

## STAFF REPORT

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**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) - Resolution to adopt an amendment to the land use plan of the City of Reno Master Plan from ±6.88 acres of Urban Mixed-Use (UMU) to Suburban Mixed-Use (SMU). The ±6.88-acre site encompasses five parcels located on the northwest corner of Mill Street and Greg Street and is further described in planning Case No. LDC24-00020. The adoption is contingent on the conformance review by the Truckee Meadows Regional Planning Commission.

**From:** Carter Williams, Assistant Planner

**Department:** Development Services - Planning

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**Summary:**

The ±6.88-acre site consists of five parcels located on the northwest corner of Mill Street and Greg Street and has site access from Mill Street. This is a request for a Master Plan amendment from Urban Mixed-Use (UMU) to Suburban Mixed-Use (SMU). Key issues include: 1) compatibility of the proposed Master Plan with surrounding Master Plan and land uses, and 2) conformance with the Master Plan. The Planning Commission recommends Council deny the requested Master Plan amendment. Prior to Planning Commission review, staff recommended approval of the application.

**Alignment with Strategic Plan:**

Economic and Community Development

**Previous Council Action:**

There is no recent Council action relevant to this item.

**Financial Implications:**

Note at this time.

**Legal Implications:**

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

**Recommendation:**

Planning Commission recommends Council deny the Master Plan amendment.

**Proposed Motion:**

I move to deny the Master Plan amendment.

**Alternative Motion:**

I move to approve the Master Plan amendment and adopt Resolution \_\_\_\_\_ subject to the conformance review by the Truckee Meadows Regional Planning Commission.

**Attachments:**

Resolution