

STAFF REPORT

Date: April 23, 2025

To: Mayor and City Council

Through: Jackie Bryant, City Manager

Subject: Staff Report (For Possible Action): Case No. LDC25-00038 (Arlington Office MPA and ZMA) - A request has been made for: 1) a Master Plan Amendment from Single-Family Neighborhood (SF) to Suburban Mixed-Use (SMU); and 2) a zoning map amendment from Single-Family Residential - 5 units per acre (SF-5) to Professional Office (PO). The ±0.31 acre parcel is located on the east side of South Arlington Avenue ±260 feet north of its intersection with West Plumb Lane within the Plumas Neighborhood Residential Core Planning Area Overlay (PL). [Ward 2]

From: Jeff Foster, Associate Planner

Department: Development Services - Planning

Summary:

This is a request for Master Plan Amendment from Single-Family Neighborhood (SF) to Suburban Mixed-Use (SMU) and a zoning map amendment from Single-Family Residential - 5 units per acre (SF-5) to Professional Office (PO) on a ±0.31 acre parcel located on the east side of South Arlington Avenue, ±260 feet north of its intersection with West Plumb Lane within the Plumas Neighborhood Residential Core Planning Area Overlay (PL). The key issue related to this request is compatibility of the proposed Master Plan land use designation and zoning with surrounding land use designations, zoning and development. Staff and the Planning Commission recommend that Council approve the requested Master Plan and zoning map amendments.

Alignment with Strategic Plan:

Economic and Community Development

Previous Council Action:

There is no recent Council action relevant to this item.

Background:

Application materials indicate that the subject parcel has been vacant for over 30 years and most likely has never been developed. The two adjacent parcels to the south and a parcel directly

across Arlington Avenue to the west have the same SMU land use designation and PO zoning requested by the applicant and are developed with professional offices. The applicant is requesting the Master Plan and zoning map amendments to allow for the future construction of a two-story professional office building (subject to a separate entitlement/permitting process).

Discussion:

A detailed analysis of the request and support for the required findings are included in the attached Planning Commission staff report (**Exhibit A**). In summary, the staff report highlights compatibility of the proposed Master Plan land use designation and zoning with surrounding land uses, zoning and the Master Plan.

The Planning Commission heard the Master Plan amendment and zone change requests on March 5, 2025. Staff gave a presentation that analyzed compatibility of the amendments with the area as well as conformance with the Master Plan. The applicant was available to answer questions. No public comment was received at the hearing. The Planning Commission did not have any discussion. Draft minutes from the Planning Commission hearing are included as **Exhibit B**.

Planning Commission Recommendation:

Master Plan Amendment: Seven in favor, none opposed, and none absent.

The Planning Commission recommends approval of the Master Plan amendment.

Zoning Map Amendment: Seven in favor, none opposed, and none absent.

The Planning Commission recommends approval of the zoning map amendment.

Financial Implications:

None at this time.

Legal Implications:

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

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 and application that provides a public benefit even if the development is contrary to some of the foals, 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.

Master Plan Amendment: To adopt an amendment to the Master Plan Land Use Map, the City Council shall find that:

- (1) The amendment is in substantial conformance with Master Plan priorities and policies;
- (2) Activities and development allowed by the proposed land use will be reasonably compatible with nearby land uses; and
- (3) Plans are in place to provide public services and facilities in accordance with the Master Plan Concurrency Management System.

Zoning Map Amendment: All applications for zoning map amendments shall meet the approval criteria in Section 18.08.304(e), *Approval 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 278.250(2) (outlined 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 of 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;
- n. To promote systems which use solar or wind energy;

- 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 with the Master Plan.

Recommendation:

Staff recommends Council uphold the Planning Commission recommendation and adopt the Master Plan amendment by resolution and zoning map amendment by ordinance.

Proposed Motion:

I move to uphold the recommendation of the Planning Commission.

Master Plan Amendment: I move to adopt Resolution No. _____.

Zoning Map Amendment: I move to refer Bill No. _____ for a second reading and adoption.

Attachments:

Case Maps

Exhibit A – Planning Commission Staff Report

Exhibit B – Planning Commission Minutes (DRAFT)