

STAFF REPORT

Date: April 24, 2024

To: Mayor and City Council

Through: Doug Thornley, City Manager

Subject: Staff Report (For Possible Action): Ordinance Adoption – Bill No. 7265 Case No. LDC24-00033 (Plumb Lane Properties) Ordinance to amend Title 18, Chapter 18.02 of the Reno Municipal Code, entitled “Zoning,” rezoning a ±0.88-acre site from Professional Office (PO) and Single-Family Residential 8 units per acre (SF-8) to Mixed-Use Urban (MU). The site is comprised of four parcels located on the south side of East Plumb Lane ±685 feet west of its intersection with Kietzke Lane. The site has a Master Plan land use designation of Urban Mixed-Use (UMU).

From: Jeff Foster, Associate Planner

Department: Development Services - Planning

Summary:

The applicant is requesting a rezoning from Professional Office (PO) and Single-Family Residential 8 units per acre (SF-8) to Mixed-Use Urban (MU). The ±0.88-acre site is comprised of four parcels located on the south side of East Plumb Lane ±685 feet west of its intersection with Kietzke Lane. The current zoning districts do not conform to the Urban Mixed-Use (UMU) Master Plan land use designation. The proposed change to MU zoning will bring the four parcels into conformance with the Master Plan land use designation, which supports higher intensity commercial and residential development along the Plumb Lane Urban Corridor and is appropriate given the nearby commercial uses along Plumb Lane. No additional uses or buildings are proposed at this time. Due to residential zoning to the south, compliance with residential adjacency standards will be required for any new nonresidential development. Staff and the Planning Commission recommend approval of the application.

Alignment with Strategic Plan:

Economic and Community Development

Previous Council Action:

April 10, 2024 - Council approved the first ordinance reading by a vote of 7-0:

Ayes: Brekhus, Ebert, Reese, Martinez, Duerr, Taylor, and Schieve

Nays: None

Financial Implications:

None at this time.

Legal Implications:

Legal review completed for compliance with City procedures and Nevada law.

Recommendation:

Staff recommends Council adoption of Ordinance No. _____.

Proposed Motion:

I move to adopt Ordinance No. _____.

Attachments:

Ordinance

Case Maps

Planning Commission Minutes