

# Echeverria Peavine Property Master Plan Amendment

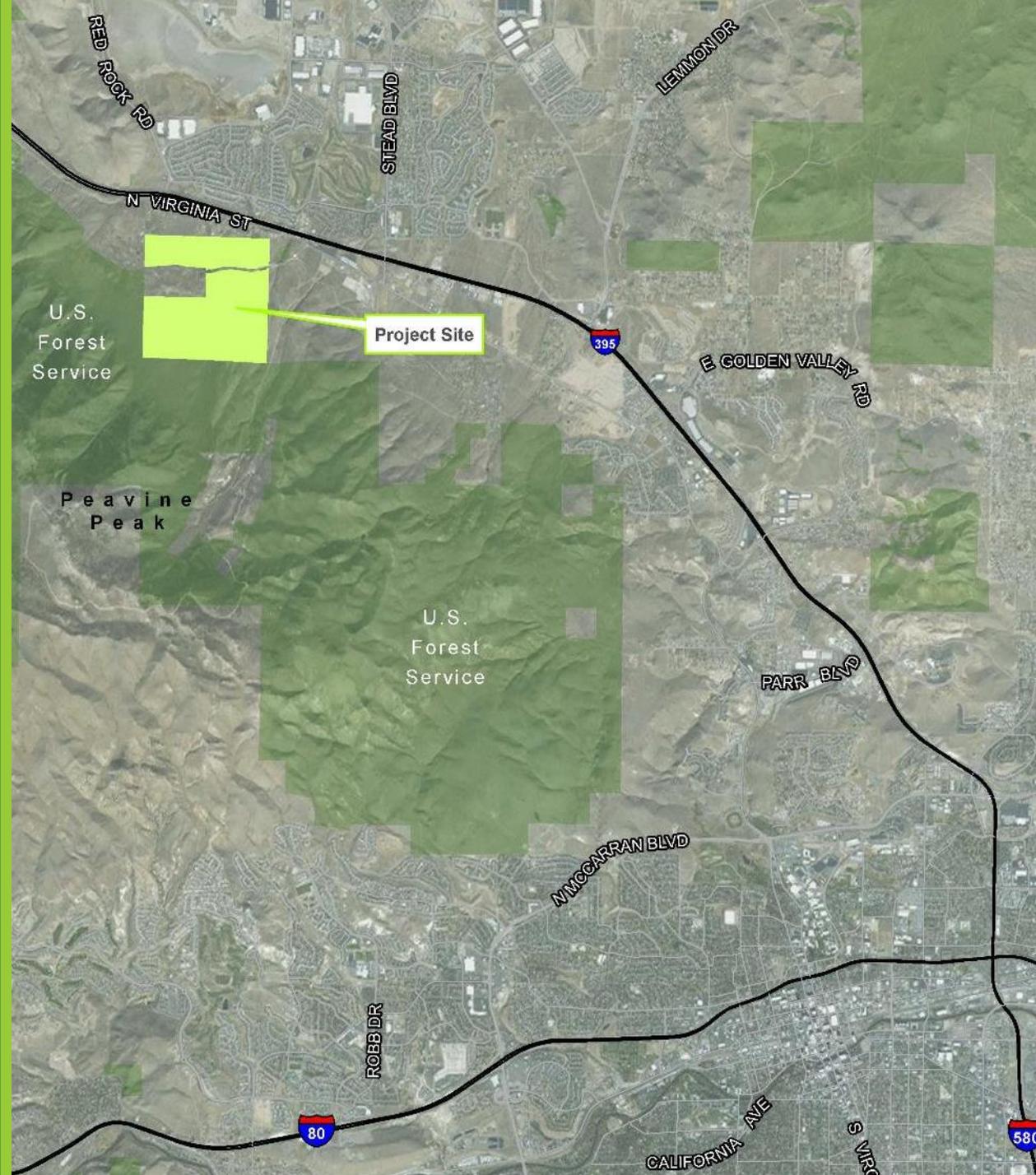
LDC17-00043

---

JOINT CITY COUNCIL/BOARD OF COUNTY COMMISSIONERS

JULY 30, 2018

- Two parcels totaling 559.3± acres located 1700' south of the US 395/Red Rock Interchange



## Project Location

## Assessor Parcel Numbers (APNs):

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

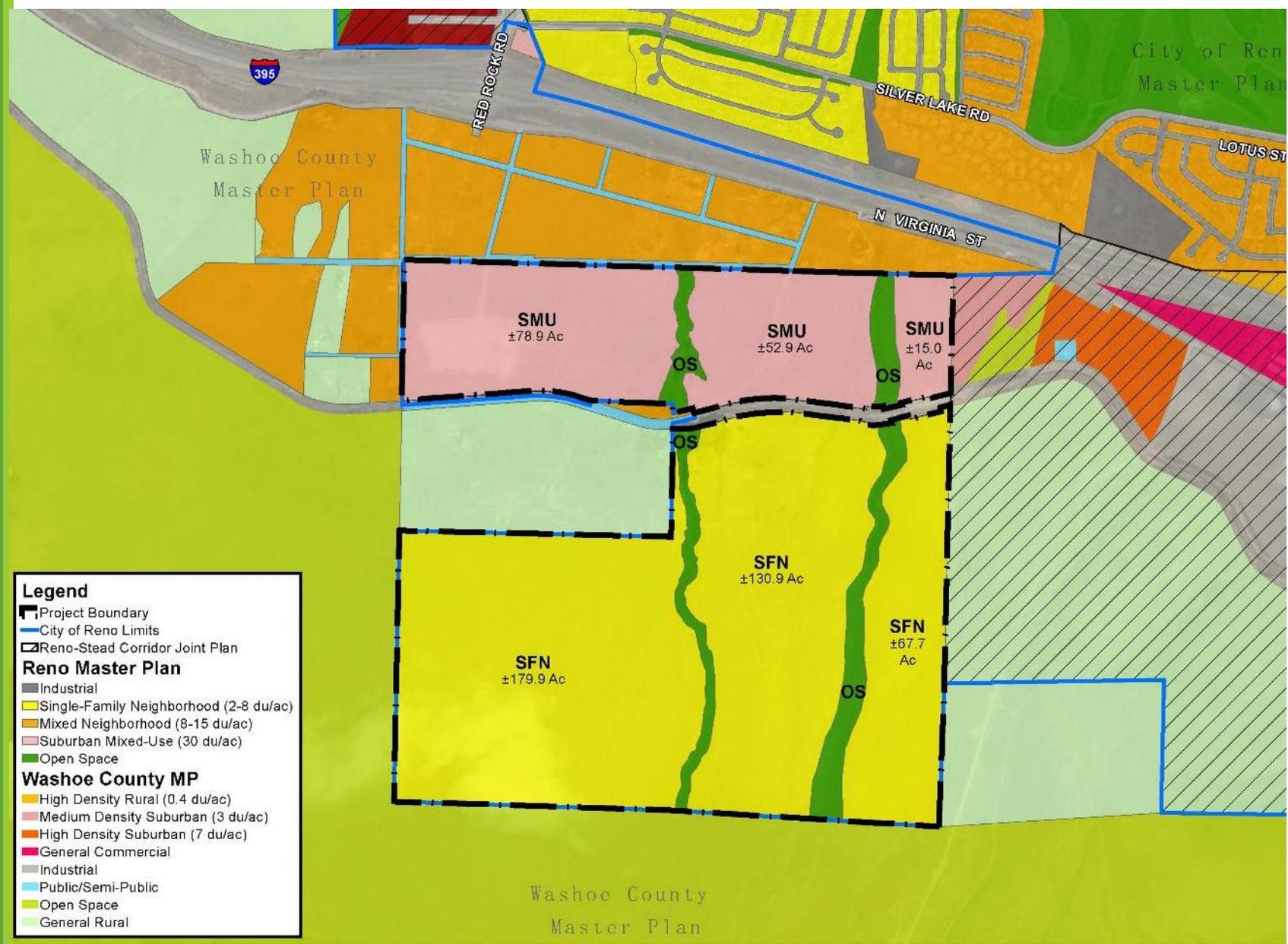
Property was Annexed into the City of Reno in 2009



## Project Location

## Proposed Master Plan Amendment:

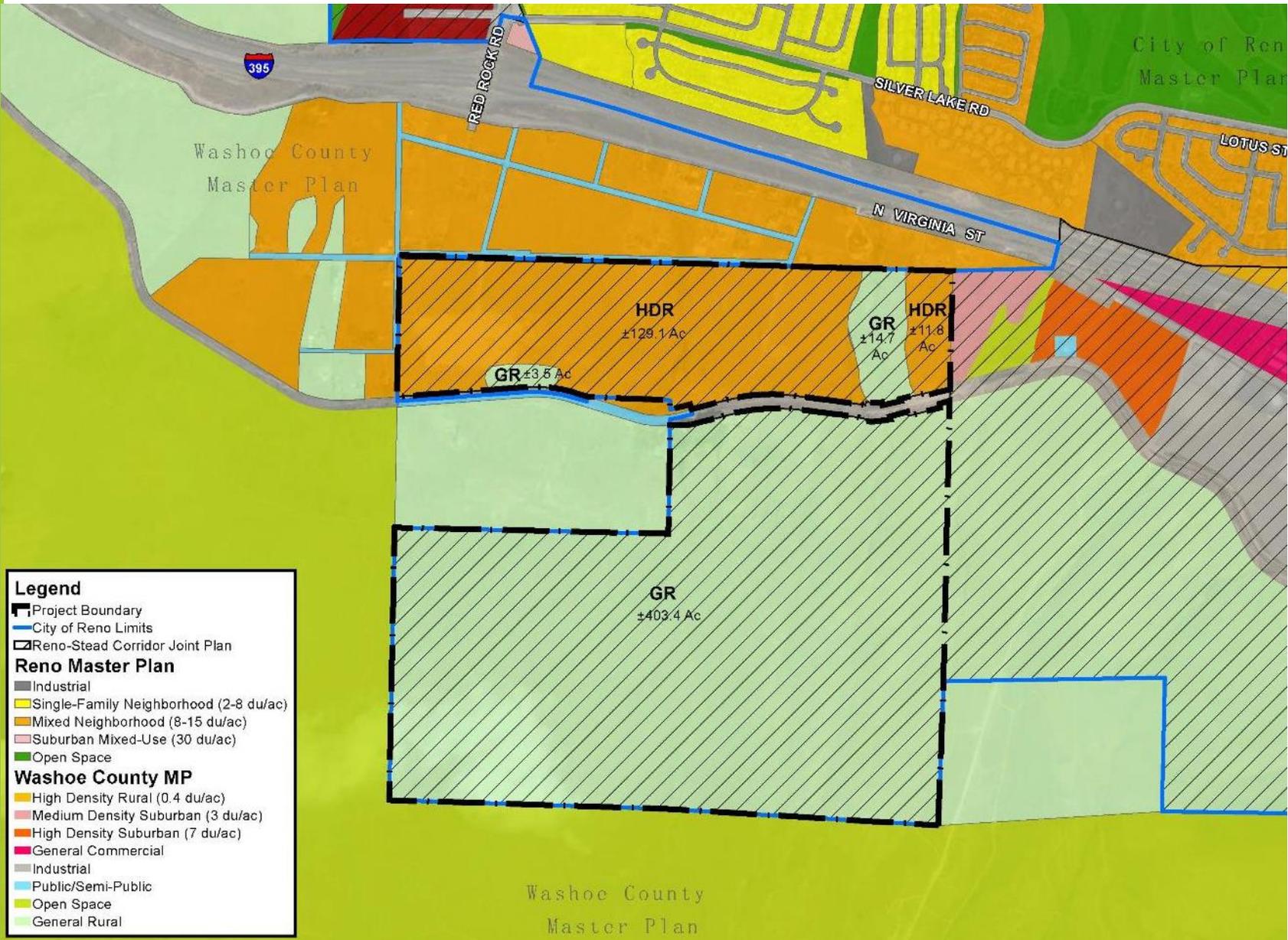
- Remove the subject properties from the Reno-Stead Corridor Joint Plan
- Establish City of Reno Reimagine Reno Master Plan Designations of Single Family Neighborhood, Suburban Mixed Use, and Open Space



# Project Request

# Existing Master Plan:

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



**Legend**

- ▬ Project Boundary
- ▬ City of Reno Limits
- ▬ Reno-Stead Corridor Joint Plan

**Reno Master Plan**

- Industrial
- Single-Family Neighborhood (2-8 du/ac)
- Mixed Neighborhood (8-15 du/ac)
- Suburban Mixed-Use (30 du/ac)
- Open Space

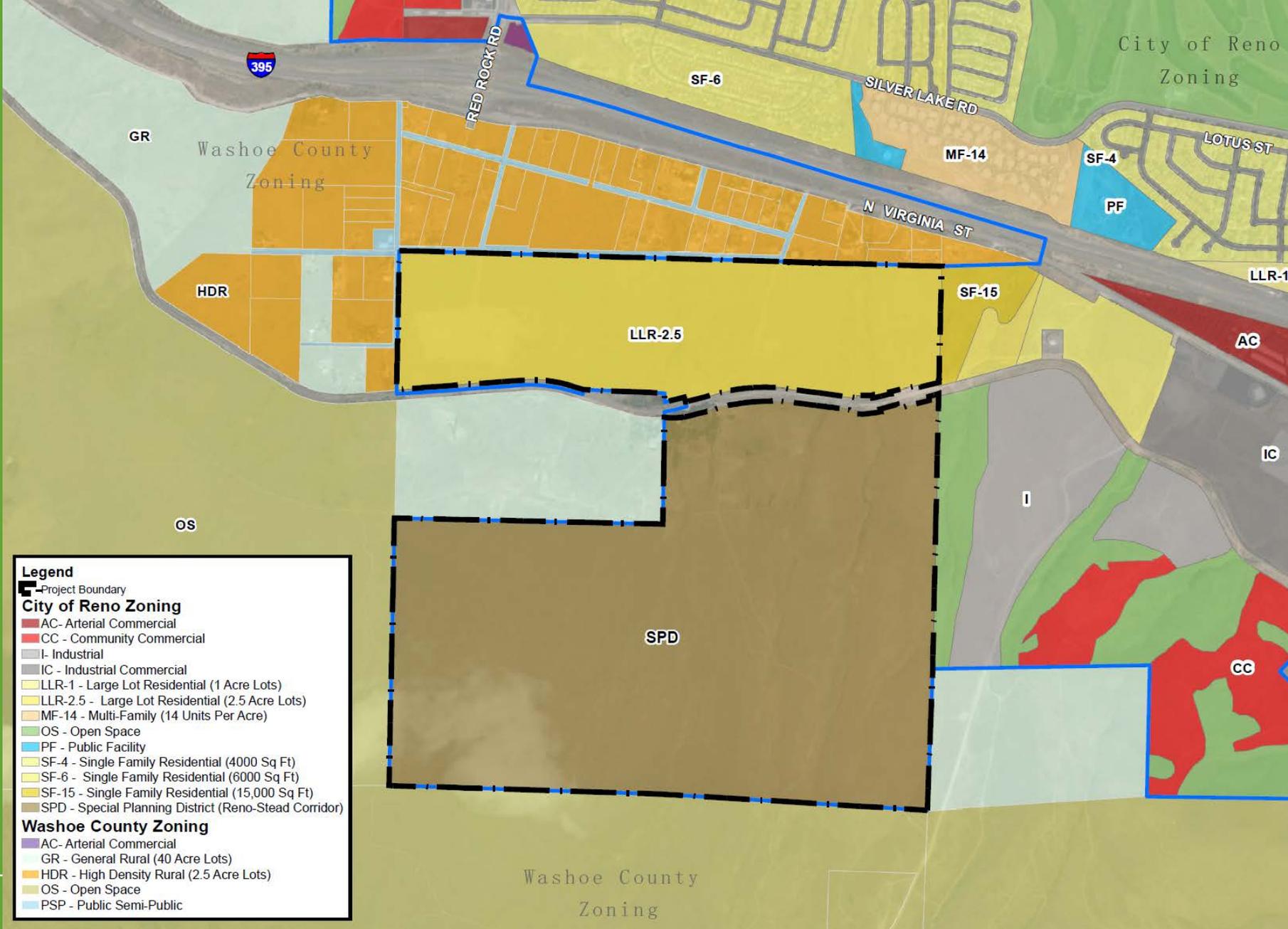
**Washoe County MP**

- High Density Rural (0.4 du/ac)
- Medium Density Suburban (3 du/ac)
- High Density Suburban (7 du/ac)
- General Commercial
- Industrial
- Public/Semi-Public
- Open Space
- General Rural

# Existing Master Plan

**Existing Zoning:**

- Reno Stead Corridor Joint Plan – Utilizes City of Reno Zoning (County Master Plan)
  - Compatibility Issues
- Cooperative Planning Area
- Master Plan Amendment does not change Zoning
  - Future Zone Change or PUD would be required

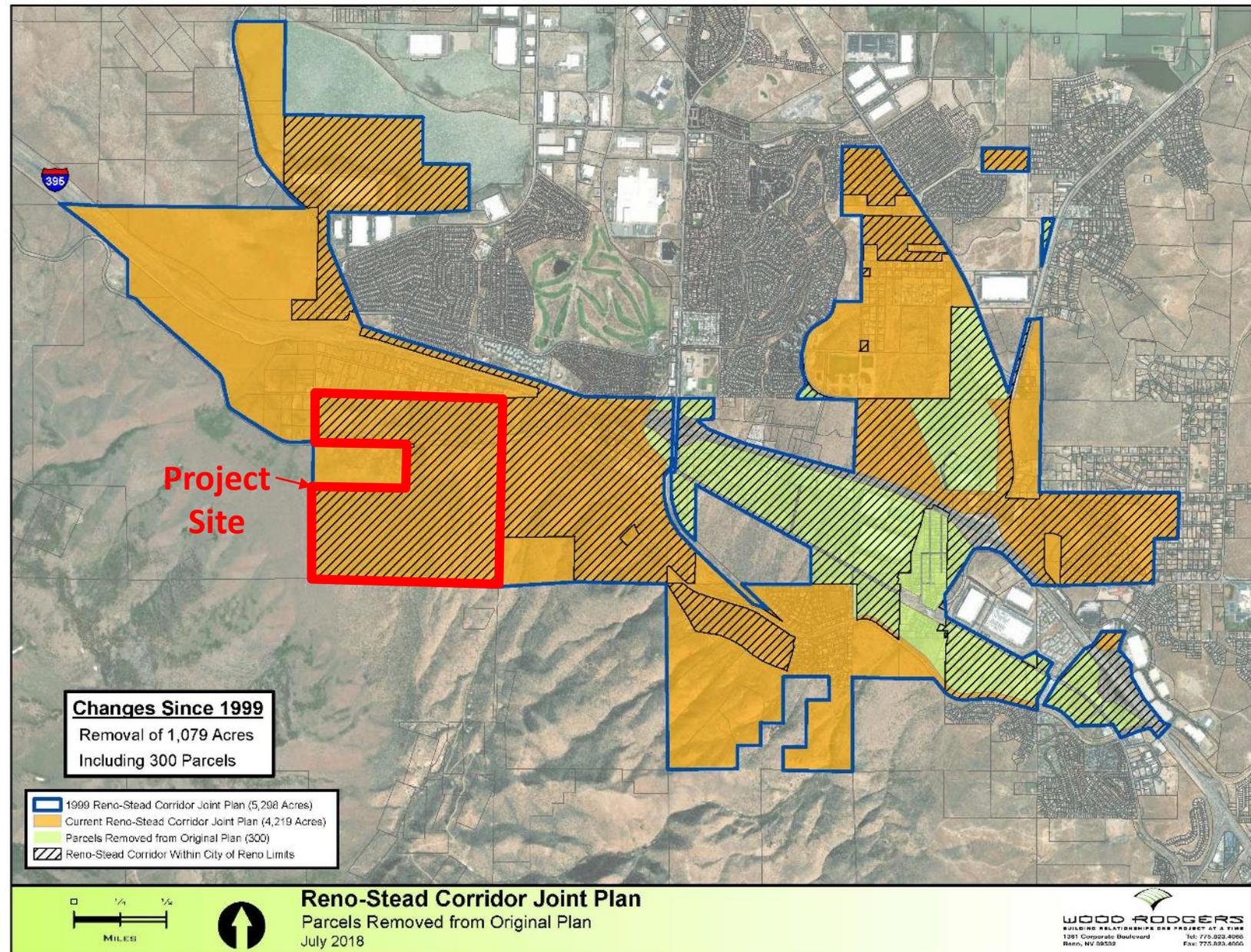


**Existing Zoning**

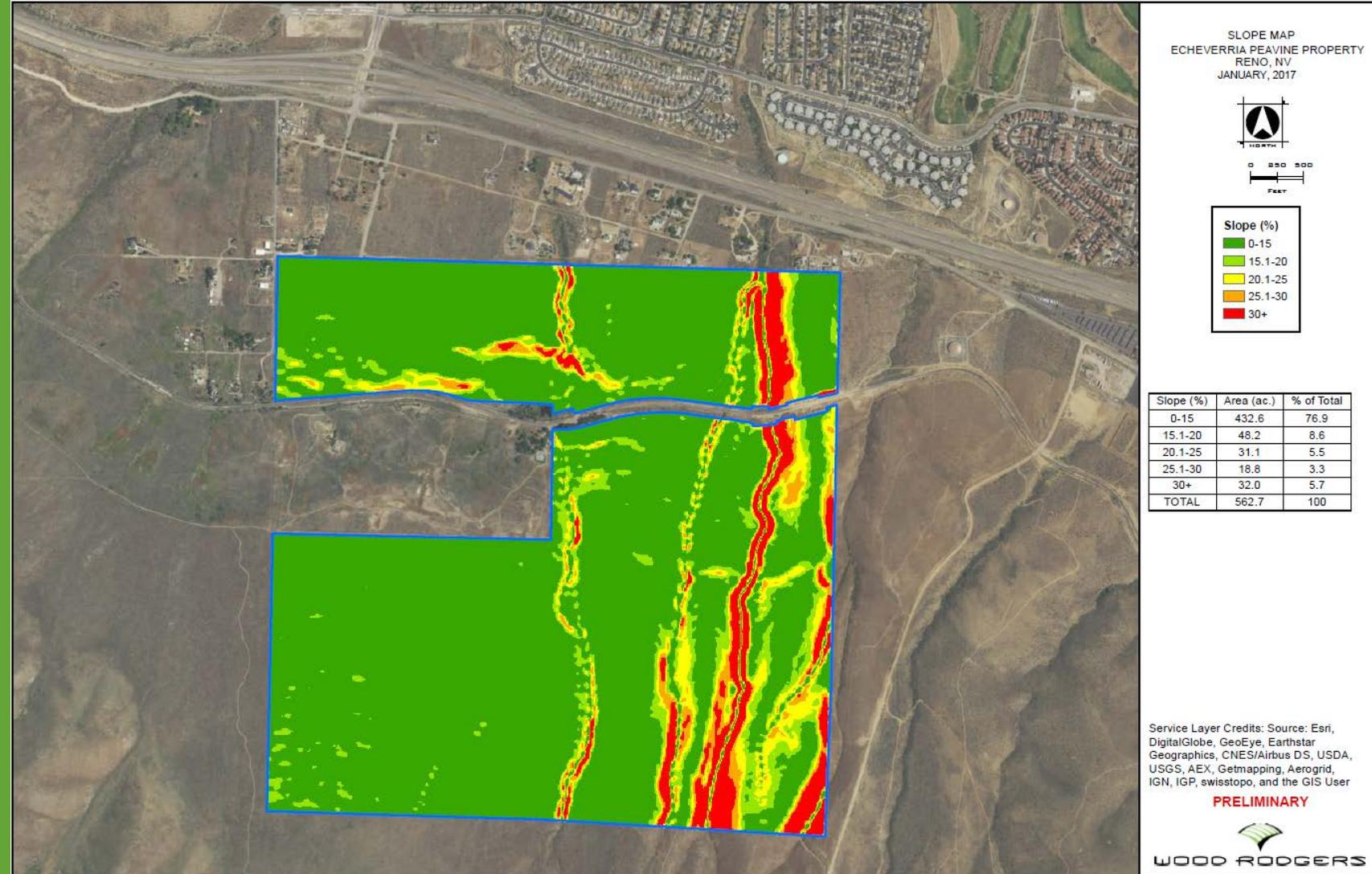
## Proposed Master Plan Amendment:

- Removal from the Reno Stead Corridor Joint Plan (RSCJP)
  - RSCJP last updated in 2010 and is no longer consistent with new Reimagine Reno Master Plan
  - Since 2010 the RSCJP has been amended such that the boundary is no longer contiguous
  - Allow the property to support the Goals of the Reimagine Reno Master Plan
- County review through Cooperative Planning and Regional Planning

## Proposed Master Plan



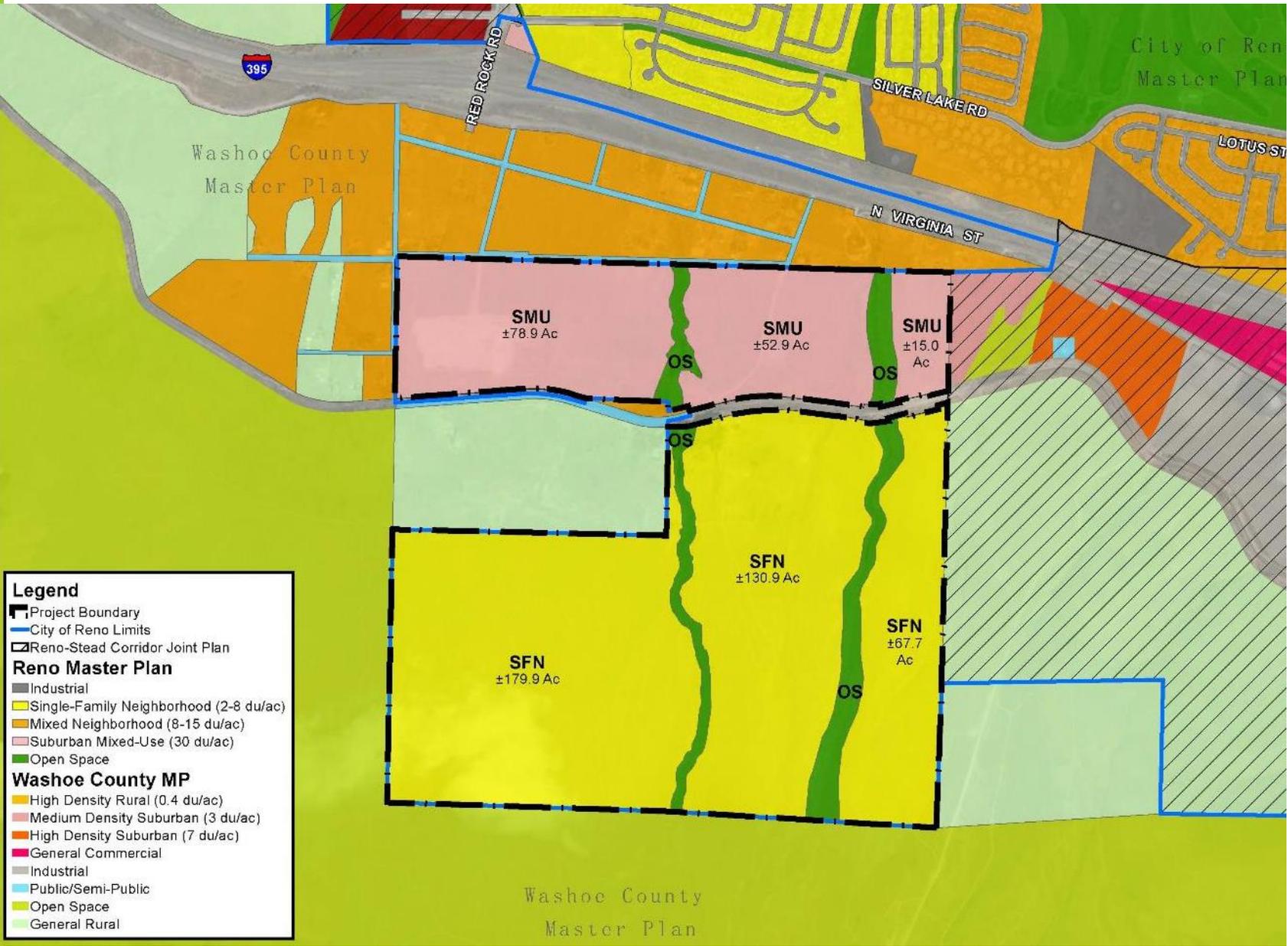
- 77% of the site is less than 15% slopes
  - City of Reno code identifies 15% or less as most suitable for development
- Major Drainageways will be preserved with Open Space
- Existing Infrastructure close to Project site
  - Water – N. Virginia St
  - Sewer – Red Rock/Moya Blvd
- Area is changing,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



# Site Suitability

# Proposed Master Plan Amendment:

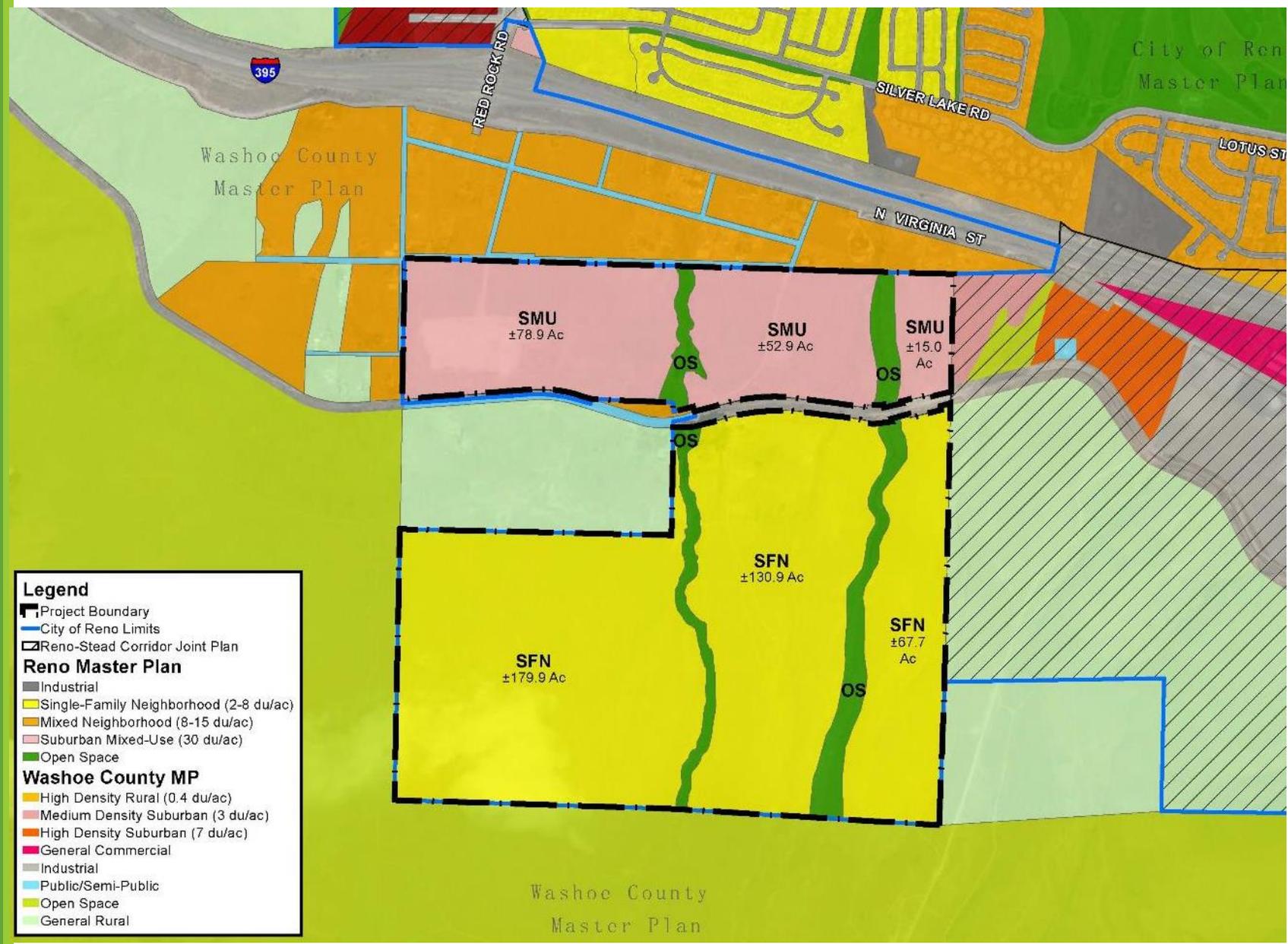
- Single Family Neighborhood (SFN) – ±373.3 Acre (67%)
  - 2-8 du/ac
- Suburban Mixed Use (SMU) – ±145.5 Acre (26%)
  - Mix of low to moderate density residential, as well as commercial uses
- Parks, Greenways and Open Space – ±40.5 Acres (7%)
- Mix of residential and commercial already exists to the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



# Proposed Master Plan

# Community Benefits:

- City of Reno Housing Study
- ✓ Creates opportunity for a mix of density and housing types to support demand
- ✓ Opportunity for more affordable housing products
- Reimagine Reno Master Plan
- ✓ Vibrant Neighborhoods & Centers
  - ✓ Mix of Housing Types
  - ✓ Mix Use Development
  - ✓ Neighborhood Amenities

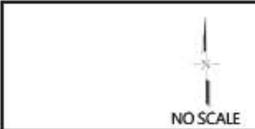


# Proposed Master Plan

# Community Benefits:

▪ A future project would be required to make improvements to the Transportation System, which may include:

- ✓ Widen North Virginia Street
- ✓ Improvements to Red Rock Rd
- ✓ Improvements to Red Rock and Stead Blvd 395 Interchanges
- ✓ Union Pacific Railroad (UP) under or over crossing



**Figure 1**  
Echeverria Peavine Property  
Preliminary Traffic Analysis  
Study Area





## **FUTURE PLANS:**

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





WOOD RODGERS



**Andy Durling – AICP, LEED AP**  
**Vice President – Planning/Urban Design**  
**[adurling@woodrogers.com](mailto:adurling@woodrogers.com)**  
**775.823.5211**



**WOOD RODGERS**