

# 9590 N Virginia St Zoning Map Amendment (LDC24-00041) Reno City Council Hearing April 10, 2024 at 10 a.m.

## ZMA request summary:

- This is a request for a zone change from Mixed Use Suburban (MS) to Industrial Commercial (IC) on a 2-acre vacant parcel located on the north side of North Virginia Street near Doubleback Road in the North Valleys of Reno.

Prepared by:  
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673

STEAD BLVD

395

US-395

Wolf Moon Dr

Vista Pkwy

Amazon Delivery Warehouse

WCSD Transportation Department

Westernaire Mechanical Service

Compass Health Brands Warehouse

DOUBLEBACK RD

North Timbervale Drive

Mary's Gone Crackers Warehouse

Trademark Global Warehouse

OnTrac Warehouse

Earth First Recycling

S&S Activewear Warehouse

Union Supply Group Warehouse

SITE

SupplyHouse.com Warehouse

Tempur-Sealy Warehouse

Mary Kay Warehouse

N VIRGINIA ST

NW Nevada Industrial Park

Kitchen Cabinet Distributors

Renfield Manufacturing

N Virginia St

Chippewa Ave

Seneca Dr





**MS**

**IC**

**MS**

**MS**

**SITE  
MS**

**MS**

**IC**

**IC**

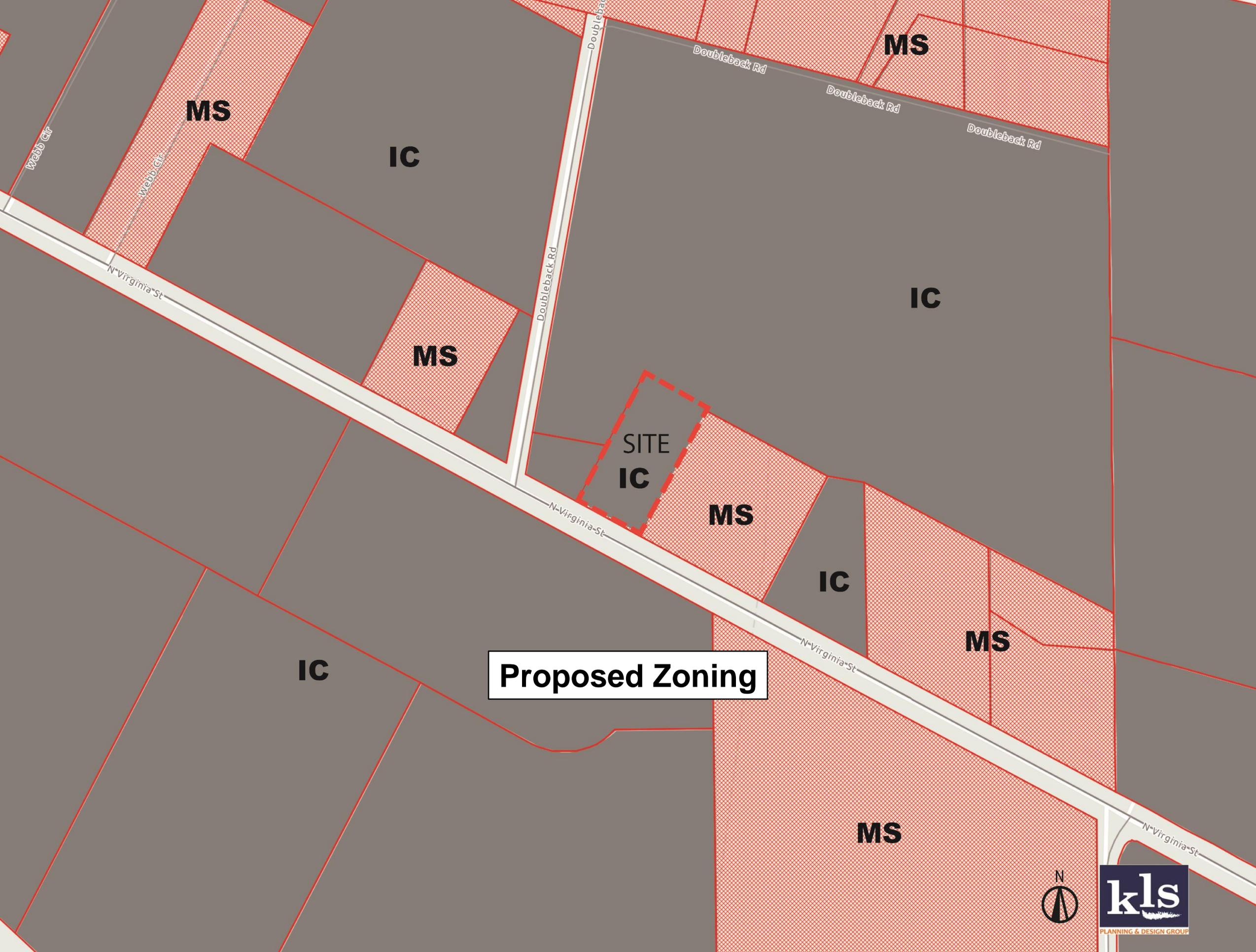
**MS**

**IC**

**Existing Zoning**

**MS**





**MS**

**MS**

**IC**

**IC**

**MS**

**SITE  
IC**

**MS**

**IC**

**MS**

**IC**

**Proposed Zoning**

**MS**





# Reno Master Plan



ME

## Zoning Analysis

Following is the purpose statement for the proposed zoning district per RMC Chapter 18.02:402

### **Industrial Commercial (IC - Proposed)**

(a) **Purpose:** The IC district is intended to provide for a mix of industrial, research and development, and commercial uses. Sites are commonly comprised of moderate-footprint buildings (generally less than 500,000 square feet) designed for warehousing, flex space, manufacturing, and supporting office uses. This zoning district should be separate from residential development by natural and man-made buffers.

**Reno Master Plan:** Industrial (I) land use designation from the Reno Master Plan are listed below.

### **Conforming Zoning Districts**

- Industrial
- ***Industrial Commercial***
- Planned Unit Development

*Note: The current IC zoning is specifically called out as one of the three conforming districts with the Industrial land use in the Reno MP while the MS zoning does not conform.*

### **Industrial/Logistics Areas**

Industrial/logistics areas are oriented towards industrial, manufacturing, and logistics uses. Uses include a mix of large footprint warehouse/flex space, manufacturing facilities, and smaller ancillary and supporting industrial, commercial, and office uses. Residential uses are generally not supported due to compatibility issues; however, access to housing options and services within close proximity of industrial/logistics areas plays an important role in supporting live-work opportunities for the local workforce and reducing the need for cross-town trips.

*The location is dominated by Industrial/Logistics area that further support the change from MS to IC zoning, as the IC primary uses are more aligned with the elements of Industrial/Logistics Areas.*

## **Article 3 – Common Review Procedures**

### **18.08.304 Review and Action**

#### **(e) Approval Criteria Applicable to all Applications**

##### **(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.

The proposed IC zoning is consistent with the Reno Master Plan, while current MS zoning does not conform with its Master Plan Industrial land use.

##### **(2) Compliance with This Title**

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.

The project as designed meets all applicable standards in this Title, as noted in the above code analysis with emphasis on meeting the Industrial Commercial (IC) development standards.

##### **(3) Mitigates Traffic Impacts**

The project mitigates traffic impacts based on applicable standards of the City of Reno and the Regional Transportation Commission.

The project meets all applicable standards of the City of Reno and RTC as related to traffic impacts. There is no proposed alteration to the existing infrastructure relating to accessibility, traffic, and parking accommodation.

## **Article 3 – Common Review Procedures**

### **18.08.304 Review and Action**

#### **(4) Provides Safe Environment**

The project provides a safe environment for pedestrians and people on bicycles.

The project will ensure future development meets all design criteria to ensure a safe environment for pedestrians and bicycles as designed.

#### **(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 upon subsequent phases for those improvements.  
Not applicable.

## **Article 5 – Ordinance Amendments & Interpretations**

### **18.08.503 Rezoning (Zoning Map Amendment)**

#### **(d) Findings**

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 Section 278.250(2)**

The project does not conflict with the provisions of the NRS Section.

**(2) The amendment is in substantial conformance the Master Plan.**

The IC zone is in conformance with the site's Industrial land use, see Master Plan Analysis.

# Owner's Planned Operation

- The ZMA is needed for Bejac to use the site for **outdoor storage** and **warehouse** as primary uses of the Industrial in the Reno Master Plan and the IC zoning.
- Bejac Corporation is a Heavy Equipment Distributor servicing equipment for Liebherr and Tigercat among others. Their primary business is to sell and support these types of equipment. The primary use for this site is to **house parts and office staff**. Occasionally equipment may be delivered to the facility for repairs and then returned to the field. Field service trucks will work from this facility as a base of Northern Nevada operations.
- Operational equipment will be stored on site temporarily under section 18.03.503 to facilitate operations.
- The operation will include a small building that is made up of office, parts storage on shelving, and equipment repair.
- Hours of operation: Monday – Friday 7:00 AM – 5:00 PM. They will operate about 10 employees out of this location (3 on site full time). Normal daily operation: no customer visits, daily UPS and FedEx freight deliveries and pick-ups. One or two large trucks to deliver of pick-up equipment weekly.