

STAFF REPORT

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

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