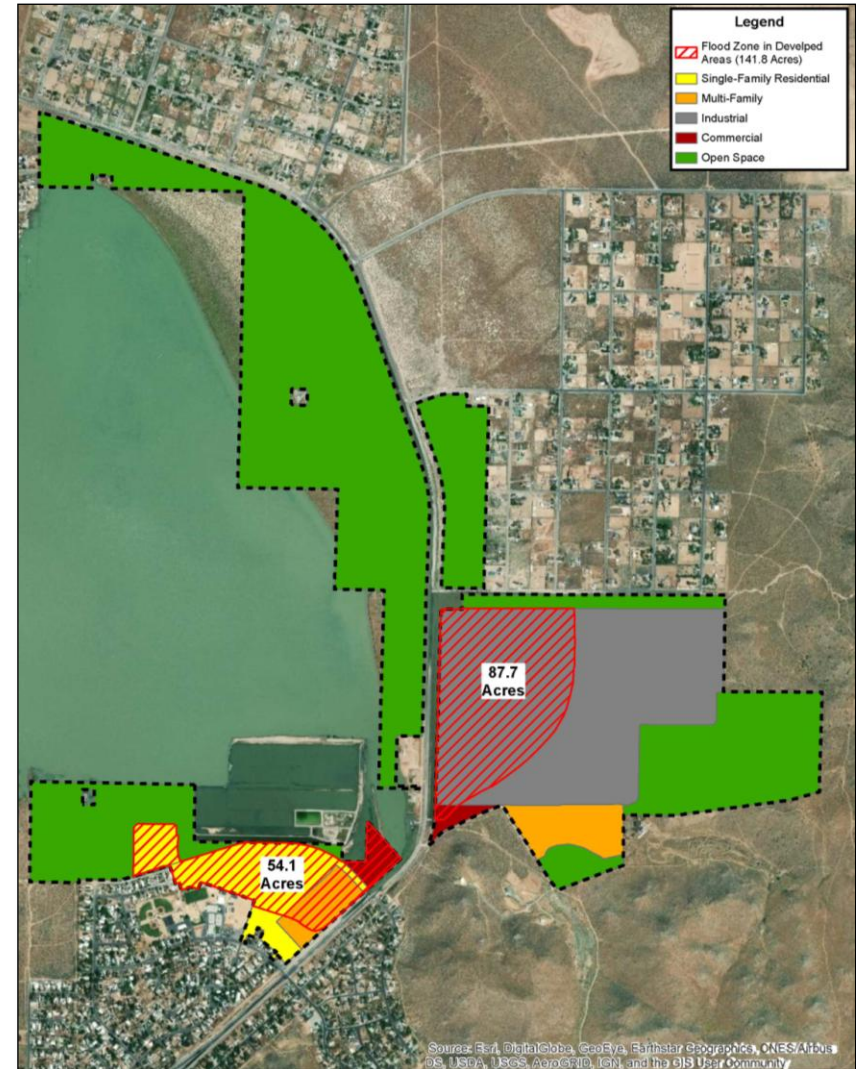


- Buffers
 - 200 foot landscape buffer with 10 foot berm south of Arkansas Drive
 - 50 foot landscape buffer on south side of Deodar Way per PUD HB
 - Landscape buffer on west side of Industrial area
- SUP approval required for uses operating between 11 p.m. and 6 a.m. (except warehouse/distribution, indoor manufacturing, food processing/bakery and fitness center)
- Site Design and Operational Standards
 - No dock doors may face Arkansas Drive (north side of industrial area)
 - Unloading/loading activities must occur between an enclosed container/trailer within sealed dock door between 10 p.m. and 6 a.m. Monday-Friday and 8:00 p.m. and 8:00 a.m. Saturday and Sunday
 - No truck idling or operation of refrigeration units adjacent to existing residential uses between 11 p.m. and 6 a.m.

Floodplain Preservation



- ±141.8 acres in 100-year floodplain to be developed with 125% volumetric mitigation proposed
- Floodplain benefits
 - Habitat areas
 - Water quality/pollution control
 - Flood control and storage
 - Open space and recreation
- Policy E-10: Where wetlands provide flood control functions, they should be preserved to include 100-year floodplain
- Cluster development possible with existing Master Plan and zoning designations
- Conservation Plan and Policy Plan consistency concerns



- Fire Department Response Times
 - Approximately 10 minutes from Station 9
 - PUD proposes extension of Lear Blvd. (minor arterial + fire lane) to increase response time to 8 minutes
 - PSFI Plan and Regional Standards of Cover specify 6 minute response time and require fire sprinklers for response times of 8 minutes or more
- Medical Response Impact
 - Sprinklers don't mitigate medical response times that will be higher than Regional Standards of Cover performance objectives
 - Industrial land use facilitates truck traffic
 - Conflicts with trucks and pedestrians and/or motorists will have longer response times



Master Plan Amendment

In the case of LDC16-00026 (Prado Ranch Master Plan Amendment), based on my inability to determine that the proposed amendment meets applicable statutory and code requirements, I move to deny the Master Plan amendment and recommend City Council deny the Master Plan amendment.

I am unable to determine that the proposed amendment meets the statutory requirement that it bears relation to the planning and physical development of the City and is so prepared that it may be adopted by the City Council as a basis for the physical development of the City because it does not conform to the following Master Plan Policies and Plans: _____

[See listing and discussion in pages 8 – 28 of the Staff Report]



PUD Zoning Map Amendment

In the case of LDC17-00019 (Prado Ranch PUD Zoning Map Amendment), based on my inability to make all the required findings, I move to recommend that the City Council deny the zoning map amendment and tentative approval of the handbook.

With respect to the proposed Zoning Map Amendments, I am unable to make the following required findings _____

[See page 47 of Staff Report for list]

With respect to the tentative handbook approval, I am unable to make the following Minute Order findings _____

[See page 48 of Staff Report for list]



QUESTIONS?