

STAFF REPORT

Date: January 17, 2024

To: Mayor and City Council

Thru: Doug Thornley, City Manager

Subject: Staff Report (For Possible Action): Case No. LDC24-00020 (Mill and Greg Street Master Plan and Zoning Map Amendment) - A request has been made for 1) a Master Plan amendment from ±6.88 acres of Urban Mixed-Use (UMU) to Suburban Mixed-Use (SMU), and 2) a zoning map amendment from ±6.88 acres of Mixed-Use Urban (MU) to General Commercial (GC). The ±6.88-acre site encompasses five parcels located on the northwest corner of Mill Street and Greg Street.

From: Carter Williams, Assistant Planner

Department: Development Services - Planning

Summary:

The ±6.88-acre site consists of five parcels located on the northwest corner of Mill Street and Greg Street and is accessed from Mill Street. This is a request for 1) a Master Plan amendment from Urban Mixed-Use (UMU) to Suburban Mixed-Use (SMU), and 2) a zoning map amendment from Mixed-Use Urban (MU) to General Commercial (GC). Key issues include: 1) compatibility of the proposed zoning with surrounding zoning and land uses, and 2) conformance with the Master Plan. Staff originally found the SMU Master Plan land use designation and GC zoning district appropriate and compatible with the surrounding land uses and zoning.

The Planning Commission recommends that Council deny the requested Master Plan and Zoning Map amendments. The primary concerns identified include the change in allowed uses and the appropriateness of reducing density and intensity along an Urban Corridor.

Alignment with Strategic Plan:

Economic and Community Development

Previous Council Action:

There is no recent Council action relevant to this item.

Background:

The Planning Commission staff report analyzed compatibility with surrounding zones and land uses, as well as reviewed conformity with the Master Plan (**Exhibit A**). Several industrial buildings constructed between 1969 and 1970, and open lot parking comprises the site. Prior to 2017, the subject properties were zoned Mixed-Use (MU/MSTC) and had a Master Plan land use designation of Special Planning Area/Mill Street Transit Oriented Development Corridor/River Landing at Mill (SPA/MSTC/RLM). These plans focused on higher-density development, pedestrian connectivity, and amenities near the cluster of transit stops in the area. With the adoption of the Reimagine Reno Master Plan in 2017, the subject properties were given the designation of Urban Mixed-Use (UMU), and the zoning was translated to Mixed-Use Urban (MU). Adjacent properties to the south and east that previously held the MU/MSTC and Industrial (I) Master Plan land use designations were all reclassified as Mixed-Employment (ME) in 2017, which better represented the enmeshed light industrial, auto-oriented development pattern of the area.

Discussion:

Draft Minutes from the Planning Commission hearing held on December 7, 2023, are included (**Exhibit B**). The applicant's representative gave a presentation that introduced the project. Staff followed with a presentation that analyzed the compatibility of the amendments with the area, particularly as they relate to similar height and setbacks to the industrial employment area across Mill and Greg Streets. Staff also supported prioritizing residential and commercial uses over industrial uses that are exclusively allowed across the street to maintain a mix of uses at the tail end of the urban corridor. Public comment included one person, representing the Grand Sierra Resort (GSR), in opposition to the amendments. The applicant provided public comment in support.

The Planning Commission was not able to meet all the findings, specifically citing that the application is not consistent with the Master Plan and that activities and land uses permitted within the proposed Master Plan/zoning designations are not compatible with nearby land uses. The Planning Commission discussion is summarized in the following points:

- Concerns that the potential allowed uses do not support a strong regional economy.
- Concerns that certain uses allowed under GC (with an approved conditional use permit), such as gun ranges and chemical manufacturing facilities, may not be consistent or a priority in this area.
- Concerns that GC specifically prohibits hotels with non-restricted gaming, cannabis dispensaries, hotel condominiums, warehouse and distribution, and private community centers.

- Concerns over pedestrian safety with the potential of a gun range.
- Concerns with downzoning the properties and having less intensity in land use.

Financial Implications:

None at this time.

Legal Implications:

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

General Review Criteria and Considerations: The decision-making body shall review all development applications for compliance with the applicable general review criteria stated below.

- (1) Consistency with the Reno Master Plan: The proposed development shall be consistent with the Reno Master Plan. The decision-making authority:
 - a. Shall weigh competing plan goals, policies, and strategies; and
 - b. May approve an application that provides a public benefit even if the development is contrary to some of the goals, policies, or strategies in the Reno Master Plan.
- (2) Compliance with Title 18: The proposed development shall comply with all applicable standards in this Title unless the standard is lawfully modified or varied. Compliance with these standards is applied at the level of detail required for the subject submittal.
- (3) Mitigates Traffic Impacts: The project mitigates traffic impacts based on applicable standards of the City of Reno and the Regional Transportation Commission (RTC).
- (4) Provides Safe Environment: The project provides a safe environment for pedestrians and people on bicycles.
- (5) Rational Phasing Plan. If the application involves phases, each phase of the proposed development contains all of the required streets, utilities, landscaping, open space, and other improvements that are required to serve or otherwise accompany the completed phases of the project and shall not depend on subsequent phases for those improvements.

Master Plan Amendment: To adopt an amendment to the Master Plan Land Use Map, Council shall find that:

- (1) The amendment is in substantial conformance with Master Plan priorities and policies;
- (2) Activities and development allowed by the proposed land use will be reasonably compatible with nearby land uses; and
- (3) Plans are in place to provide public services and facilities in accordance with the Master Plan Concurrency Management System.

Zoning Map Amendment: All applications for zoning map amendments shall meet the approval criteria in Section 18.08.304(e), *Approval Criteria Applicable to all Applications*, and the following findings:

- (1) The amendment, together with changed components of the Title, promotes or does not conflict with the provisions of Nevada Revised Statute (NRS) 278.250(2) (outlined below):

The zoning regulations must be adopted in accordance with the Master Plan for land use and be designed:

- a. To preserve the quality of air and water resources;
- b. To promote the conservation of open space and the protection of other natural and scenic resources from unreasonable impairment;
- c. To consider existing views and access to solar resources by studying the height of new buildings which will cast shadows on surrounding residential and commercial developments;
- d. To reduce the consumption of energy by encouraging the use of products and materials that maximize energy efficiency in the construction of buildings;
- e. To provide for recreational needs;
- f. To protect life and property in areas subject to floods, landslides, and other natural disasters;
- g. To conform to the adopted population plan, if required by NRS 278.170;
- h. To develop a timely, orderly, and efficient arrangement of transportation and public facilities and services, including public access and sidewalks for pedestrians, and facilities and services for bicycles;
- i. To ensure that the development on land is commensurate with the character of the physical limitations of the land;
- j. To take into account the immediate and long-range financial impact of the application of particular land to particular kinds of development, and the relative suitability of the land for development;
- k. To promote health and general welfare;

- l. To ensure the development of an adequate supply of housing for the community, including the development of affordable housing;
- m. To ensure the protection of existing neighborhoods and communities, including the protection of rural preservation neighborhoods;
- n. To promote systems that use solar or wind energy;
- o. To foster the coordination and compatibility of land uses with any military installation in the city, county, or region, taking into account the location, purpose, and stated mission of the military installation.

(2) The amendment is in substantial conformance with the Master Plan.

Recommendation:

The Planning Commission recommends Council deny the requested Master Plan and zoning map amendment.

Proposed Motion:

I move to uphold the recommendation of the Planning Commission and deny the Master Plan and zoning map amendment.

Alternative Motion:

I move to approve the Master Plan amendment by resolution and the zoning map amendment by ordinance, subject to the conformance review by the Truckee Meadows Regional Planning Commission of the associated Master Plan amendment.

Attachments:

Case Maps

Exhibit A – Planning Commission Staff Report

Exhibit B – Draft Minutes from the December 7, 2023, Planning Commission Hearing

Mill and Greg Street Master Plan and Zoning Map Amendment Legal Notice