

RESOLUTION NO. _____

RESOLUTION TO ADOPT AN AMENDMENT TO THE LAND USE PLAN OF THE CITY OF RENO MASTER PLAN (RESOLUTION 8475) IN THE CASE OF WASHOE COUNTY PLANNING CASE NO. WMPA19-0001 (BUCK DRIVE), BY CHANGING THE LAND USE DESIGNATION FROM MEDIUM DENSITY SUBURBAN/SUBURBAN RESIDENTIAL TO COMMERCIAL WITHIN THE RENO-STEAD CORRIDOR JOINT PLAN ON ±1.003 ACRES OF PROPERTY LOCATED ON THE EAST SIDE OF LEMMON DRIVE, ±240 FEET NORTH OF ITS INTERSECTION WITH BUCK DRIVE, AND FURTHER DESCRIBED IN WASHOE COUNTY PLANNING CASE NO. WMPA19-0001.

WHEREAS, the Reno City Council, on December 13, 2017, approved Resolution No. 8475, adopting the Reno Master Plan; and

WHEREAS, the Reno City Planning Commission, on May 7, 2019, approved Resolution No. 02-19, adopting the amendment to the Land Use Plan of the Reno Master Plan attached hereto as Exhibit A, and has recommended that the Council make the determinations required by law and adopt the proposed amendment;

WHEREAS this Council has held a duly noticed public hearing on November 5, 2019 as required by NRS 278.220 and NRS 278.02786;

NOW, THEREFORE, BE IT RESOLVED by the Reno City Council:

1. In accordance with NRS 278.02786, NRS 278.220 and NRS 278.230, based on the written and testimonial information presented to it, this Council determines that the proposed Master Plan amendment may be applied to the development of the city for a reasonable period next ensuing and
 - (a) That the Amendments (i) are consistent with the overall intent of the Master Plan; (ii) are required based on changed conditions or further studies; (iii) are compatible with the surrounding areas; (iv) will not have a negative effect on adjacent properties or on transportation services and facilities; (v) will have minimal effect on service provision and/or are compatible with existing and planned service provision and future development of the area; (vi) will not cause detriment to the public health, safety, and general welfare of the people of Reno; and (viii) that strict adherence to the current goals and policies of the Master Plan would result in a situation neither intended by nor in keeping with other guiding principles, goals, and policies; and

- (b) That with the Amendments, the Master Plan will continue to serve as a pattern and guide for orderly physical growth and development of the City which will cause the least amount of natural resource impairment, conform to the adopted population plan, and ensure an adequate supply of housing, including affordable housing; and form a basis for the efficient expenditure of funds relating to the subjects of the City of Reno Master Plan.
2. That this Council hereby adopts all the maps, descriptive matter and other materials contained in Washoe County Planning Case No. WMPA19-0001 (Buck Drive), including changes to the Land Use Map as set forth in Exhibit A hereto, and amends Resolution No. 8475 accordingly, subject to a conformance review by the Regional Planning Commission.
3. That this Resolution be forwarded to the Regional Planning Commission for a determination that it conforms to the Truckee Meadows Regional Plan.
4. That the Master Plan amendment adopted hereby shall become effective only if and when the Regional Planning Commission determines that it conforms to the Truckee Meadows Regional Plan.

Upon motion of Councilmember _____, seconded by Councilmember _____, the foregoing Resolution was passed and adopted by the following vote of the Council:

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

APPROVED this ____ day of _____, 20____.

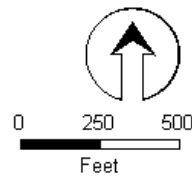
Hillary Schieve, Mayor

ATTEST:

Ashley D. Turney, City Clerk



330 Lemmon Drive
WMPA19-0001; WRZA19-0001 Buck Drive



Community Services
Department
WASHOE COUNTY
NEVADA
Post Office Box 11130
Reno, Nevada 89523 (775) 325-3400

Source: Planning and Building Division

Date: Month Year

Resolution No. 02-19

RESOLUTION ADOPTING AMENDMENT TO MASTER PLAN, WASHOE COUNTY PLANNING CASE NO. WMPA19-0001, AMENDING THE MASTER PLAN LAND USE PLAN FROM MEDIUM DENSITY SUBURBAN/SUBURBAN RESIDENTIAL TO COMMERCIAL WITHIN THE RENO-STEAD CORRIDOR JOINT PLAN ON ±1.003 ACRES OF PROPERTY LOCATED ON THE EAST SIDE OF LEMMON DRIVE, ±240 FEET NORTH OF ITS INTERSECTION WITH BUCK DRIVE, AND FURTHER DESCRIBED IN WASHOE COUNTY PLANNING CASE NO. WMPA19-0001, 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 May 7, 2019, 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 based on the following determinations, this Commission ADOPTS the maps attached hereto as Exhibit A and the maps, documents, and descriptive material in

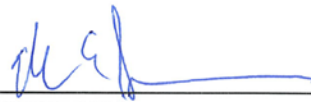
described in Washoe County Planning Case No. WMPA19-0001 (the “Amendments”) as Amendments to the Reno Master Plan.

2. That this Commission determines and recommends that the City Council determine:
 - a. That the Amendments are consistent with the Master Plan evaluation criteria as they (i) are consistent with the overall intent of the Master Plan; (ii) are required based on changed conditions or further studies; (iii) are compatible with the surrounding areas; (iv) will not have a negative effect on adjacent properties or on transportation services and facilities; (v) will have minimal effect on service provision and/or are compatible with existing and planned service provision and future development of the area; (vi) will not cause detriment to the public health, safety, and general welfare of the people of Reno; and (vii) that strict adherence to the current goals and policies of the Master Plan would result in a situation neither intended by nor in keeping with other guiding principles, goals, and policies.
 - b. That consistency of the Amendments with the above Master Plan evaluation criteria will ensure the Master Plan continues to serve as a pattern and guide for orderly physical growth and development of the City which will cause the least amount of natural resource impairment, conform to the adopted population plan, and ensure an adequate supply of housing, including affordable housing; and forms a basis for the efficient expenditure of funds relating to the subjects of the City of Reno Master Plan.
3. That this 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 Weiske, seconded by Commissioner Hawkins, the foregoing Resolution was passed and adopted this 7th day of May, 2019, by the following vote of the Commission:

AYES:	Griffith, Hawkins, Johnson, Olivas, Weiske
NAYS:	Marshall
ABSTAIN:	None
ABSENT:	Gower

APPROVED this 7 day of MAY, 2019



CHAIRPERSON

ATTEST:



PLANNING MANAGER
RECORDING SECRETARY

