

**PLANNING COMMISSION  
STAFF REPORT**

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**Date:** November 21, 2024

**To:** Reno City Planning Commission

**Subject:** Staff Report (For Possible Action - Recommendation to City Council) Case No. LDC25-00010 (Security Circle Yard Zoning Map Amendment) - A request has been made for a zoning map amendment from the Mixed-Use Suburban (MS) zoning district to the Mixed Employment (ME) zoning district. The ±2.2-acre site occupies two parcels located on the northeast corner of the intersection at North Virginia Street and Security Circle (7705 & 7725 Security Circle). 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.:** LDC24-00010 (Security Circle Yard Zoning Map Amendment)

**Applicant:** Gerald John Lyons III

**APNs:** 082-491-10 & 082-491-11

**Request:** **Zoning Map Amendment:** From the Mixed-Use Suburban (MS) zoning district to the Mixed-Employment (MU) zoning district

**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 ±2.2-acre site occupies two parcels located on the northeast corner of the intersection of North Virginia Street and Security Circle. This is a request for a zoning map amendment from Mixed-Use Suburban (MS) to Mixed-Employment (ME). The requested amendment is shown in the provided zoning comparison display map (**Exhibit B**). The current MS zoning district does not conform to the Mixed-Employment (ME) Master Plan land use designation. The proposed change to ME zoning will bring the two parcels into conformance with the ME Master Plan land use designation. Key issues related to this request include: 1)

compatibility of the proposed zoning with surrounding zoning districts; and 2) conformance with the Master Plan. The proposed ME zoning is compatible with the surrounding uses and is adjacent to properties that are anticipated to be zoned ME in the future. Staff can make all of the findings and recommends approval of the zoning map amendment.

**Background:** Prior to the Zoning Code RENOvation update, the subject site was zoned Mixed Use/North Virginia Transit Corridor (MU/NVTC). This zoning designation was translated to the Mixed-Use Suburban (MS) zoning district as part of the update. Consequently, there remains land use inconsistencies between the City’s zoning map and Master Plan. Where applicable, zoning map amendments are offered at no cost to encourage the reconciliation of zoning inconsistencies with the Master Plan.

**Discussion:** The subject site’s zoning of MS does not currently conform to the subject site’s designated Master Plan land use of Mixed-Employment (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.

**Land Use Compatibility:** The proposed zone change from MS to ME zoning is consistent with the planned zoning and compatible with the existing land uses 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:

Adjacent Properties		
	Zoning	Use
North	MS	Food Distribution Center (now vacant)
East	MS	Auto Service and Repair
South	MS	Convenience Store; Adult-use Cannabis Cultivation Facility (now vacant); Heavy Machinery & Equipment, Rental, Sales, & Service
West	MF-14	Single-family residences; Multi-family residences

As illustrated in the table above, most of the properties proximal to the subject site have a zoning of MS with the exception being the residential properties located to the west. It should be noted that the properties to the west and the properties to the south are separated from the subject site by Virginia Street and Security Circle, respectively. The zone change from MS to ME will result in differences in the allowed uses for the subject property (**Exhibit C**). As noted, except for the residential use types allowed, both the MS zoning district and the ME zoning district generally allow similar use types with minor distinctions between them.

**Development Standards:** Development standards for the subject site’s existing MS zoning and the proposed ME zoning are noted in the table below:

Zoning District	MS	ME
Setbacks – Front/Side/Rear	10’ / *0’ or 5’ / *0’ or 5’	10’ / **0’ or 10’ / **0’ or 10’
Building Separation	10’ between principal buildings	10’ between principal buildings
Height	***N/A	****55’
Stories	N/A	4’
Lot Width, Minimum	50’	N/A
FAR, Maximum	N/A	N/A
<p>* The building shall be either placed on the property line or set back a minimum of 5 feet. However, if the building is located immediately adjacent to a residentially zoned property, a minimum setback shall be 5 feet.</p> <p>** The building shall be either placed on the property line or set back a minimum of 10 feet. However, if the building is located immediately adjacent to a residentially zoned property, a minimum setback shall be 10 feet.</p> <p>*** Site plan review required for buildings greater than 55’.</p> <p>**** One foot of additional step back is required adjacent to streets and residentially zoned property for each one foot above the height of 35 feet.</p>		

**Master Plan Conformance:** The subject site has a Master Plan land use designation of Mixed-Use Employment (ME) and is located along a Suburban Corridor 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
- C-SC.17: Infill and Redevelopment
- EA-ILA.1: Overall Mix

**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 October 17, 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