

**PLANNING COMMISSION
STAFF REPORT**

Date: March 19, 2025

To: Reno City Planning Commission

Subject: Staff Report (For Possible Action - Recommendation to City Council): Case No. LDC25-00043 (Earl Wooster and Corbett Zone Change) - A request has been made for a zoning map amendment from Single-Family Residential – 8 units per acre (SF-8) to Public Facility (PF). The ±43.13 acre site is composed of two parcels; one is located at the northeast corner of East Plumb Lane and Harvard Way and the other is located north of Villanova Drive, ±132 feet east of its intersection with Harvard Way. The site has the Master Plan land use designation of Public/Quasi-Public (PQP).

From: Carter Williams, Associate Planner

Ward #: 3

Case No.: LDC25-00043 (Earl Wooster and Corbett Zone Change)

Applicant: Washoe County School District

APN: 013-343-04 & 013-333-30

Request: **Rezoning (Zoning Map Amendment):** From ±43.13 acres of Single-Family Residential – 8 units per acre (SF-8) to Public Facility (PF).

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

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

Summary: The ±43.13-acre site is composed of two parcels located on either side of Villanova Drive (1901 Villanova Drive and 1331 East Plumb Lane). This is a request for a zone change from Single-Family Residential - 8 units per acre (SF-8) to Public Facility (PF). The requested amendment is shown in the provided zoning comparison display map (**Exhibit B**). The PF zone is a conforming district within the Public/Quasi-Public (PQP) Master Plan land use designation. Key issues include: 1) compatibility of the proposed zoning with surrounding zoning and land uses, 2) development standards, and 3) conformance with the Master Plan. Staff recommends that the requested zoning map amendment be approved.

Background: The proposed requests include two existing school facilities operated by the Washoe County School District (WCSD); Corbett Elementary School (constructed in 1958); and Earl Wooster High School (constructed in 1962).

Analysis: Although the existing SF-8 zoning designation would perpetuate the use of both properties as public schools, the applicant wishes to rezone to PF to ensure future improvements and redevelopment projects are met with consistent development standards. Staff recommends that this zoning map amendment be approved to support WCSD's mission by reducing barriers in providing quality facilities for learning.

Land Use Compatibility: The properties are located on the north and south sides of Villanova Drive and are within an area characterized by single-family residential, multi-family residential, civic, and commercial uses. A mix of residential zoning exists to the north and east of the site. Property to the south is zoned General Commercial (GC) and property to the east includes PF zoning. The existing SF-8 zoning indicates schools as a secondary use for the district, whereas the proposed PF zoning indicates school uses as primary. This primary classification indicates that PF zoning is intended for school facilities along with other public institutions.

Changes in allowed land uses are outlined in the attached land use comparison table (**Exhibit C**). Generally, the change would create a focus on public institutional uses such as schools and government facilities. Regardless of the zone change, major expansions to the facility and additions of new primary uses to the site(s) would require additional entitlement review. As part of that process, Staff would address project specific compatibility with adjacent neighborhoods.

Development Standards: The zone change from SF-8 to PF would not significantly change the development requirements for the property. Although setbacks change, existing use regulations for schools require that buildings be setback a minimum of one foot for every one foot of height. For schools above 20 feet in height, this would already be more intense than existing setback standards. Maximum height is increasing with this change; however schools are generally exempt from building height restrictions. There are no changes to landscaping, parking, or circulation requirements. Specific changes to the height and setback requirements are summarized in the table below:

ZONING	SF-8	PF
SETBACKS – FRONT / SIDE / REAR	10' / 5' / 20'	10' / 5' / 10'
MAX. HEIGHT*	35'	45'

The most significant change with this request is that district-specific site and building design standards would no longer apply. These standards are generally intended for subdivision development and do not apply to other uses, but the current zone would still require specific

building design standards related to wall articulation and ground floor transparency requirements. This does not mean that development on PF zoned parcels can be devoid of design. Major school expansions or new facilities would require, at a minimum, a minor conditional use permit (MCUP). As part of the MCUP review, Staff can require design elements to ensure compatibility between adjacent uses. This change does reduce barriers to school improvements/development and provides consistency in standards, allowing WCSD to replicate design features and building plans across all of their sites, reducing the need for costly redesigns.

Master Plan Conformance: The subject site has a Master Plan land use designation of PQP and is located within an Outer Neighborhood located near a Neighborhood Corridor per the Structure Plan Framework of the Reno Master Plan. The proposed zoning map amendment supports Master Plan Policy 1.5D: Education.

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.
- (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 – Land Use Table Comparison