

STAFF REPORT

Date: January 24, 2024

To: Mayor and City Council

Thru: Doug Thornley, City Manager

Subject: Staff Report (For Possible Action): Case No. ABN23-00001 (Line Drive Abandonment) – A request has been made for the abandonment of a ±18,746 square foot (0.43 acre) portion of Line Drive located between East Fourth Street and the Interstate 580 (I-580) Exit 15 off-ramp. The abandonment area is located within the Mixed-Use Urban (MU) zoning district and has a Master Plan land use designation of Urban Mixed-Use (UMU).

From: Leah Piccotti, Associate Planner

Department: Development Services - Planning

Summary:

The request is for a road abandonment of a portion of Line Drive located between East Fourth Street and the Interstate 580 (I-580) Exit 15 off-ramp (**Exhibit A**). The abandonment area is a ±39-foot-wide curved section of road totaling ±18,746 square feet (**Exhibit B**). The proposed abandonment would support the expansion of the Nevada Cares Campus and reduce security concerns. The remaining portion of Line Drive and the surrounding street network provide access to all surrounding parcels. Staff analysis focused on public services, utilities, traffic and access, and financial and legal implications. Staff recommends approval of the request subject to conditions.

Alignment with Strategic Plan:

Public Safety

Economic and Community Development

Background:

On November 18, 2020, the Washoe County Board of Commissioners, Sparks City Council, and Reno City Council entered into an interlocal agreement to develop and support two operations of the Nevada Cares Campus. Previous entitlements were secured to support this project: LDC21-00025 (Nevada Cares Campus) and LDC22-00033 (Washoe County Safe Camp). On November 2, 2022, the Planning Commission approved a conditional use permit LDC23-00014 that encompassed the entirety of the project with a conceptual phasing plan for future development.

A portion of Line Drive lies between the two existing campus parcels. The abandonment will tie the two parcels together to support the expansion of the Nevada Cares campus and reduce security concerns.

Discussion:

City records indicate that Line Drive is owned by the City in fee. Per Nevada Revised Statutes (NRS), when a right of way (ROW) is not acquired by dedication, the governing body may make its order conditional upon payment by the abutting property owners for their proportionate part as the governing body determines to be reasonable. Staff recommends that conveyance of the ±16,010-square-foot portion of real property be allocated to Washoe County without charge, as the property is to be used for a public purpose per NRS 277.053. If abandoned, the area would become two parcels with ±16,010 square feet being conveyed by the Nevada Cares Campus (Washoe County) and the remaining ±2,736 square feet purchased by the owner of assessor parcel number (APN) 008-211-33 (Sliter Family Trust) using the value of \$0.757 per square foot for a total of \$2,071.15. The Sliter Family Trust is party to this abandonment application in addition to Washoe County. Payment shall be made prior to recordation (**Condition No. 2**).

Analysis:

This request has been processed in accordance with Reno Municipal Code (RMC) 18.08.707 (Abandonment), which requires a proposed abandonment, other than such involving a sewer or storm drain easement, to be heard by Council. Approval of the request requires Council to determine the public will not be materially injured by the proposed abandonment.

Traffic, Access, and Circulation:

This portion of Line Drive currently serves only the Nevada Cares Campus. There is one parcel, owned by the Sliter Family Trust, to the west of Line Drive which may be landlocked without access from Line Drive. That parcel is under the same ownership as the parcels to the south up to East Fourth Street. Currently, the parcel is accessed through the parcel to the south. To resolve the potential access issue, the Sliter Family Trust became the co-applicant and will purchase the ±2,736 square foot portion of the abandonment for potential future access. There is currently no vehicular thru-traffic as Line Drive terminates at the campus. Approval of this request is not anticipated to have an impact on overall circulation in this area.

Utilities:

If the abandonment is approved, the applicant should coordinate all utility relocations to the approval of the servicing utility company prior to issuance of the order of abandonment. The order of abandonment shall reserve public utility easements for all existing utilities unless they are relocated prior to the order of abandonment (**Conditions No. 4 & 5**).

Public Safety:

No noted concerns were received from either the Reno Fire Department (RFD) or the Reno Police Department (RPD) regarding this request.

Master Plan Conformance:

The subject site has an Urban Mixed-Use (UMU) Master Plan land use designation and is in an Urban Corridor per the Structure Plan framework of the Master Plan. As proposed and with recommended conditions, the abandonment appears to be consistent with the following applicable Reno Master Plan policies:

- GP 6.4C: Homeless Resources
- GP 6.4F: Funding Priorities
- GP 8.6C: Partnerships
- C-UC.10: Pedestrian/Bicycle Connectivity
- C-UC.14: Lot Consolidation

Public and Stakeholder Engagement:

Agency comments received have been incorporated into the discussion as applicable. Courtesy notices were sent out to surrounding property owners. Two comments have been received from the public (**Exhibit C**) relating to the loss of the defunct baseball stadium and the perceived widening of the highway. Any future comments will be forwarded to Council as received.

Financial Implications:

Excluding current maintenance requirements for the public right-of-way by the Public Works Department, staff is unaware of any financial impact associated with this abandonment.

Legal Implications:

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

Recommended Conditions of Approval: All conditions shall be met to the satisfaction of Development Services Department staff unless otherwise noted:

1. The order of abandonment shall reserve to the City all water rights, whether surface or groundwater, appurtenant to the area to be abandoned.
2. Prior to the recording of the order of abandonment the owner of APN 008-211-33 shall make payment to the City of Reno Clerk's Office in the amount of \$0.757 per square foot of the respective area abandoned. The applicant(s) are responsible for payment to the Washoe County Recorder for all recording fees.

3. The abandonment order shall be recorded with the Washoe County Recorder within eighteen (18) months of the date of Council approval or said approval shall be null and void.
4. The order of abandonment shall provide public utility easements for existing utilities unless the utilities are relocated to the approval of the servicing utility company prior to issuing the order of abandonment.
5. Any relocated utility lines shall be accomplished in such a fashion that flow, capacity, access, and other functions are not diminished in comparison to their current configurations.

Findings:

In approving any abandonment, Council shall find that the public will not be materially injured by the proposed abandonment.

Recommendation:

Staff recommends Council make a determination that the public will not be materially injured by the proposed vacation and approve the abandonment, subject to the conditions in the staff report.

Proposed Motion:

I move to approve staff recommendation.

Attachments:

Exhibit A - Case Maps

Exhibit B - Abandonment Area

Exhibit C – Public Comments