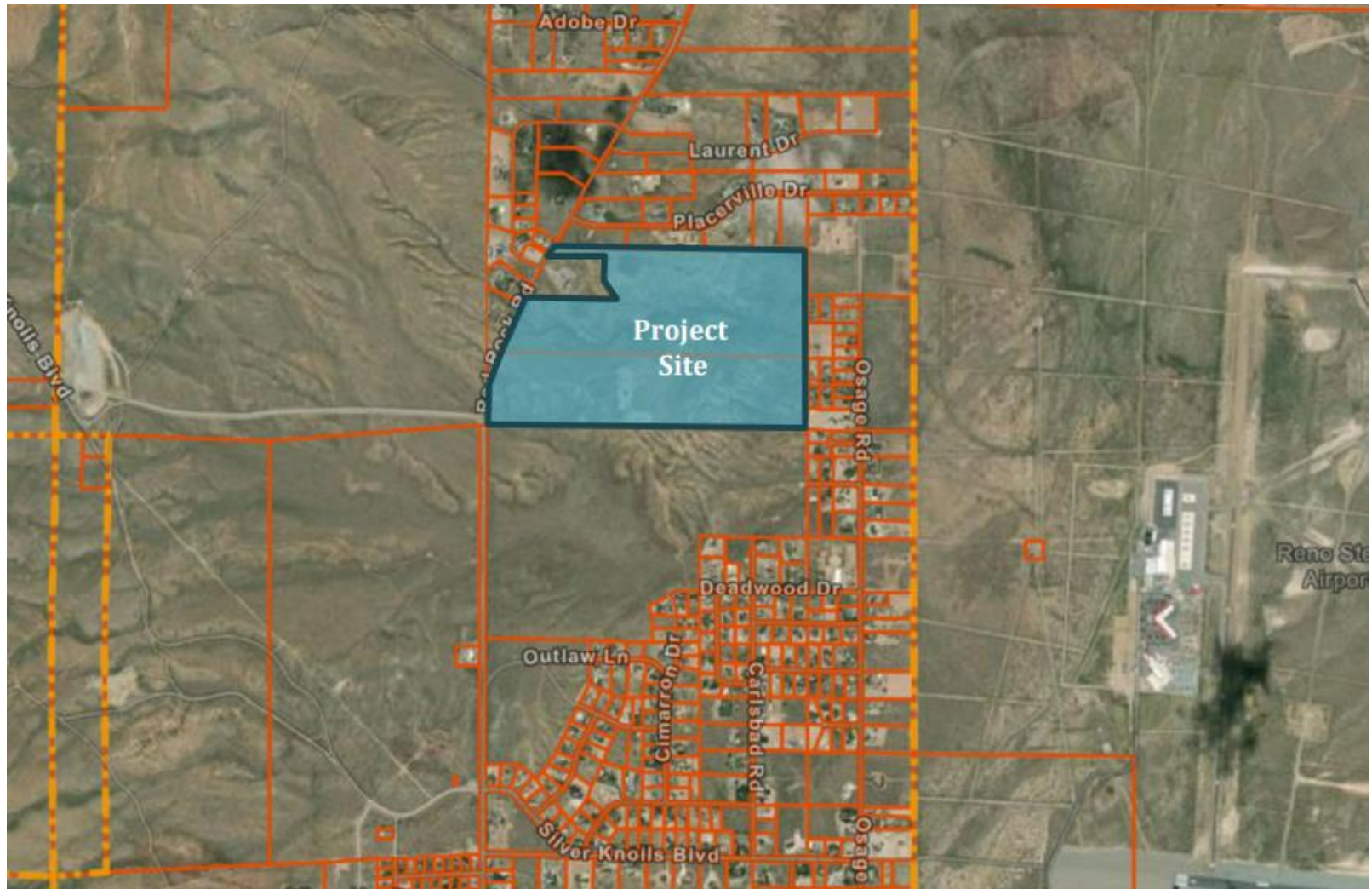


WHITE OWL DRIVE AND RED ROCK ROAD Regulatory Zone Amendment

Washoe County Planning Commission

December 3, 2024

AREA MAP (APPROXIMATELY 218 ACRES)

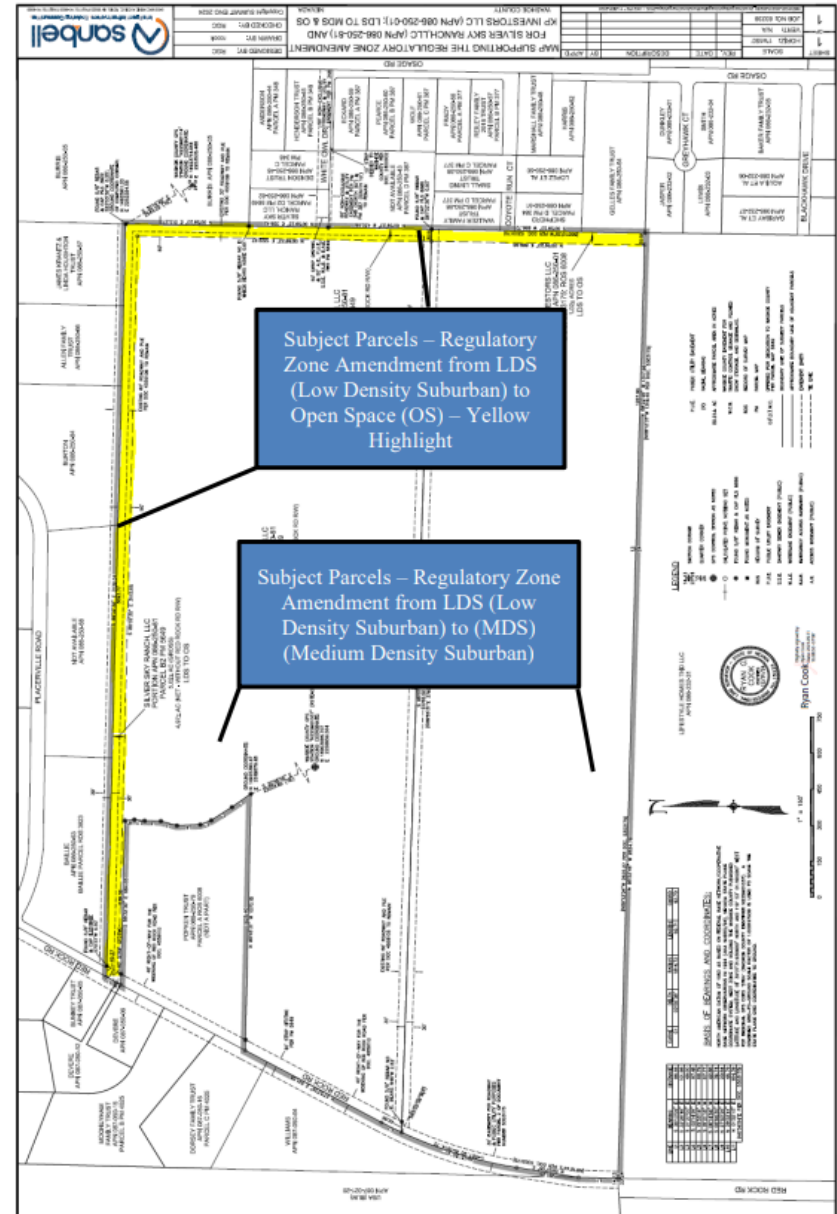


➤ CHANGE OF REGULATORY ZONING ON TWO PARCELS (80-ACRE AND 89.91 ACRE)

LOW DENSITY SUBURBAN (LDS) TO:

MEDIUM DENSITY SUBURBAN (MDS) AND OPEN SPACE (OS)

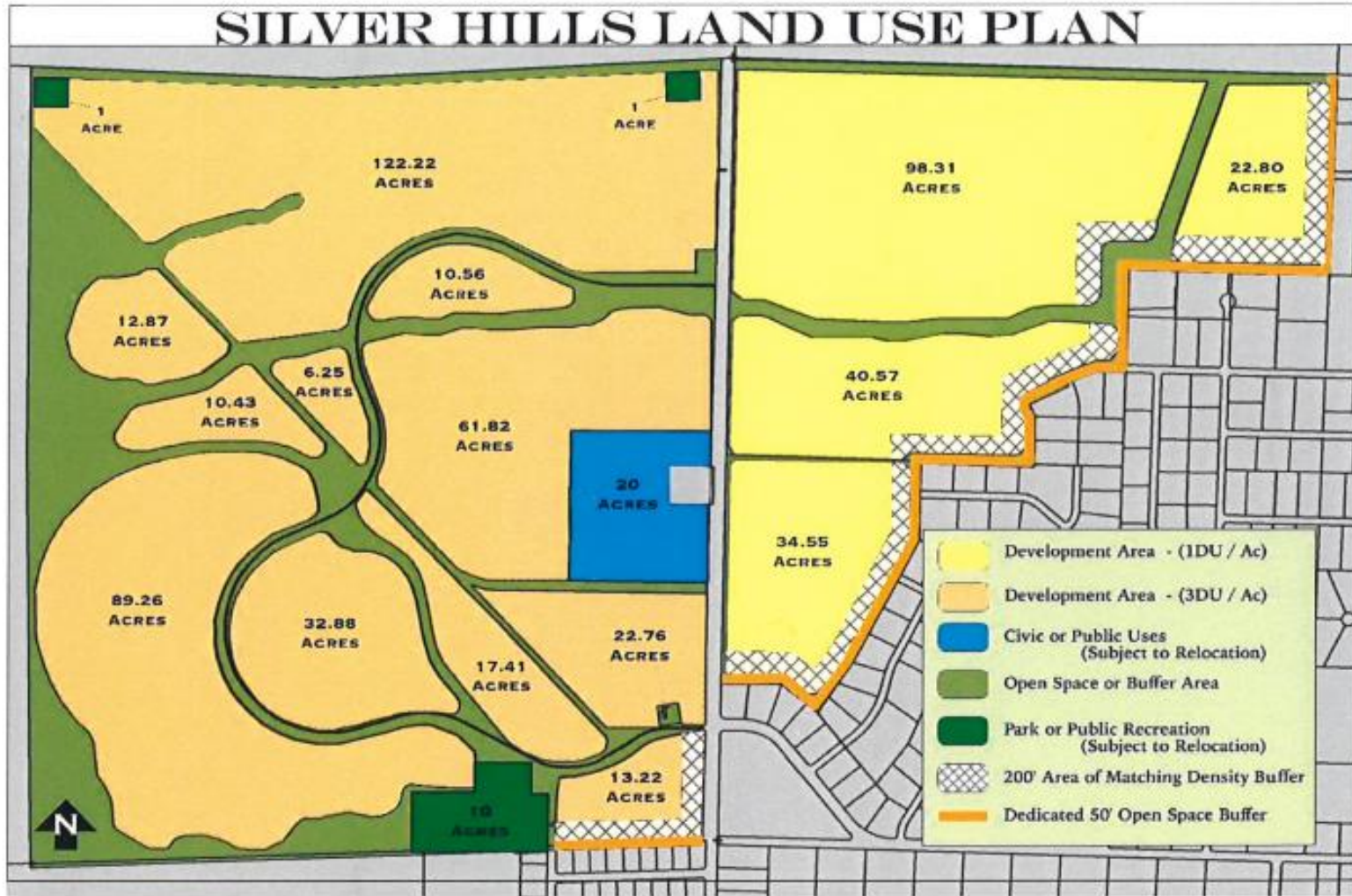
RESULT: 489 UNITS WITH A 50 FOOT OPEN SPACE BUFFER



MASTER PLAN - SUBURBAN RESIDENTIAL

“Suburban Residential. The **Suburban Residential Master Plan** category is intended primarily for residential uses of low to medium densities. Supporting neighborhood scale commercial uses and mixed-use village center development is allowed with approval of a discretionary permit. The following Regulatory Zones are allowed in and are consistent with the Suburban Residential Master Plan category: Low Density Suburban One, Low Density Suburban Two, **Medium Density Suburban**, Medium Density Suburban Four, High Density Suburban, Public and Semi-Public Facilities, Specific Plan, Parks and Recreation, and Open Space.”

SILVER HILLS EAST (DIRECTLY SOUTH)



TRAFFIC

- ❑ Under Baseline Plus Project Conditions, the study roadway segments are anticipated to operate within level of service policy.
- ❑ Under Future Plus Project Conditions, the study roadway segments are anticipated to operate within policy level of service thresholds with the planned Red Rock Road widening from 2 to 4 lanes between Osage Road and Moya Boulevard.
- ❑ It is anticipated that the regional improvements on Red Rock Road will be adequate to carry the Silver Hills project plus additional traffic generated with this Regulatory Zone Amendment.
- ❑ A project specific Traffic Impact Study and recommendations regarding access will be provided with the Tentative Map Application as is the standard process.

FINDINGS - CONSISTENT WITH THE MASTER PLAN

- 1. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan.**
 - “Uses shift from rural residential to medium density residential, demonstrating the North Valleys’ varying needs.”
 - “Direct development of residential densities greater than 1 unit per five acres into the TMSA where it can utilize planned local and regional infrastructure.”

FINDINGS - COMPATIBLE LAND USES

2. The proposed amendment will provide for land uses **compatible** with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.

- Most the surrounding parcels have a residential zoning of either LDS or Specific Plan (SP), including proposed for a 680-unit residential subdivision.
- To address compatibility of the higher density MDS regulatory zone to the adjacent current development pattern of larger lots along the east side of Red Rock Road, the applicant is proposing the Open Space regulatory zone along the northern and eastern property line of 10235 White Owl Drive and along the eastern property line of 12000 Red Rock Road to allow for a fifty (50) foot buffer between the larger lots and the proposed higher density zoning.

FINDINGS - COMPATIBLE LAND USES

2. The proposed amendment will provide for land uses **compatible** with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.

- Project information was sent for review to Northern Nevada Public Health, Truckee Meadows Fire Protection District, Washoe County Sheriff's Office, and Washoe County Engineering. Northern Nevada Public Health did not provide comment. The Washoe County Sheriff's Office and Washoe County Engineering responded with "no comment." The Truckee Meadows Fire Truckee Protection District provided comment stating:

"This project shall meet and comply with all requirements of currently adopted TMFPD fire codes, ordinances, and standards at the time of construction to include infrastructure for fire apparatus access roads and water supply."

FINDINGS - RESPONSE TO CHANGED CONDITIONS

3. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.

- The amendment has the potential to increase the availability of housing in the area, which is needed and desired by the Washoe County Master Plan and complies with the 2019 Truckee Meadows Regional Plan.
- The 2022 Consensus Forecast anticipates that unincorporated Washoe County will need to absorb up to a 16,824-person population increase between 2022 and 2042. Washoe County will need to increase housing supply by approximately 6,840 dwelling units within the unincorporated County to support the population increase.

FINDINGS - RESPONSE TO CHANGED CONDITIONS

3. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.

- The Subject Properties are located near the Reno-Stead Airport including the Reno AirLogistics Center. Dermody Properties entered into a Development Agreement with the Reno-Tahoe Airport Authority to develop the Reno AirLogistics Park that will “*consist of the development of approximately 1,700-3,000 acres of certain land for the construction, operation and/or maintenance of office buildings, flex office buildings, Aeronautic Use, manufacturing, industrial and other approved uses, including all supporting infrastructure necessary for the operation of such uses, including but not limited to roadways, parking areas, curbs, gutters, drainage facilities, water, sewer, gas, telephone, high speed data cables and other utilities sufficient for the same.*”

Site Location Details

Reno AirLogistics Park | Reno, NV

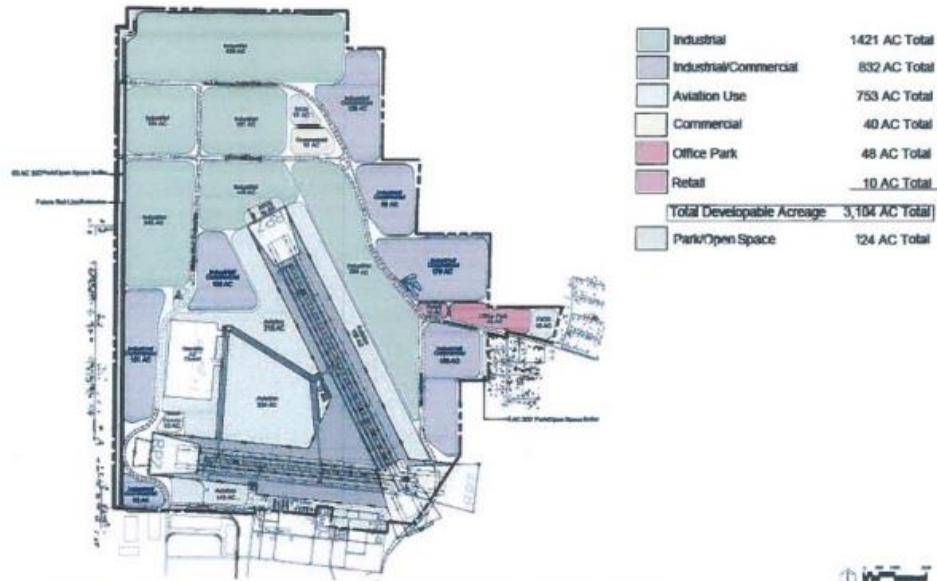
- Immediate access to U.S. Hwy 395 - serving Seattle and Los Angeles
- 7-minute drive south to Interstate 80 - serving Chicago and San Francisco/Oakland
- Immediate access to employee support
- 10-minute drive northwest of Reno-Tahoe International Airport
- 3-hour drive east from Port of Oakland/ San Francisco



MAP KEY

- ★ SITE
- 🚗 Reno-Stead Airport
- HWY 395



EXHIBIT B
CURRENT CONCEPT PLAN




DERMODY PROPERTIES Conceptual Master Plan Unconstrained Proposal Reno, NV
 
unitedconstruction 12.22.14 Version 2

The proposed land uses for the Reno-Stead Airport, include Industrial, Commercial, Office Park and Retail, but no residential. The rezoning of the Subject Properties to MDS will support this employment center.

LAND USE PLAN

Property Specifications

Reno AirLogistics Park | Reno, NV



Property Specs

- Two State-of-the-Art, Freestanding Logistics Buildings
- Building 1 - 454,500 SF
 - BTS
- Building 2 - 468,740 SF
 - Q2 2025 Delivery
- 4,000 Amp; 3 phase; 480 Volt; Switchgear
- Ample Parking
- Close Proximity to Stable and Abundant Labor Force
- Built to Attract Logistics, Manufacturing and Aerospace Clients

DERMODY PROPERTIES



Phase 1 of the Reno AirLogistics Park is currently under construction and includes 1,118,000 square feet of warehouse/industrial space located on approximately 58 acres in the southwest corner of the Reno Stead Airport property. The MDS zoning designation would allow for an increase in density that would support the existing employment opportunities in the immediate area and would also support the Reno AirLogistics Center currently under construction.

FINDINGS - RESPONSE TO CHANGED CONDITIONS

3. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.

- Rezoning the Subject Properties to MDS is consistent with the growth in the area. This planned growth is also supported by the planned infrastructure such as the following RTP Regional Road Improvements:
 - (2017-2021) Lemmon Drive (Sky Vista Parkway to Military Road) – Widen from four lanes to six lanes
 - (2022-2026) Moya Boulevard (Red Rock Road to Echo Avenue) – Widen from two lanes to four lanes Military Road (Lemmon Drive to Echo Avenue)

FINDINGS - AVAILABILITY OF FACILITIES

4. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed amendment.

- *Staff Comment: All needed facilities are present or will be provided by the applicant with future development plans. The amendment was reviewed by various departments and agencies and no adverse comments were received for the proposed amendment.*
- Per the comment from Engineering on October 30, 2024, sewer service would be provided by the City of Reno. The Reno/Stead wastewater treatment facility is being expanded and the remaining capacity of the existing treatment facility is approximately 1,081 residential units, which is enough capacity to serve the density proposed under this regulatory zone amendment.

FINDINGS

5. The proposed amendment will not adversely affect the implementation of the policies and action programs of the Washoe County Master Plan.

- *Staff Comment: The proposed amendment will not adversely impact the implementation of the policies and action programs of the Washoe County Master Plan, per the analysis of this staff report.*

FINDINGS - DESIRED PATTERN OF GROWTH

6. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.

- 2022 Consensus Forecast anticipates that unincorporated Washoe County will need to absorb up to a 16,824-person population increase between 2022 and 2042. Washoe County will need to increase housing supply by approximately 6,840 dwelling units within the unincorporated County to support the population increase. The increased density allowed by the Medium Density Suburban regulatory zone would assist in addressing the need for additional housing.

A Silicon Valley startup is building its own “gigafactory” – the world’s first large-scale lithium-sulfur battery facility – in the Biggest Little City.

San Jose-based Lyten announced on Tuesday that it will **invest more than \$1 billion** on a 1.25 million-square-foot lithium-sulfur battery factory in Reno. The project will be built on a **125-acre campus at Reno AirLogistics Park in Stead.**

As part of the project, Lyten inked a deal with Dermody Properties to build the facility on land owned by the Reno-Tahoe Airport Authority. The airport authority has about 3,000 acres of developable land by Reno Stead Airport.



A rendering of Lyten's manufacturing facility in Reno, which the company touts as the first lithium-sulfur battery gigafactory in the world. *Lyten*

reno gazette journal

Lyten also cited the region’s qualified workforce as a key reason why it picked Northern Nevada.

Once built, the facility will manufacture up to 10 gigawatt hours of lithium-sulfur batteries per year and employ 200 workers. Lyten plans to **increase staffing to over 1,000 employees.**

“Lyten’s decision to plant roots here in Nevada reflects the confidence in our state’s economic potential and we are excited about the anticipated high earning positions, workforce partnerships and community development that will follow,” said Tom Burns, executive director of the Nevada Governor’s Office of Economic Development.

QUESTIONS?