

## STAFF REPORT

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**Date:** April 24, 2024

**To:** Mayor and City Council

**Thru:** Doug Thornley, City Manager

**Subject:** **Staff Report (For Possible Action): Ordinance Adoption - Bill No. 7267 Case No. LDC24-00041 (9590 North Virginia Street Zoning Map Amendment) Ordinance to amend Title 18, Chapter 18.02 of the Reno Municipal Code, entitled "Zoning," rezoning a ±2-acre site from Mixed--Use Suburban (MS) to Industrial Commercial (IC). The single parcel is located on the north side of North Virginia Street, ±200 feet east of its intersection with Doubleback Road (9590 North Virginia Street). The site has a Master Plan land use designation of Industrial (I).**

**From:** Leah Piccotti, Associate Planner

**Department:** Development Services - Planning

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### **Summary:**

The current Mixed-Use Suburban (MS) zoning district does not conform to the adopted Master Plan land use designation of Industrial (I). The proposed change to the Industrial Commercial (IC) zoning district will bring the parcel into conformance with the I Master Plan land use designation. Key issues related to this request include 1) compatibility of the proposed zoning with surrounding zoning districts, and 2) conformance with the Master Plan. Numerous properties in the area have recently been rezoned to IC in support of the Master Plan. It is anticipated that other properties in the vicinity that are currently zoned MS will be rezoned to IC in the near future, either by City or voluntary initiation. The Planning Commission could make all of the findings and recommends approval of the zoning map amendment.

### **Alignment with Strategic Plan:**

Economic and Community Development

### **Previous Council Action:**

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

Moved by: Ebert

Seconded by: Reese

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

Nays: None  
Absent: None

**Financial Implications:**

None at this time.

**Legal Implications:**

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

**Recommendation:**

Staff recommends Council adopt Ordinance No. \_\_\_\_\_.

**Proposed Motion:**

I move to adopt Ordinance No. \_\_\_\_\_.

**Attachments:**

Case Maps  
Ordinance