



City Manager's Office

MEMORANDUM

DATE: February 2, 2023

TO: Mayor and City Council

THROUGH: Doug Thornley, City Manager Approved Electronically

FROM: Angela Fuss, Assistant Development Services Director
Chris Pingree, Development Services Director

SUBJECT: Reno-Stead Corridor Joint Plan Master Plan Amendment

This memo has been prepared to provide Council with an update of a pending City initiated master plan amendment to sunset the Reno-Stead Corridor Joint Plan.

Background

In 1996 the Regional Planning Commission designated an area in the North Valleys as the Reno-Stead Corridor Joint Plan. The Plan was developed between Washoe County and the City of Reno to guide orderly growth and development, while protecting natural resources and providing public services. The Reno-Stead Corridor Joint Plan area included 4,309 acres of land, generally located between Red Rock Road to the west and Golden Valley Road to the east.

The document established Master Plan designations within the joint plan area. Any changes to Master Plan designations were required to be approved by both Washoe County and the City of Reno through joint Planning Commission hearings and joint City Council/County Commission hearings. Any discretionary approvals (i.e. special use permits, zone change, etc.) or building permits within the joint plan area were processed as normal through their respective jurisdiction.

During the update process of the 2019 Truckee Meadows Regional Plan, the joint plan was discussed and it was recommended to sunset the Reno-Stead Corridor Joint Plan. The overall policies included in the joint plan were already addressed within the City of Reno Master Plan policies and in the City of Reno Title 18 zoning code. Examples of those policies and regulations include protection of drainageways, wetlands and stream environments, requirements for public noticing, requirements for undergrounding utility lines, and compatibility between land uses.

The Reno-Stead Corridor Joint Plan was removed from the Truckee Meadows Regional Plan in 2019. Washoe County sunsetted the plan from their Master Plan in 2020. The City of Reno is now in the process of sunseting the plan. Sunseting the Reno-Stead Corridor Joint Plan follows

the process of a Master Plan amendment, including neighborhood meetings, and public hearings in front of the Reno Planning Commission, Reno City Council and Regional Planning Commission.

A separate webpage has been created on the City of Reno website to provide the public with upcoming meeting dates, FAQ's and to take in public comment. A link to an interactive GIS map is also included on the webpage, where property owners can type in their address and see the proposed changes to their property. It's worth noting that the sunseting of the Reno-Stead Corridor Joint Plan will only change the Master Plan designation for each property, and will not change anyone's ability to develop their property. Zoning establishes allowed uses and the standards of development. No changes to zoning are proposed with the approval of this amendment.

Reno-Stead Corridor Joint Plan webpage:

<https://www.reno.gov/government/departments/development-services/reno-stead-corridor-joint-plan>

Opportunities for the Public to Provide Input

Master Plan Neighborhood Meeting:

Date: February 6, 2023 at 6:00 p.m.

Location: O'Brien Middle School, 5000 Silver Lake Rd Reno, NV 89506

Virtual Meeting Link:

https://us06web.zoom.us/webinar/register/WN_VbEENxlmROWFbY4XAY_92Q

Ward 4 Neighborhood Advisory Board Meeting:

Date: February 16, 2023 at 6:00 p.m.

Location: North Valleys Library, 1075 N Hills Blvd, Reno, NV

Planning Commission Meeting:

Date: March 1, 2023 at 6:00 p.m.

Location: City Hall, 1 E. First Street Reno, NV 89501

Reno City Council Meeting:

Date: To Be Determined

Regional Planning Commission Meeting:

Date: To Be Determined