

**PLANNING COMMISSION  
STAFF REPORT**

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**Date:** December 5, 2024

**To:** Reno City Planning Commission

**Subject:** Staff Report (For Possible Action - Recommendation to City Council) Case No. LDC25-00019 (Orrcrest Drive Zoning Map Amendment) - A request has been made for a zoning map amendment from the Large-Lot Residential (1 Acre) (LLR-1) zoning district to the Mixed Employment (ME) zoning district. The ±1.18-acre site is located on the north side of Orrcrest Drive approximately 240 feet east of its intersection with Carson Lane. The subject site has a Master Plan land use designation of Mixed-Employment (ME).

**From:** Daniel Martoma, Associate Planner Specialist

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**Ward #:** 4

**Case No.:** LDC24-00019 (Orrcrest Drive Zoning Map Amendment)

**Applicant:** Joe James

**APN:** 013-464-15

**Request:** **Zoning Map Amendment:** From ±1.18-acres of Large-Lot Residential - 1 Acre (LLR-1) to Mixed-Employment (ME).

**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 ±1.18-acre site is located on the north side of Orrcrest Drive approximately 240 feet east of its intersection with Carson Lane. The requested amendment is shown in the provided zoning comparison display map (**Exhibit B**). The current Large-Lot Residential - 1 Acre (LLR-1) zoning district does not conform to the existing Mixed-Employment (ME) Master Plan land use designation. The proposed change to Mixed Employment (ME) zoning will bring the parcel into conformance with the ME Master Plan land use designation assigned to the general area east of Carson Road. Due to residential adjacency, a site plan review (SPR) would be required for any future nonresidential development on the subject the site. Key issues related to this request include: 1)

compatibility of the proposed zoning with surrounding zoning districts; and 2) conformance with the Master Plan. Staff can make all of the findings and recommends approval of the zoning map amendment.

**Background:** The applicant is proposing the zone change to conform with the ME Master Plan land use designation assigned in the Parr Industrial Area, which supports light industrial development. According to the submitted application materials, the subject parcel was historically developed with a manufactured/mobile home and utilized as a rental property. The mobile home has been removed from the site and the property is currently vacant pending sale.

**Discussion:** The current LLR-1 zoning does not conform to the existing Master Plan land use of ME. The subject site and its adjacent properties were assigned the ME Master Plan land use designation through the adoption of the *ReImagine Reno* Master Plan. Among the “Employment Land Uses” categories of the Master Plan, ME is specifically designed to provide for concentrated areas of employment and supporting uses, such as small-scale commercial uses. Opportunities for light manufacturing, processing, wholesaling, flex space as well as support services (e.g. small-scale retail) are afforded under the Master Plan land use designation of ME.

#### **Analysis:**

**Land Use Compatibility:** The proposed zone change from LLR-1 to ME zoning is consistent with the planned zoning of the properties in the immediate vicinity. Current zoning and land uses of the properties immediately surrounding the subject site are summarized in the table below:

	<b>ZONING DISTRICTS</b>	<b>LAND USES</b>
<b>NORTH</b>	Single-Family Residential (8 units Per Acre) (SF-8)	Single-Family
<b>EAST</b>	Large-Lot Residential (1 Acre) (LLR-1)	Single-Family
<b>SOUTH</b>	Single-Family Residential (8 units Per Acre) (SF-8)	Single-Family
<b>WEST</b>	Industrial (I)	Vacant

As illustrated in the table above, the vacant property to the north of the subject site has a zoning of SF-8. The properties to the east and directly south of the subject site are zoned LLR-1 while the properties to the west and southwest of the subject site are zoned Industrial (I). The general development pattern south of the site and east of Carson Lane is industrial in nature with the majority of properties being zoned I.

The zone change from LLR-1 to ME will result in differences in the allowed uses for the subject site (**Exhibit C**). The LLR-1 zoning district is intended to accommodate rural single-family

residential uses and agricultural uses while the ME zoning district is intended to provide a mix of employment focused uses. The Master Plan supports light industrial development and ME zoning for parcels east of Carson Lane. RMC contains numerous residential adjacency standards intended to mitigate potential impacts from future development such as noise, lighting, signage, setbacks, building orientation, etc. which will be applied to any future development of the site. Each of these standards provides an added level of protection to maintain compatibility with residentially zoned parcels that adjoin the site. Additionally, a site plan review (SPR) would be required, per RMC 18.08.602(b)(2)(b), for any nonresidential development adjacent to residentially zoned property. Nearby properties would be noticed and additional site/project specific conditions for compatibility could be applied through the SPR process.

**Development Standards:** The lot and building standards for the existing LLR-1 zoning district and proposed ME zoning district are listed in the table below:

<i><b>ZONING</b></i>	<i><b>LLR-1</b></i>	<i><b>ME</b></i>
<i><b>SETBACKS – FRONT / SIDE / REAR</b></i>	<i><b>30’ / 12’ / 30’</b></i>	<i><b>10’ / 0 or 10’ / 0’ or 10’</b></i>
<i><b>MAX. HEIGHT</b></i>	<i><b>45’</b></i>	<i><b>55’</b></i>
<i><b>MAX. STORIES</b></i>	<i><b>3</b></i>	<i><b>4</b></i>
<i><b>MAX. BUILDING COVERAGE</b></i>	<i><b>35%</b></i>	<i><b>--</b></i>
<i><b>MAX. BUILDING AREA</b></i>	<i><b>--</b></i>	<i><b>500,000 sf</b></i>
<i><b>MIN. LANDSCAPING</b></i>	<i><b>20%</b></i>	<i><b>100% of front yard (driveways excepted); 30’ width minimum</b></i>

**Master Plan Conformance:** The subject site has a Master Plan land use designation of ME and is within the Industrial/Logistics Employment Areas per the Structure Plan Framework of the Reno Master Plan. The proposed zoning map change to ME is in substantial conformance with the Master Plan land use designation and the following applicable Master Plan goals and policies:

- GP 2.2B: Underutilized Properties
- EA-ILA.3: Residential Compatibility

**Public and Stakeholder Engagement:** The project was reviewed by various City divisions and partner agencies, and no noted concerns were identified at the time this report was prepared. The application was reviewed at the Ward 4 Neighborhood Advisory Board (NAB) meeting on November 21, 2024. A courtesy notice was sent out to surrounding property owners, and no comments were received. Any future comments will be forwarded to the Planning Commission as they are received.

## 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 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.
- (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.

**Rezoning (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 Section 278.250(2) (included 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 and 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 and, in counties whose population is 700,000 or more, the protection of historic neighborhoods;
- n. To promote systems which use solar or wind energy; and
- 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 the Master Plan.

**Attachments:**

Exhibit A – Case Maps

Exhibit B – Zoning Comparison Map

Exhibit C – Comparison of Allowed Uses