

**PLANNING COMMISSION
STAFF REPORT**

Date: February 5, 2025

To: Reno City Planning Commission

Subject: **Staff Report (For Possible Action): Case No. LDC25-00029 (Rocket Batteries)**
- A request has been made for a conditional use permit to allow a warehouse and distribution center use. The ±1.03 acre site is located on the north side of Mill Street approximately ±200 feet west of its intersection with Terminal Way (2675 Mill Street). The site is located in 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

Ward #: 3

Case No.: LDC25-00029 (Rocket Batteries)

Applicant: Elena H. Oh

APN: 012-220-39

Request: **Conditional Use Permit:** To allow warehouse and distribution center use

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

Proposed Motion: Based upon compliance with the applicable findings, I move to approve the Conditional Use Permit, subject to the conditions listed in the staff report.

Summary: The proposed conditional use permit (CUP) would allow for the establishment of a warehouse and distribution center use in an existing 26,000 square foot building. The ±1.03 acre site located in the Mixed-Use Urban (MU) zoning district. Warehouse and distribution is permitted in the MU zoning district with the approval of a CUP. Key issues identified in this request are: 1) compatibility with surrounding uses and development; 2) traffic, access, and circulation; and 3) public safety. Staff can make all of the findings and recommends approval of the CUP, subject to the conditions of approval in the staff report.

Discussion: Warehouse or Distribution Center is defined as “*An enclosed structure for the loading, unloading, and storage of goods for distribution or transfer to another location. This use may*

include accessory retail sales as defined in this section. (RMC 18.09.305 Industrial Uses).” Per RMC 18.03.206, a CUP is required for Warehouse or Distribution Center in the MU zoning district. The site has historically been used as a warehouse for retail furniture, but due to a lapse in business license for over 12 months (16 months) a CUP is now required to reestablish the use.

Analysis:

Overall Site Design: The site is developed with a ±26,000 square foot warehouse built in 1970 (**Exhibit B**). The building’s facade and parking area were updated in early 2024 (**Exhibit C**). The building is equipped with loading docks and double bay doors facing Mill Street. The newly paved parking area delineates nine parking spaces, including two ADA spaces with van accessible parking, in front of the building. The interior of the building (**Exhibit D**) provides approximately 20,000 square feet of storage area, 3,200 square feet of staging area, a 2,170 square foot office, and 180 square feet of retail space.

The Regional Transportation Commission (RTC) is currently in the design stage of the Mill Street Capacity and Safety Project (www.millstreetwidening.com). This project will impact the frontage of the site and will likely result in the entire frontage being incorporated into the street widening (**Exhibit E**). Staff does not recommend frontage improvements until after the Mill Street widening is completed. Future expansion(s) or additional entitlements may require the frontage to be brought into compliance with RMC standards.

Compatibility with Surrounding Uses: Adjacent to the west is a warehouse and distribution center. To the east are indoor recreation and personal services (fitness training and massage therapy). Uses to the south, across Mill Street, include a convenience store and gas station, an indoor recreation studio (dance classes), and an industrial supply company. To the north is the Grand Sierra Resort pond and driving range. In this area, zoning on the north side of Mill Street is MU, and to the south, across Mill Street, is Industrial Commercial (IC) and Mixed Employment (ME). The nearest residential zoning district is on the other side of the freeway, approximately half a mile west of this site. The MU zoning district allows 24-hour operation when no residential zoning districts are within 300 feet.

Public & Private Improvements: All necessary public improvements are already in place. Upgrades to the existing infrastructure will not be required with this request. Based on submitted application materials, there is no indication that the project will have any adverse effect/impact to City infrastructure facilities beyond existing use.

Traffic, Access, & Circulation: All access and circulation concerns were addressed with the development of the site. The subject site is accessed from Mill Street and the existing level of

service for Mill Street is not expected to be impacted as the trips generated from this project are minimal.

The scheduled Mill Street widening project will obtain additional right of way at the site frontage. This will result in a reduction of space between the loading dock door and right-of-way. The loading dock shall be restricted to trucks no longer than 30 feet. Trucks longer than 30 feet shall be loaded and unloaded from the adjacent alleyway. Prior to issuance of a business license, signage reflecting such shall be installed at the driveway and at the loading dock (**Condition No. 5**). All turning maneuvers shall be made solely onsite, ensuring that there are no traffic obstructions into the Mill Street right-of-way.

Public Services: No noted concerns were received from either the Reno Fire Department or Reno Police Department in regard to this request. The closest fire station is Station 21, located at 2501 Mill Street. The current response time from Station 21 is two minutes.

Master Plan Conformance: The subject site has a Master Plan land use designation of Urban Mixed-Use (UMU). Per the Structure Plan Framework of the Master Plan, the site is located along an Urban Corridor with the Mixed-Use Area to the north and the Industrial/Logistics Area to the south. The UMU land use designation is intended to provide opportunities for higher density development, as well as a mix of uses, along corridors and within centers. A warehouse and distribution center is consistent with the types of high-intensity uses generally found along urban corridors. Additionally, the site is located less than 500 feet from entrance and exit ramps to Interstate 580. As proposed, and with the recommended conditions, the project is in substantial conformance with the Master Plan land use designation and the following applicable Master Plan goals and policies:

- Guiding Principle 1.1B: Community Development
- Guiding Principle 5.2A: Traffic Operations
- Corridors – Urban Corridor 1: Overall Mix
- Employment Area – Industrial / Logistics Areas 6: Truck Traffic
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Public and Stakeholder Engagement: The project was reviewed by various City divisions and partner agencies. Courtesy notices and hearing notices were sent out to surrounding property owners and no comments were received. The request was heard by the Ward 3 Neighborhood Advisory Board (NAB) on January 7, 2025 (**Exhibit F**). Any future comments will be forwarded to the Planning Commission.

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

1. All work involved in constructing and operating a project approved pursuant to Title 18 of Reno Municipal Code shall comply with all plans, reports, renderings, and materials that were submitted or presented as a part of this application. City Codes shall prevail in the event of a conflict between the approved plans and the City Codes in effect when the permit is reviewed.
2. The owner or applicant shall apply for a business license within 18 months of the date of approval of the conditional use permit application and maintain the validity of that license, or the conditional use permit shall be null and void.
3. Prior to the issuance of any building permit and/or business license, the applicant shall attach a copy of the final approval letter. The approval letter shall accompany a narrative provided by the applicant that describes how the requested permit addresses each of the approved conditions of approval.
4. The applicant, developer, builder, property owner, or business proprietor, as applicable, shall continuously maintain a copy of this approval letter on the project site during the construction/operations of the project/business. This approval letter shall be posted or made readily available upon demand by City staff.
5. The loading dock shall be restricted to trucks no longer than 30 feet. Trucks longer than 30 feet shall be loaded and unloaded from the adjacent alleyway. Prior to issuance of a business license, signage reflecting such shall be installed at the driveway and at the loading dock.

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.

Conditional Use Permit: In addition to meeting the criteria in Section 18.08.304(e), *Approval Criteria Applicable to all Applications*, the following findings shall be made prior to granting a conditional use permit:

- (1) The proposed location of the use is in accordance with the objectives of this Title and the purpose of the zoning district in which the site is located;
- (2) The proposed land use and project design is compatible with surrounding development;
- (3) The proposed land use and project design is consistent with applicable development standards;
- (4) Public services and facilities are available to serve the project, or will be provided with development;
- (5) The characteristics of the use as proposed and as may be conditioned are reasonably compatible with the types of use permitted in the surrounding area; and
- (6) The granting of the conditional use permit will not be materially detrimental to the public health, safety, or welfare. The factors to be considered in evaluating this application shall include:
 - a. Property damage or nuisance resulting from noise, smoke, odor, dust, vibration, or illumination; and
 - b. Any hazard to persons and property.

Attachments:

Exhibit A – Case Maps

Exhibit B – Site Plan

Exhibit C – Photos of the site

Exhibit D – Floor Plan

Exhibit E – Mill Street Improvements

Exhibit F – NAB Summary