

**PLANNING COMMISSION
STAFF REPORT**

Date: March 20, 2024

To: Reno City Planning Commission

Subject: Staff Report (For Possible Action – Recommendation to City Council): Case No. LDC24-00041 (9590 North Virginia Street Zoning Map Amendment) - A request has been made for a zoning map amendment on 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

Ward #: 4

Case No.: LDC24-00041 (9590 North Virginia Street Zoning Map Amendment)

Applicant: Ron Barlet, Octagon Road LLC

APN: 082-101-54

Request: **Zoning Map Amendment:** From the Mixed-Use Suburban (MS) zoning district to the Industrial Commercial (IC) zoning district.

Location: See Case Maps (**Exhibit A**)

Proposed Motion: Based upon compliance with the applicable findings, I move to recommend that City Council approve the zoning map amendment by ordinance.

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, and it is anticipated that other properties in the surrounding area that are currently zoned MS will be rezoned to IC in the near future, either by City or voluntary initiation. Staff can make all of the findings and recommends approval of the zoning map amendment.

Background: The area surrounding the subject site includes existing industrial buildings that make up the North Valleys Commerce Center. The majority of these facilities were constructed or entitled under the previous Mixed-Use/North Virginia Transit Corridor (NVTC) zoning designation, which was converted to MS with the Reno Municipal Code (RMC) update. The new zoning code offers applicants the ability to apply for a zoning map amendment to bring the zoning designation into conformance with the Master Plan land use designation at no cost to encourage reconciling zoning inconsistencies with the Master Plan.

Discussion: The current MS zoning district does not conform to the Industrial Master Plan designation, which was assigned to the site and adjacent properties through adoption of the ReImagine Reno Master Plan. The Industrial land use designation provides opportunities for more intensive industrial uses including manufacturing/ processing operations, maintenance and repair shops, warehousing/ distribution facilities, and a variety of other industrial oriented uses. Over the last several years the North Virginia corridor has had several large scale warehouses and distribution centers developed in close proximity to the subject site. These projects were developed under the previous MU/NVTC zoning regulations or have rezoned to industrial zoning districts (I or IC) to facilitate development. The proposed IC zoning conforms to the Master Plan land use designation and includes development/ requirements that are consistent with the development pattern of the area. A comparison of uses allowed within the existing MS zoning district and the proposed IC zoning district is provided as **Exhibit B**.

Land Use Compatibility: The subject site is developed with a single-family residence and accessory structures. Per the applicant, all structures will be demolished prior to industrial development of the site. The proposed amendment from MS to IC is consistent and compatible with existing land uses in the immediate vicinity. Adjacent to the north and south are large industrial warehouse/distribution centers. To the east and west are vacant parcels. Surrounding parcels have a Master Plan land use designation of Industrial or Suburban Mixed-Use. The IC zoning district does not allow for more intense uses permitted in the Industrial (I) zoning district such as auto wrecking and batch plants. Key differences between the MS and IC zoning district are illustrated below:

Uses	MS	IC
Residential	Allowed	Not permitted
Retail and Commercial	Several Uses Allowed	Several Uses Allowed
Health Care Facilities	Allowed	Not permitted
Educational Facilities	Allowed	Not Permitted
Auto Sales and Repair	Geographically Restricted	Allowed
Mini-Warehouse	Conditional	Allowed
Outdoor Storage	Conditional	Allowed

Warehouse and Distribution	Permitted	Permitted
Truck Terminal	Not Permitted	Conditional

Development Standards: Development standards for the existing MS and proposed IC zoning districts are noted in the table below. The development standards for IC are appropriate for the site and are consistent with the assigned Master Plan land use designation. Specific design considerations regarding site layout, access, and other improvements will be analyzed at the time of development.

Zoning	MS	IC
Setbacks – Front/Side/Rear	10’/ 0’ or 5’/ 0’ or 5’	10’ or 30’/0’ or 10’/0’ or 10’
Height	SPR if over 55’	45’
Stories	-	3
Building Area, Maximum	-	500,000 sf
Lot Area, Minimum	-	½ acre
Lot Width, Minimum	50’	50’

Master Plan Conformance: The subject site has a Master Plan land use designation of Industrial (I) and is within the Industrial/Logistics Employment Areas of the Structure Plan. The I land use designation provides opportunities for more intensive industrial uses that typically require larger sites and have greater impact on surrounding areas/uses. Surrounding development is also consistent with this land use designation. The proposed zoning map amendment is consistent with the Master Plan designation, the Structure Plan, and the following applicable Master Plan guidance:

- Guiding Principle 1.1B: Community Development
- Guiding Principle 1.2B: Modern Industrial Hub
- Guiding Principle 1.2D: Employment Centers
- Employment Area-Industrial Logistics Area.1: Overall Mix

Public and Stakeholder Engagement: The project was reviewed by various City divisions and partner agencies. Courtesy notices were sent out to surrounding property owners and no comments have been received at time of publication. The application is scheduled for the March 21st Ward 4 Neighborhood Advisory Board meeting.

Findings:

General Review Criteria: 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 and 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.
- 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 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 which 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 the 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 which 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.

Attachments:

Exhibit A – Case Maps

Exhibit B – Comparison of Allowed Uses