

Meridian 120 South

Open Space Master Plan and Zoning Map Amendments

Presented by

Garrett D. Gordon, Esq.
on behalf of BT South (Applicant)

APRIL 20, 2022 – PLANNING COMMISSION

MERIDIAN 120 SOUTH TENTATIVE MAP APPROVED: JUNE 10, 2020

- Villages 1 & 2 – Approved for 75 Residential Units
- Villages 3 & 4 – Approved for 285 Residential Units
 - Triplexes
- Villages 5 & 6 – Approved for 261 Residential Units



NRS 278 - SUBDIVISION OF LAND: FINAL MAPS

...

(a) Unless the time is extended, the subdivider shall present to the governing body, or the planning commission or the director of planning or other authorized person or agency if authorized to take final action by the governing body, **within 4 years after the approval of a tentative map**:

(1) A final map...

- Tentative Map approved in June 10, 2020 by Reno City Council → need to satisfy conditions and present final map by June 10, 2024
- **What's happened in last twenty months (while we could have been building homes during a housing shortage)?**
 1. Participated in numerous stakeholder meetings to amend Mortensen Mortensen-Garson Neighborhood Plan (discussed in next agenda item) which was cancelled in December 2021
 2. Successfully defended litigation by Verdi neighborhood group → Judge Freeman denied the petition on August 19, 2021 (appealed to Nevada Supreme Court in an attempt to run out the “4 year” clock)

MERIDIAN 120 SOUTH CONDITIONS OF APPROVAL

Ashley D. Turney
City Clerk
(775) 334-2030
TurneyA@reno.gov

Mikki Huntsman
Chief Deputy City Clerk
(775) 334-2030
HuntsmanM@reno.gov



Office of the City Clerk
Central Cashiering (775) 334-2030

FILED THIS DATE
6/18/2020
BY: [Signature]
CITY CLERK

June 18, 2020

BT South LLC
6001 Talbot Ln.
Reno, NV 89509

RE: Case Nos.

LDC17-00061 (Meridian 120 South Villages 1 & 2)
LDC20-00013 (Meridian 120 South Villages 1 & 2 Cluster Development)
LDC18-00087 (Meridian 120 South Villages 3 & 4)
LDC20-00018 (Meridian 120 South Villages 5 & 6)
APN Nos. 038-030-10, 038-120-04, 038-120-23 through 038-120-27, 038-132-33, 038-190-37, and 038-200-11

Dear Applicant:

At a regular meeting of the Reno City Council on June 10, 2020 and following a public hearing thereon, the Reno City Council **upheld** the decision of the Planning Commission and **approved** the tentative map and/or special use permits (SUP) for the following cases: LDC17-00061 (Meridian 120 South Villages 1 & 2), LDC20-00013 (Meridian 120 South Villages 1 & 2 Cluster Development), and LDC20-00018 (Meridian 120 South Villages 5 & 6). Additionally, the City Council **reversed** the decision of the Planning Commission and directly **approved** the tentative map and SUP for LDC18-00087 (Meridian 120 South Villages 3 & 4), subject to the following conditions:

Your approved request is subject to the following conditions to the satisfaction of Community Development Department staff unless otherwise noted:

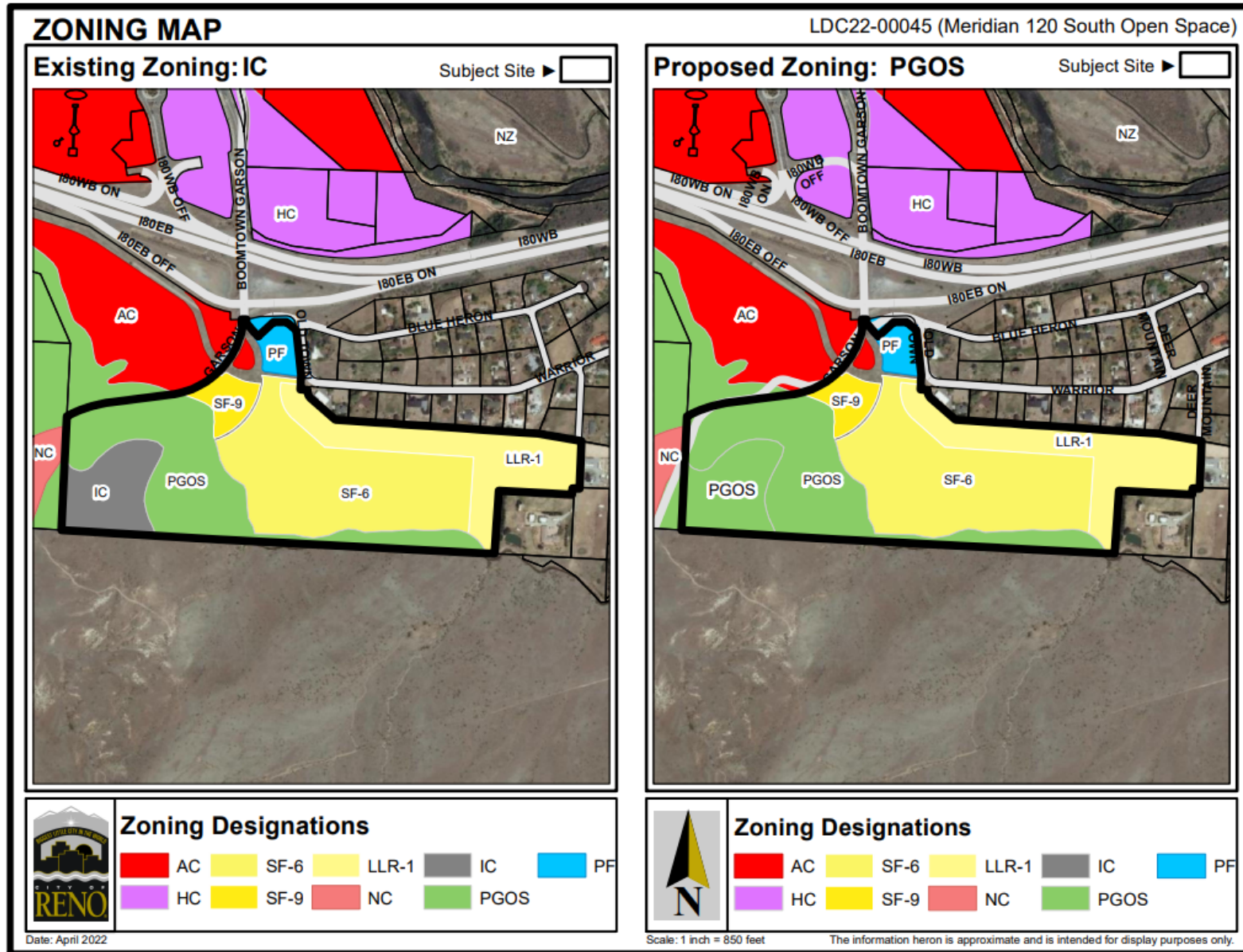
1. The project shall comply with all applicable City codes, plans, reports, materials, etc., as submitted. In the event of a conflict between said plans, reports, materials and City codes, City codes in effect at the time the application is submitted, shall prevail.

One East First Street, Second Floor*P.O. Box 7, Reno, NV 89504
www.reno.gov

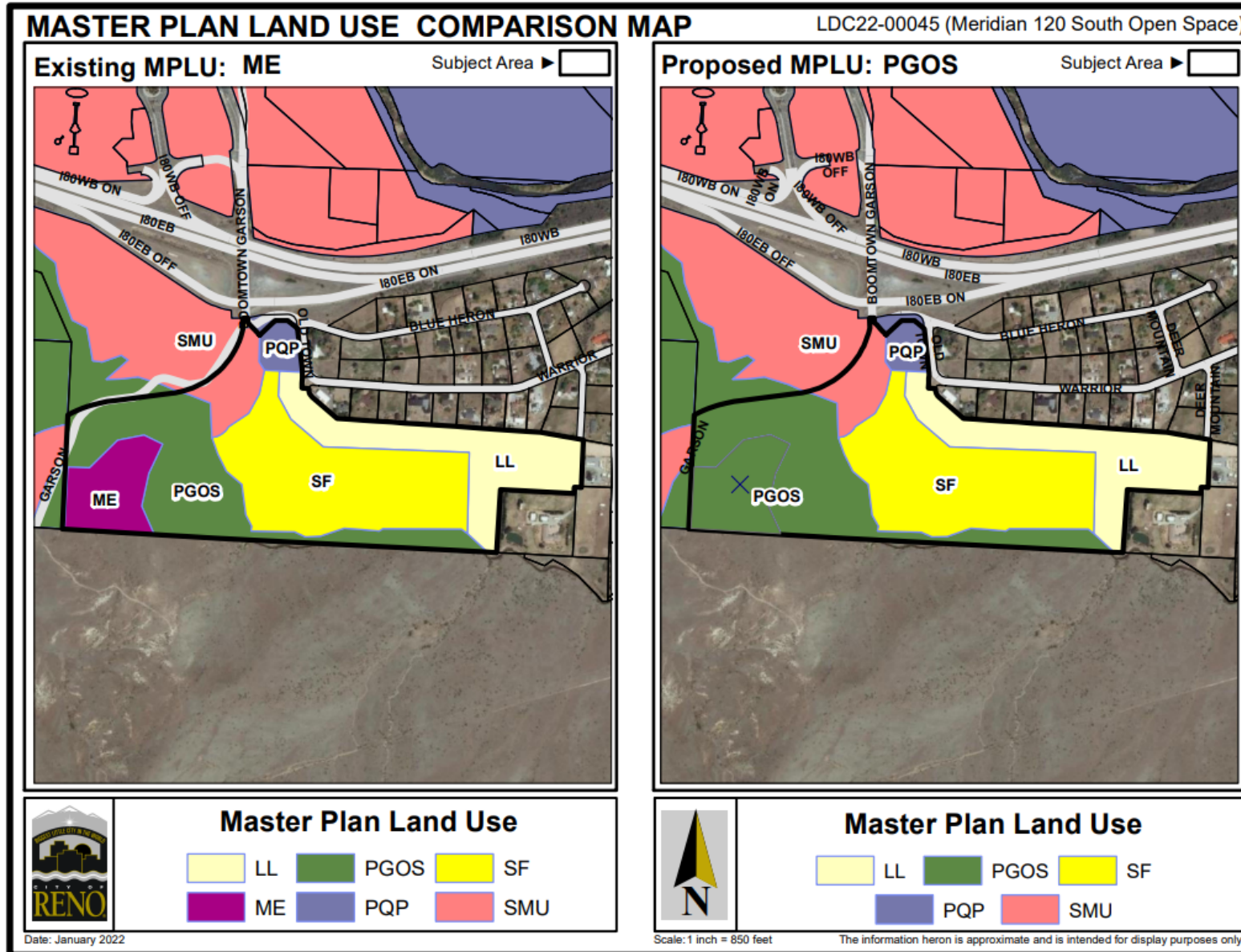
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28. Prior to an application for any final map, an application to rezone the ±8.3 acre Industrial Commercial (IC) portion of the site located southwest of Villages 1 & 2 to Open Space (OS) shall be submitted. A City Council hearing for the rezoning application shall be completed prior to recordation of any final map.

ZONING MAP (8.2 ACRES OF INDUSTRIAL → OPEN SPACE)



MASTER PLAN MAP (8.2 ACRES OF MIXED EMPLOYMENT → OPEN SPACE)





QUESTIONS?