

Calvary Chapel Zone Change Reno City Council Hearing September 11, 2024 (LDC24-00063)

ZMA request summary:

- This is a request for a zone change from to Industrial Commercial (IC) to Mixed Employment on a 2.15 -acre parcel located at 220 Edison Way just south of Mill Street in the Southeast Reno.

Prepared by the team of:

KLS Planning

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MILL ST

PIONEER DITCH

NV Energy

Heritage Bank

OHM PL

EDISON WAY

SITE

CORPORATE BLVD

AMPERE DR

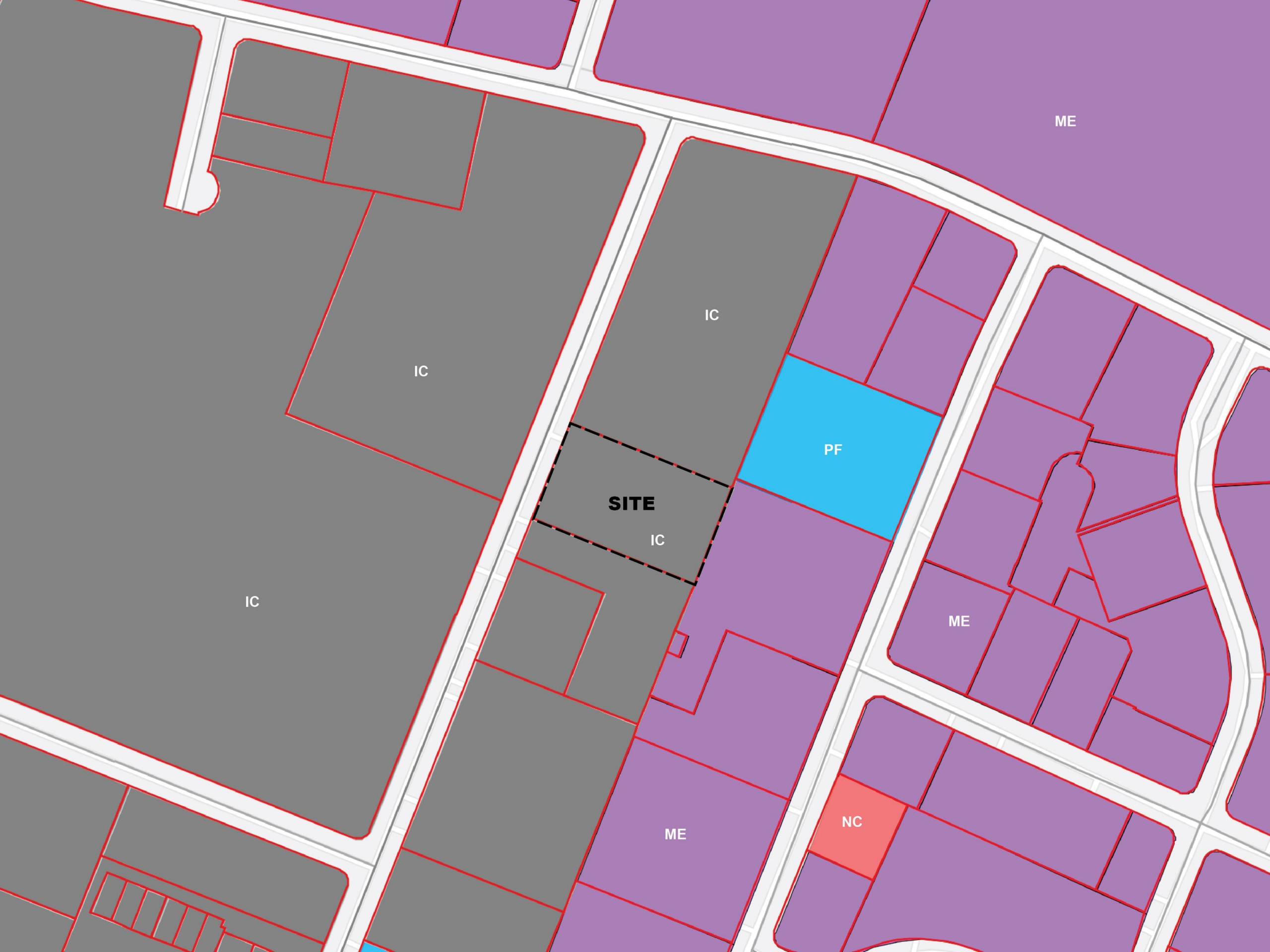
One World
Childrens
Academy

Existing Site Improvements



Edison Way

Edison Way



ME

IC

IC

PF

SITE

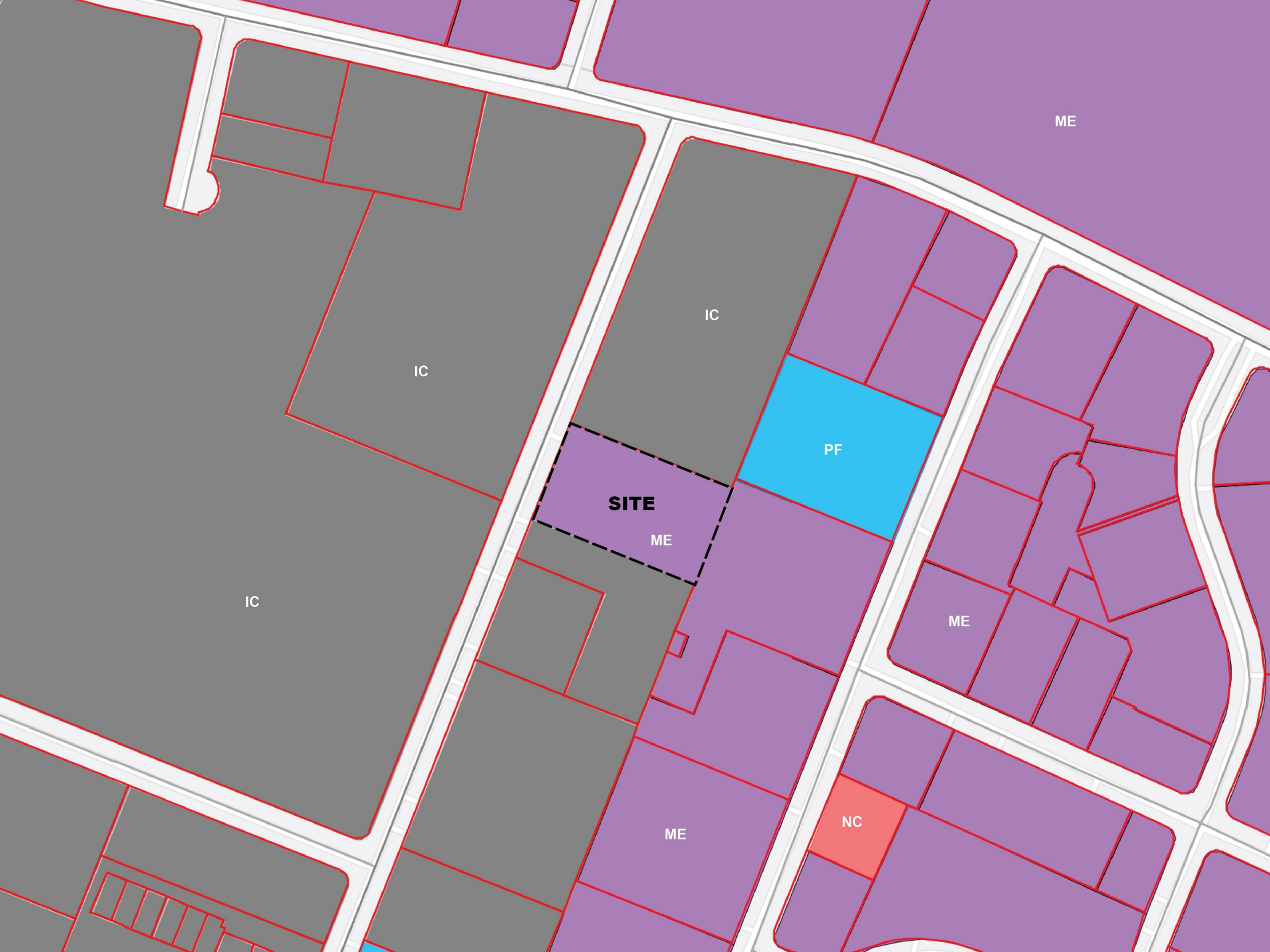
IC

IC

ME

ME

NC



ME

IC

IC

PF

SITE

ME

IC

ME

ME

NC



PGOS

ME

ME

PQP

SITE

ME

ME

ME

ME

ME

Zoning & Master Plan Analysis

Following is the purpose statement for the proposed zoning district per RMC Chapter 18.02:402

18.02.403 ME: Mixed Employment (Proposed)

(a) **Purpose:** The ME district is intended to provide a mix of employment focused uses such as light manufacturing, processing, wholesaling, flex space, research and development, and offices. Secondary uses include supportive services such as small-scale retail, restaurants, and caretaker's quarters. Buildings are typically smaller than those found in the Industrial (I) District; however, may also include campus-like employment and educational development.

Reno Master Plan: Mixed Employment (ME) land use designation from the Reno Master Plan are listed below.

Conforming Zoning Districts

Industrial (limited to existing properties with this zoning)

Industrial Commercial (limited to existing properties with this zoning)

MA: Mixed-Use Airport (limited to existing properties with this zoning)

ME: Mixed Employment

PO: Professional Office

PGOS: Parks, Greenways, and Open Space

PF: Public Facilities

PUD: Planned Unit Development

SPD: Specific Plan District

Employment Land Uses

Mixed Employment (ME) is one of two employment land use categories. Additional considerations for the form and character of new development can be found in the Design Principles for Industrial/Logistics Areas, Innovation Areas, and Airport Transportation Areas. General design principles for all employment areas also apply. Although not called out explicitly for the individual land use categories below, uses such as parks, recreation facilities, ***schools, religious institutions***, and other public/quasi-public uses are generally supported in employment land use categories. However, limitations may exist in some industrial areas where potential compatibility issues arise.

Article 3 – Common Review Procedures

18.08.304 Review and Action

(e) Approval Criteria Applicable to all Applications

(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.

The proposed ME zoning is consistent with the ME Reno Master Plan land use. .

(2) Compliance with This Title

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.

The project as designed meets all applicable standards in this Title, as noted in the above code analysis with emphasis on meeting the Mixed Employment (ME) development standards.

(3) Mitigates Traffic Impacts

The project mitigates traffic impacts based on applicable standards of the City of Reno and the Regional Transportation Commission.

The project meets all applicable standards of the City of Reno and RTC as related to traffic impacts. There is no proposed alteration to the existing infrastructure relating to accessibility, traffic, and parking accommodation.

Article 3 – Common Review Procedures

18.08.304 Review and Action

(4) Provides Safe Environment

The project provides a safe environment for pedestrians and people on bicycles.

The project will ensure future development meets all design criteria to ensure a safe environment for pedestrians and bicycles as designed.

(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 upon subsequent phases for those improvements.
Not applicable.

Article 5 – Ordinance Amendments & Interpretations

18.08.503 Rezoning (Zoning Map Amendment)

(d) Findings

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 NRS Section 278.250(2)

The project does not conflict with the provisions of the NRS Section.

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

The ME zone is in conformance with the site's ME land use..

Calvary Chapel Planned Operation:

- The zoning is needed to expand allowed uses on the site to include a Primary School use. This includes an academy for K-6th grades that is not permitted with the existing Industrial Commercial (IC) zoning.
- The academy will have capacity for about 60 students with 10 employees.
- Hours of operation are anticipated to be Monday thru Friday, 7:30 a.m. to 3:30 p.m.
- The pick-up and drop-off area will be at the north foyer entrance from the existing parking lot, midway back on the north side of 220 Edison