

STAFF REPORT

Date: June 12, 2024

To: Mayor and City Council

Through: Doug Thornley, City Manager

Subject: Ordinance Introduction – Bill No. _____ (For Possible Action): Case No. LDC24-00044 (Riverside SPD) – A request has been made for a zoning map amendment from Multi-Family – 30 units per acre (MF-30) to Specific Plan District (SPD). The ±1.39-acre site is located west of the terminus of Riverside Drive north of the Truckee River. The site has a Master Plan land use designation of Suburban Mixed Use (SMU).

From: Grace Mackedon, Senior Management Analyst

Department: Development Services - Planning

Specific Plan District (SPD) Amendment

1. Approval of the SPD Handbook is subject to any modifications made by the Planning Commission and Council at their respective public hearings. All revisions shall be incorporated into the SPD Handbook and submitted in electronic and hardcopy formats prior to Council adoption of the ordinance.

Summary:

The ±1.39-acre subject site is located north of the Truckee River west of the terminus of Riverside Drive. This is a request for a zoning map amendment from Multi-Family – 30 units per acre (MF-30) to SPD. The requested amendment is displayed graphically on the provided case maps. The proposed Riverside SPD would allow for up to 180 multi-family units up to 65 feet in height. Key issues analyzed in this request include 1) compatibility of the proposed zoning with the surrounding zoning and land uses, 2) available services and infrastructure, and 3) conformance with the Master Plan. The proposed SPD zoning and associated design standards are appropriate and compatible with the surrounding land uses and zoning. Staff and the Planning Commission recommend approval of this request, subject to the condition listed in the staff report.

Alignment with Strategic Plan:

Economic Opportunity, Homelessness, and Affordable Housing

Previous Council Action:

There is no recent Council action relevant to this item.

Background:

The Planning Commission staff report **(Exhibit A)** analyzed compatibility with the surrounding land uses as well as conformity with the Master Plan. The proposed zone change to SPD appears to be consistent and compatible with the existing and proposed land uses.

Discussion:

The May 1, 2024, Planning Commission meeting minutes are included as **(Exhibit B)**. Staff gave a presentation at the hearing summarizing the request and some of the notable items in the SPD Handbook. The applicant's representative also gave a presentation discussing the SPD and potential renderings of the proposed project. The Planning Commission asked questions related to traffic, pedestrian access, and parking. Staff clarified that the applicant is not varying from parking standards and pointed out the nearby multi-modal options. The Planning Commission recommended approval of the Handbook as proposed.

Planning Commission Vote:

Recommendation for approval: six in favor and one absent.

Financial Implications:

None at this time.

Legal Implications:

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

Findings:

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.

Zoning Map Amendment: All applications for zoning map amendments shall meet the approval criteria in Section 18.08.304(e), *Approved 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.

Rezoning to Specific Plan District (SPD): All applications for zoning map amendments to SPD 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 NRS Section 278.250(2);
- (2) The amendment is in substantial conformance with the Master Plan;
- (3) The SPD Handbook is consistent with the purpose of the SPD District (Section 18.02.506); and
- (4) The SPD Handbook addresses a unique situation, provides substantial benefit to the City, or incorporates innovative design, layout, or configuration resulting in quality over what could have been accomplished through strict application of a base zoning district.

Recommendation:

The Planning Commission recommends Council adopt the requested zoning map amendment by ordinance.

Proposed Motion:

I move to refer Bill No. _____ for a second reading and adoption.

Attachments:

Case Maps

Exhibit A – Planning Commission Staff Report

Exhibit B – Planning Commission Minutes

Riverside SPD Legal Notice