

Exhibit A – Planning Commission Staff Report

PLANNING COMMISSION STAFF REPORT

Date: March 6, 2024

To: Reno City Planning Commission

Subject: Staff Report (For Possible Action - Recommendation to City Council) Case No. LDC24-00033 (Plumb Lane Properties) - A request has been made for a zoning map amendment from Professional Office (PO) and Single-Family Residential 8 units per acre (SF-8) to Mixed-Use Urban (MU). The ±0.88 acre site is comprised of four parcels located on the south side of East Plumb Lane ±685 feet west of its intersection with Kietzke Lane. The site has a Master Plan land use designation of Urban Mixed-Use (UMU).

From: Jeff Foster, Associate Planner

Ward #: 1

Case No.: LDC24-00033 (Plumb Lane Properties)

Applicant: Tom Dolan

APNs: 015-191-05, 06, 07, and 08

Request: **Zoning Map Amendment:** From Professional Office (PO) and Single-Family Residential - 8 units per acre (SF-8) zoning districts to the Mixed-Use Urban (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 current Professional Office (PO) and Single-Family Residential - 8 units per acre (SF-8) zoning districts for the ±0.88 acre site do not conform to the Urban Mixed-Use (UMU) Master Plan land use designation. The proposed change to Mixed-Use Urban (MU) zoning will bring the four parcels into conformance with the Master Plan land use designation. No specific project uses or buildings are proposed at this time. Key issues for this request include: 1) compatibility of the proposed zoning with surrounding zoning and land uses, and 2) conformance with the Master Plan. Staff can make all of the findings and recommends approval of the zoning map amendment.

Background: Two of the parcels are currently developed with single-family homes and the other two are vacant (**Exhibit B**). With the adoption of the Reimagine Reno Master Plan in 2017, the subject properties were given the Urban Mixed-Use (UMU) land use designation to support higher intensity commercial and residential development along the Plumb Lane Urban Corridor. The requested change to MU zoning would bring the site into conformance with the UMU land use designation and is consistent with nearby commercial uses along Plumb Lane. While many of the surrounding parcels are zoned General Commercial (GC), as shown in **Exhibit A**, the GC zoning designation is nonconforming under the UMU Master Plan land use designation.

Discussion: The MU zoning district is intended to promote an urban pattern of mixed-use development. This district is located adjacent to existing/planned high-frequency transit corridors, or where higher pedestrian activity is desired. The MU district accommodates an integrated mix of higher-density residential, commercial, retail, employment, and other service-oriented uses. Higher intensity uses are located adjacent to designated urban corridors, including Plumb Lane, with lower intensities near adjacent residential districts. In contrast, the PO zoning district provides for office conversions and small office developments, while the SF-8 zoning district is intended primarily to accommodate single-family detached residential uses. A comparison of uses allowed within the existing PO and SF-8 zoning districts and the proposed MU zoning district is provided as **Exhibit C**.

Aside from MU, the conforming zoning districts are:

- Mixed-Use Midtown Commercial (MU-MC)
- Mixed-Use Midtown Residential (MU-RES)
- Multi-Family Residential 30 units per acre (MF-30)
- Parks, Greenways, and Open Space (PGOS)
- Public Facilities (PF)
- Planned Unit Development (PUD)
- Specific Plan District (SPD)

The MU-MC and MU-RES districts are not appropriate as they are limited to the Midtown area. MF-30 is not an appropriate zoning designation for this request as the desired future use is likely to be commercial in nature, which is generally not permitted in the MF-30 district. The applicant does not intend for the future use of the parcels to be either a public facility or one that is compatible with the PGOS zone. The PUD and SPD zoning designations are not appropriate due to the size of the subject site and the intent of those special purpose districts.

Analysis:

Compatibility with Surrounding Development: The general development pattern along East Plumb Lane in the project vicinity is commercial in nature (offices, retail, restaurants, etc.). Land uses immediately surrounding the site consist of office buildings to the north, east and west, and single-family residences to the south. The land uses surrounding the site are summarized in the table below.

Adjacent Properties		
	Zoning	Use
North	GC and PF	Office building, Army National Guard building across Plumb Lane
East	GC	Office building, restaurant
South	SF-8	Single-family residences
West	PO	Office buildings, car wash

The Master Plan supports higher-intensity development along the south side of this stretch of East Plumb Lane, including a range of commercial, retail, employment, and service-oriented uses to serve adjacent neighborhoods and the broader community. Code contains numerous residential adjacency standards to mitigate potential issues such as noise, lighting, signage, setbacks, and building orientation. Each of these standards would provide an added level of protection to maintain compatibility with the existing residential zone to the south.

Development Standards: The lot and building standards for the existing PO and SF-8 zoning districts and proposed MU zoning district are listed in the table below.

Zoning District	PO	SF-8	MU
Setbacks – Front/Side/Rear	10' / 5' / 10'	10' / 5' / 20'	12' / 0' or 5' / 0' or 5'*
Height	35'	35'	N/A**
Stories	2.5	2.5	N/A
Lot Width, Minimum	50'	60'	30'
* 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.			
** Site plan review required for buildings greater than 85'. Structures over 35' are prohibited from shading residentially zoned properties.			

Traffic, Access, and Circulation: No uses are proposed at this time. As this application only addresses the zoning map amendment, vehicular and pedestrian access and circulation would be reviewed at building permit or during any discretionary review that may be required. The MU zone requires enhanced sidewalks, landscape areas, and pedestrian amenities. A traffic impact analysis may be required to assess the need for potential onsite and offsite improvements.

Master Plan Conformance: The subject site has a Master Plan land use designation of Urban Mixed-Use (UMU) and is located along an Urban Corridor within the Central Neighborhoods per the Structure Plan Framework of the Reno Master Plan. The proposed zoning map change to MU is in substantial conformance with the Master Plan land use designation and the following applicable Master Plan goals and policies:

- GP 2.2A: Priority Locations for Infill and Redevelopment
- GP 2.2B: Underutilized Properties
- C-UC.1: Overall Mix

Public and Stakeholder Engagement: The project was reviewed by various City divisions and partner agencies. Comments received were incorporated into this report (**Exhibit D**). The application was scheduled to be reviewed at the Ward 1 Neighborhood Advisory Board (NAB) meeting on February 12, 2024, but the meeting was canceled. 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 and Considerations: 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.

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.

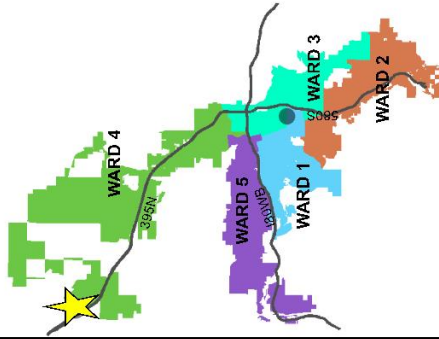
Attachments:**Exhibit A. Case Maps****Exhibit B. Current Conditions****Exhibit C. Comparison of Allowed Uses****Exhibit D. Agency Comments**

AREA MAP

LDC24-00033

(Plumb Lane Properties)

Subject Site ► 



WARD 1



Development
Services
Department

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The information here is approximate and is intended for display purposes only.

Date: January 2024


Scale: 1 inch = 250 feet

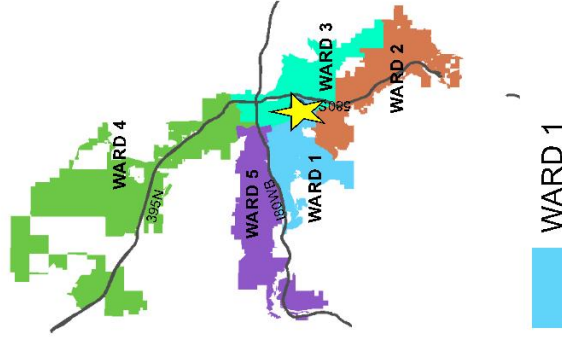


VICINITY MAP

LDC24-00033

(Plumb Lane
Properties)

Subject Site ► 



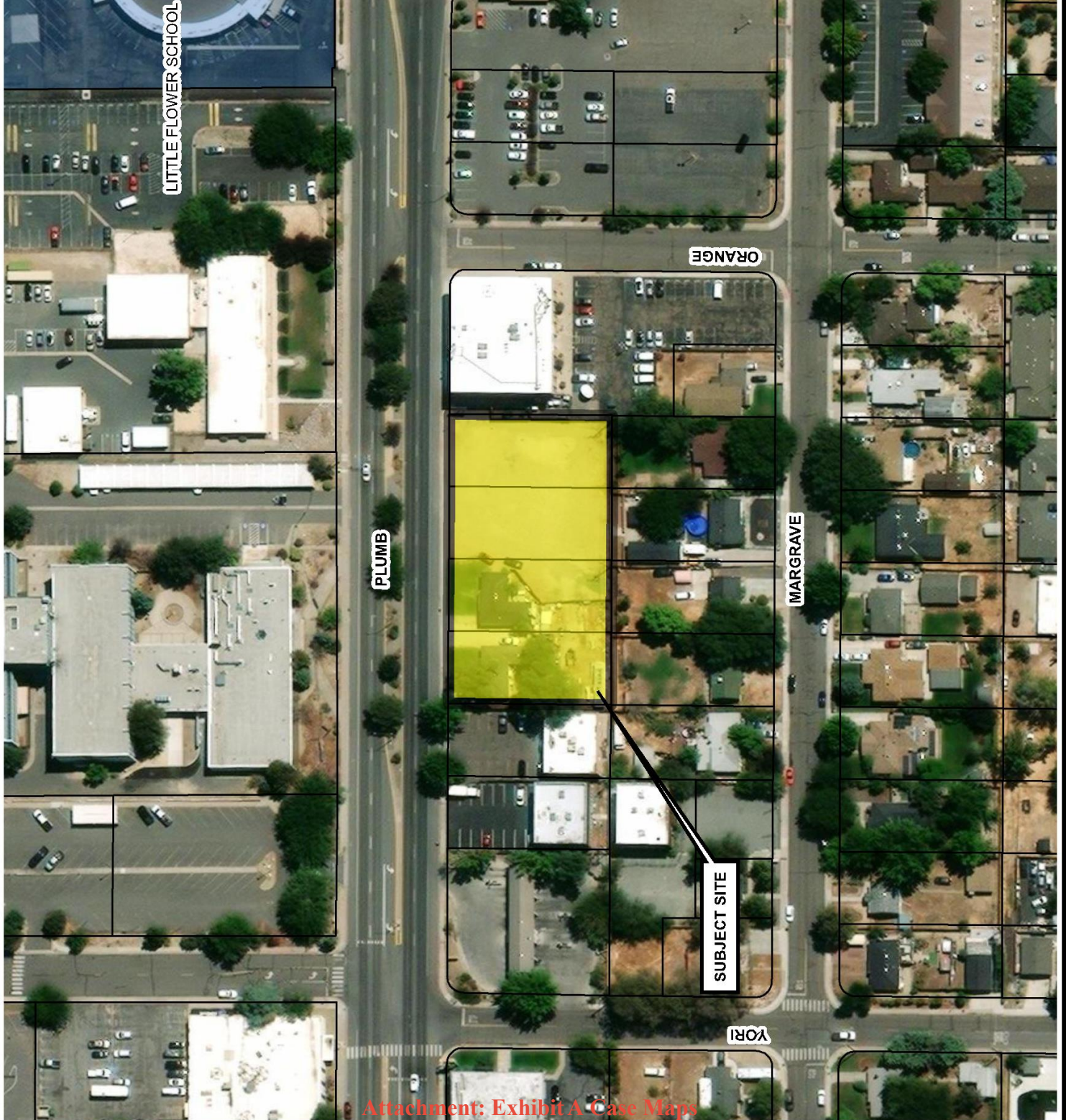
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Date: January 2024

Scale: 1 inch = 125 feet



ZONING MAP

LDC24-00033

(Plumb Lane Properties)

ZONING = SF-8 & PO

Subject Site ► 

Zoning Designations

	SF-8
	MF-14
	MF-30
	GC
	PO
	PF

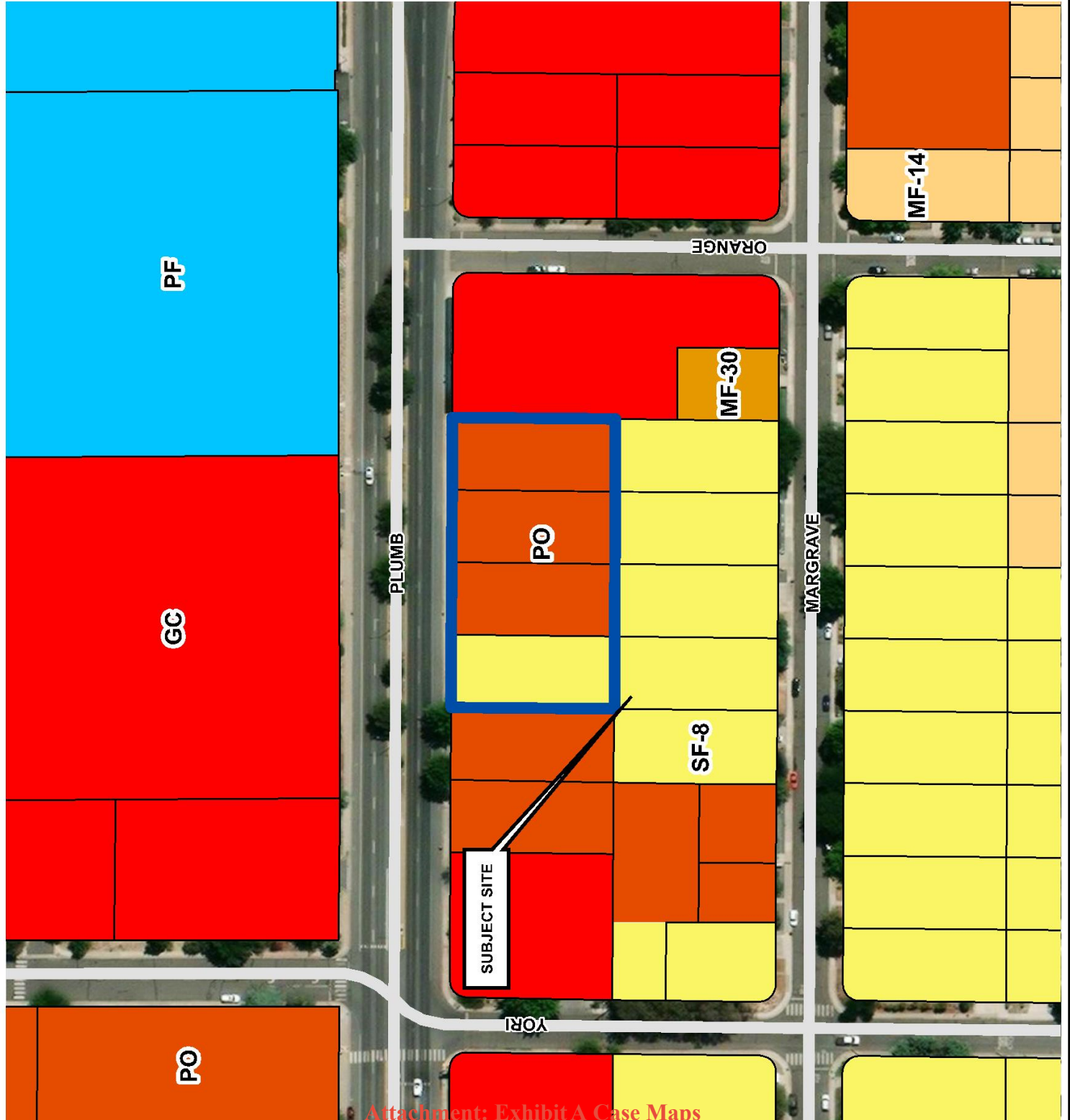


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ZONING MAP

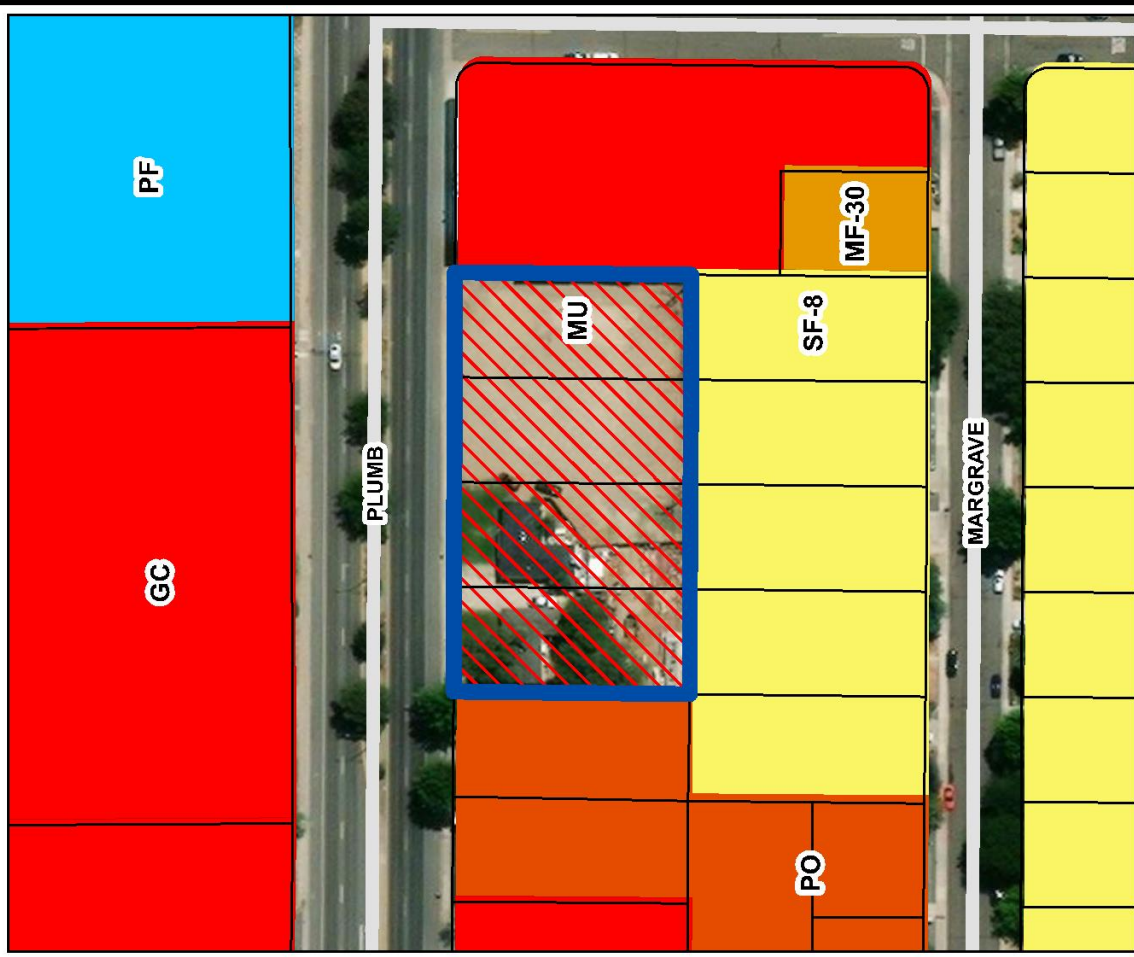
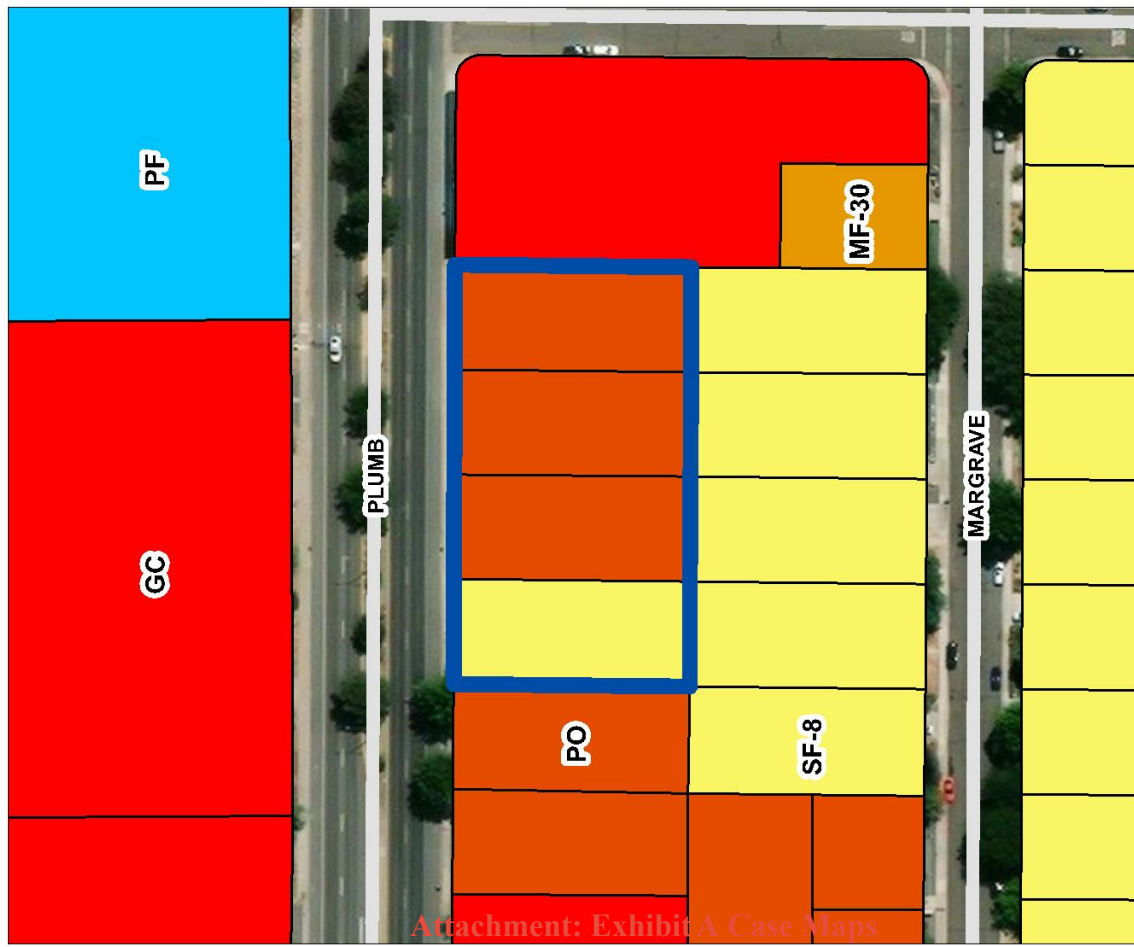
LDC24-00033 (Plumb Lane Properties)

Existing Zoning: SF-8 & PO

Subject Site ☐

Proposed Zoning: MU

Subject Site ☐



Attachment: Exhibit A Case Maps



Zoning Designations

- SF-8
- PO
- GC
- MU
- MF-30
- PF




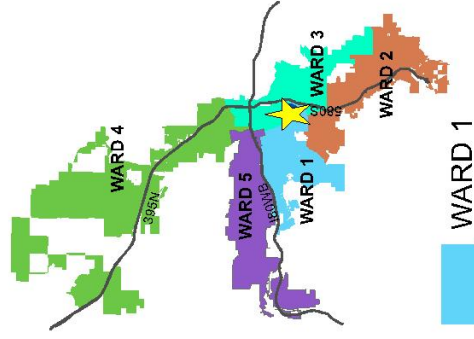
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MASTER PLAN MAP

LDC24-00033

(Plumb Lane
Properties)

Subject Site ► 

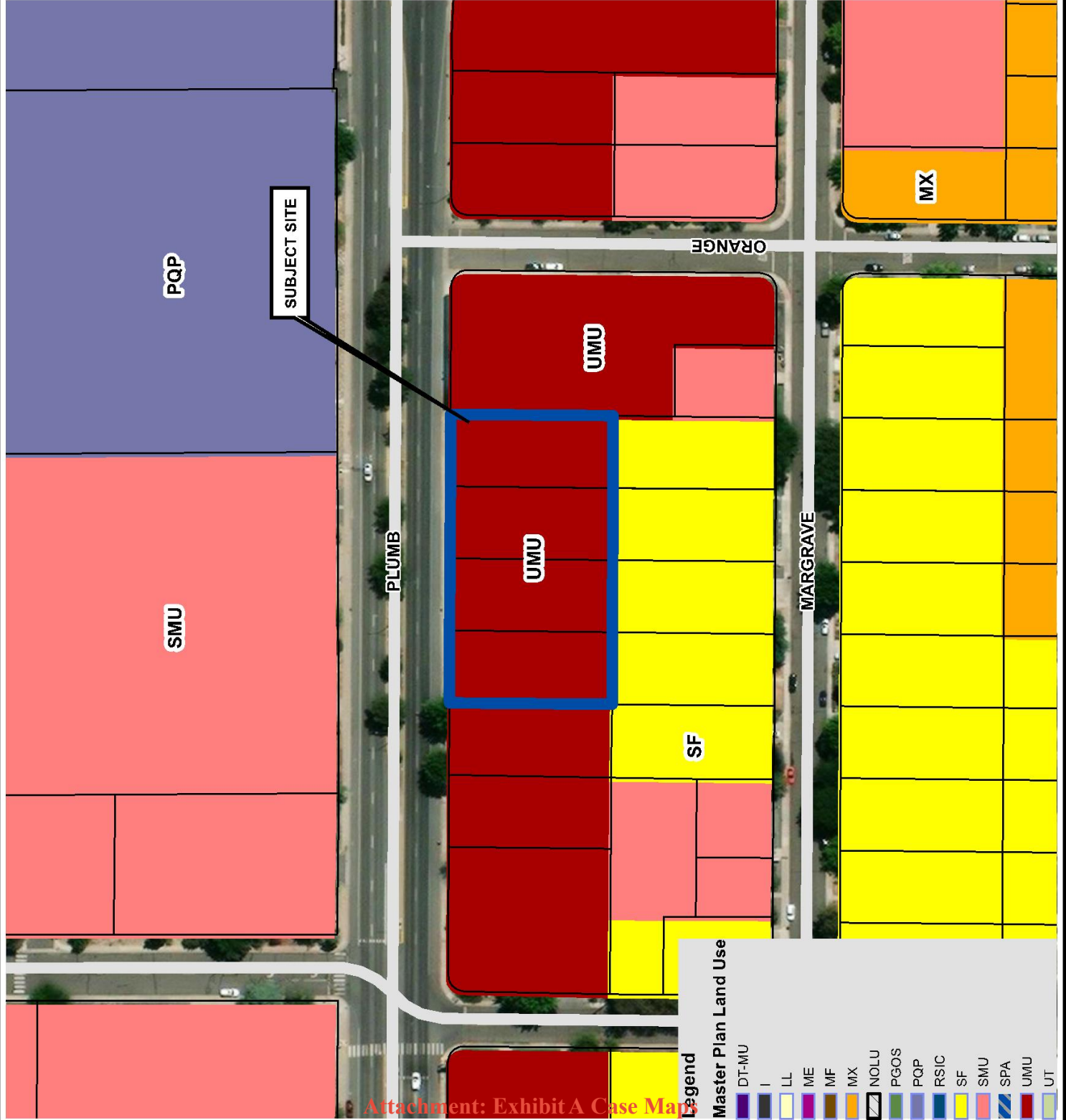


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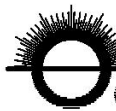
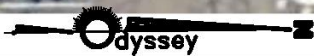
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Scale: 1 inch = 125 feet



Legend

Master Plan Land Use

	DT-MU		I		LL		ME		MF		MX		NOLU		PGOS		PQP		RSIC		SF		SMU		SPA		UMU		UT
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odyssey

ENGINEERING
INCORPORATED

EAST PLUMB LANE
ZONING MAP AMENDMENT APPLICATION
EXISTING CONDITION DISPLAY
RENO, WASHOE COUNTY, NEVADA

Attachment: Exhibit B Current Conditions

SCALE:	NTS
DATE:	2-2-24
SHT. NO.:	1 of 1

Table 3-1 Table of Allowed Uses

P = permitted by right M = minor conditional use permit C = conditional use permit required A = accessory use permitted by right Blank = use prohibited
[P/A]1 = permitted by right except when the use-specific standards require enhanced administrative review
[P/A]2 = permitted by right except when the use-specific standards require public hearing
[P/A]3 = permitted by right except when the use-specific standards require enhanced administrative review or public hearing
[P/M/C/A]4 = permitted or conditionally permitted only in geographic areas explicitly listed within the use-specific standards.

Zone Districts	Residential				Mixed-Use										Employ.				Special				Use-Specific Standards											
	LLR2.5	LLR1	LLR.5	SF3	SF5		SF11	MF14	MF21	MF30	MD-ED	MD-UD	MD-ID	MD-RD	MD-NW	MD-PD		MS	GC	NC		MU-MC		MU-RES	I	IC	ME	MA	PGOS	PF	UT5	UT10	UT40	
RESIDENTIAL USES																																		
Household Living																																		
Dwelling, Duplex						C	C	P	P	P	P	P	P	P	P	P	P	P	M	P	P	P	P						P	P	P	P	18.03.302(a)(1)	
Dwelling, Fourplex					C	C	C	P	P	P	P	P	P	P	P	P	P	P	M	P	P	P	P						P	P	P	P	18.03.302(a)(1)	
Dwelling, Live/Work									P	P	P	P	P	P	P	P	P	P	M	M	P	P	P		P								18.03.302(a)(2)	
Dwelling, Multi-family					C	C	C	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		M								18.03.302(a)(3)	
Dwelling, Single-Family Attached					P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P						P				18.03.302(a)(4)	
Dwelling, Single-Family Detached	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	C	P					P	P	P	P	P	18.03.302(a)(5)	
Dwelling, Triplex					C	C	C	P	P	P	P	P	P	P	P	P	P	P	C	C	P	P	P						P	P	P	P	18.03.302(a)(1)	
Manufactured Home	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P				P	P										18.03.302(a)(6)	
Manufactured or Mobile Home Park								C	C	C																				C	C	C		18.03.302(a)(7)
Mobile Home Subdivision	P	P	P	P	P	P	P	P	P																								18.03.302(a)(8)	

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Zone Districts	Residential				Mixed-Use								Employ.				Special				Use-Specific Standards									
	LLR2.5	LLR1	LLR.5	SF3	SF5		SF11	MF14	MF21	MF30	MD-ED	MD-UD	MD-ID	MD-RD	MD-NW	MD-PD		MU-MC	MU-RES	I		IC	ME	MA	PGOS	PF	UT5	UT10	UT40	
Group Living																														
Assisted Living Facility								P ₃	P ₃	P ₃	P	P	P	P	P	P	P ₂	P	P										18.03.302(b)(1)	
Boarding or Rooming House				C ₄	C ₄	C	C ₄	C ₄	C	C		P	P	P	P	P	P	P	P	P									18.03.302(b)(2)	
Convent or Monastery				P							P	P	P	P	P	P	P	P	P	C						C			18.03.302(b)(3)	
Fraternity or Sorority House									C	C	M	M	M	M	M	M		M	M											
Group Home	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P							P	P	P	C	18.03.302(b)(4)
Private Dorm								P ₃	P ₃	P ₃	P	P	P	P	P	P	P	P	P							P				18.03.302(b)(5)
Single-Room-Occupancy										P ₃	P	P	P	P	P	P	P	P	P							P				18.03.302(b)(6)
Transitional Living Facility																	C	C	C							P				18.03.302(b)(7)
PUBLIC, INSTITUTIONAL, AND CIVIC USES																														
Community and Cultural Facilities																														
Cemetery or Mausoleum	C	C	C								P	P	P	P	P	P	P	P				P	P		C	M	M	M	18.03.303(a)(1)	

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	LLR2.5	LLR1	LLR.5	SF3	SF5		SF11	MF14	MF21	MF30	MD-ED	MD-UD	MD-ID	MD-RD	MD-NW	MD-PD		MU-MC	MU-RES	I	IC	ME		MA	PGOS	PF	UT5	UT10	UT40	
Funeral Parlor																		P					P							
Library, Art Gallery, or Museum																		P	P			P			C	C	C	P		
Major Government Facility																													C	
Minor Government Facility											P	P	P	P	P	P	P	P	P	P			P	M	P	C	C	C		
Prison or Custodial Institution																									C					
Private Club, Lodge, or Fraternal Organization									C	C	P	P	P	P	P	P	P	P				P								
Public Meal or Homeless Services Provider																	C ₄				C									18.03.303(a)(2)
Public Park or Recreation Area	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.03.303(a)(3) 18.04.107
Religious Assembly			C	C	C	C	C	C	C	C	P	P	P	P	P	P	P	P	P			C			P	C	C	C		18.03.303(a)(4)
Educational Facilities																														
Adult Education	M	M	M	M	M	M	M	M	M	M	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P					18.03.303(b)(1)
Childcare Center	C	C	C	C					P		P	P	P	P	P	P	P	P	P	P	P	P	P		P	M	M	M		18.03.303(b)(2)

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	LLR2.5	LLR1	LLR.5	SF3	SF5		SF11	MF14	MF21	MF30	MD-ED	MD-UD	MD-ID	MD-RD	MD-NW	MD-PD		MS	GC	NC		MU-MC		MU-RES	I	IC	ME	MA	PGOS	PF	UT5	UT10	UT40
College, University, or Seminary											P	P	P	P	P	P		P	P			P	P			P			P			18.04.107	
School, Primary	M	M	M	M	M		M	M	M		P	P	P	P	P	P		P	P			P	P			P	P		P	M	M	18.03.303(b)(3)	
School, Secondary	M	M	M	M	M		M				P	P	P	P	P	P		P	P			P	P			P	P		P	M	M	18.03.303(b)(4)	
School, Vocational or Trade											P	P	P	P	P	P		P	P			P	P			P	P		P	M	M	18.04.107	
18.03.303(b)(5)											P	P	P	P	P	P		P	P			P	P			P	P		P	M	M	18.03.303(b)(5)	
18.04.107											P	P	P	P	P	P		P	P			P	P			P	P		P	M	M	18.04.107	
Healthcare Facilities																																18.04.107	
Blood Plasma Donor Center											P	P	P	P	P	P		P	P			P	P			P	P					18.03.303(c)(1)	
Hospital, Acute and Overnight Care											P	P	P	P	P	P		P	P			P	P			C							
Medical Facility, Day Use											P	P	P	P	P	P		P	P			P	P			P			P				
COMMERCIAL USES																																	
Agriculture, Animals, and Farming																																18.04.107	
Animal Clinic, Shelter, Hospital, Boarding Kennel, or Training Facility	C	C	C								P	P	P	P	P	P		P	P			P				P	P		M	M	M	18.03.304(a)(1)	

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Zone Districts	Residential					Mixed-Use								Employ.				Special				Use-Specific Standards											
	LLR2.5	LLR1	LLR.5	SF3	SF5		SF11	MF14	MF21	MF30	MD-ED	MD-UD	MD-ID	MD-RD	MD-NW	MD-PD		MS	GC	NC			MU-MC	MU-RES	I	IC	ME	MA	PGOS	PF	UT5	UT10	UT40
Farm																												P	P	P	P	18.03.304(a)(2)	
Stable, Commercial	C	C																P	P			P							M	M	M	18.03.304(a)(3)	
Urban Farm	M	M	M	M	M		M	M	M	M	M	M	M	M	M	M	M	M	M	M		M	M	M	M	M	M	M	M	M	M	18.03.304(a)(4)	
Food and Beverage																																	
Bakery, Retail									M	M	P	P	P	P	P	P	P	M	P	P			P				P	P					
Bar, Lounge, or Tavern											P	P	P	P	P	P	P		P	C			P	P	P	P	P	P					
Commercial Kitchen											P	P	P	P	P	P	P		P	P	P		P	P	P	P	P	P	M	M	M		
Microbrewery, Distillery, or Winery											P	P	P	P	P	P	P		P	P			P	P	P	P	P	P					18.03.304(b)(1)
Restaurant									M	M	P	P	P	P	P	P	P	M	P				P	P	P	P	P	P					
Restaurant with Alcohol Service									C	C	P	P	P	P	P	P	P		P	M			P	P	P	P	P	P					18.03.304(b)(2)
Lodging																																	
Bed and Breakfast Inn	M	M	M	M	M		M	M	P	P	P	P	P	P	P	P	P	M	P														18.03.304(c)(1)

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[P/M/C/A]4 = permitted or conditionally permitted only in geographic areas explicitly listed within the use-specific standards.

Zone Districts	Residential				Mixed-Use										Employ.		Special		Use-Specific Standards										
	LLR2.5	LLR1	LLR.5	SF3	SF5		SF11	SF14	MF21	MF30	MD-ED	MD-UD	MD-ID	MD-RD	MD-NW	MD-PD		MU-MC		MU-RES	I	IC	ME	MA	PGOS	PF	UT5	UT10	UT40
Hotel-Condominium											P	P	P			P		P		P			P ₄					18.03.304(c)(2)	
Hotel											P	P	P			P		P					P ₄					18.03.304(c)(3)	
Hotel with Nonrestricted Gaming											C				C								C ₄					18.03.304(c)(4)	
Motel																P ₃							P ₄					18.03.304(c)(5)	
Motel with Nonrestricted Gaming																C												18.03.304(c)(6)	
Office and Professional Services																													
Call Center											P	P	P	P	P	P	P	P			P		P						
Financial Institution										P	P	P	P	P	P	P	P	P	M		P		P		M			18.03.304(d)(1)	
Laboratory												P	P	P	P	P	P	P	P		P		P		P			18.03.304(d)(2)	
Office, General											P	P	P	P	P	P	P	P	P		P		P		P			18.03.304(d)(3)	
Recording Studio											P	P	P	P	P	P	P	P	P		P		P		P				

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Zone Districts	Residential				Mixed-Use								Employ.				Special		Use-Specific Standards																
	LLR2.5	LLR1	LLR.5	SF3	SF5		SF11	MF14	MF21	MF30	MD-ED	MD-UD	MD-ID	MD-RD	MD-NW	MD-PD		MS		GC	NC		MU-MC	MU-RES	I	IC	ME	MA	PGOS	PF	UT5	UT10	UT40		
Personal Services																																			
Cleaners, Commercial												P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P							18.04.107	
Personal Service, General											P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P					18.03.304(e)(1)	
Tattoo Parlor, Body Painting, and Similar Uses																P	P	P	P					P	P	P	P								
Wedding Chapel											P	P	P	P	P	P	P	P	P			P	P				P								
Recreation and Entertainment																																			
Adult Business																									P	P	P	P	P	P	P	P	P		18.03.304(f)(1)
Amusement or Recreation, Inside										P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		18.03.304(f)(2)	
Amusement or Recreation, Outside											M	M	M	M	M	M	M	C	C			M		C	C	C	C	C	C	C	C	C		18.04.107	
Casino (see Hotel with Nonrestricted Gaming)																																			
Convention Center											P	C	C	C	C	C	C																		
Country Club, Private	C	C	C	C	C	C	C	C	C	C	P	P	P	P	P	P	P	P	P			P				P	P							18.03.304(f)(3)	

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Zone Districts	Residential				Mixed-Use										Employ.				Special		Use-Specific Standards									
	LLR2.5	LLR1	LLR.5	SF3	SF5		SF11	MF14	MF21	MF30	MD-ED	MD-UD	MD-ID	MD-RD	MD-NW	MD-PD		MU-MC	MU-RES	I		IC	ME	MA	PGOS	PF	UT5	UT10	UT40	
Escort Service/Outcall											P																			
Event Center/Banquet Hall										C	P	P	P	P	P	P		P		P	P	P	P	C	C					
Gun Range, Indoor																				C			C		C					
Recreational Vehicle Park																C												18.03.304(f)(4)		
Sports Arena, Stadium, or Track											C	C	C	C	C	C		C		C		C	C	C	C			18.04.107		
Retail																														
Building, Lumber, and Landscape Material Sales															P	P ₄		P		P	P	P	P						18.03.304(g)(1)	
Cannabis Dispensary, Medical											P ₄	P ₄	P ₄	P ₄	P ₄	P ₄		P ₄			P ₄	P							18.03.304(g)(2)	
Cannabis Dispensary, Adult-use																P ₄	P ₄	P ₄				P ₄								18.03.304(g)(3)
Convenience Store											P	P	P	P	P	P		P		P	M	P	P							
General Retail, less than 10,000 Square Feet										P	P	P	P	P	P	P		P		P	P	P	P						18.03.304(g)(4)	
General Retail, 10,000 Square Feet or more											P	P	P	P	P	P		P		P	P	P	P						18.03.304(g)(5)	

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Zone Districts	Residential				Mixed-Use										Employ.				Special		Use-Specific Standards												
	LLR2.5	LLR1	LLR.5	SF3	SF5		SF11	MF14	MF21	MF30	MD-ED	MD-UD	MD-ID	MD-RD	MD-NW	MD-PD		MS	GC	NC			MU-MC	MU-RES	I	IC	ME	MA	PGOS	PF	UT5	UT10	UT40
General Retail, Package Alcohol Sales													C		C	C	C	C	C	C		C		C	C	C	C	C					18.03.304(g)(6)
Pawn Shop																		C	C	C		C				C	C	C					18.03.304(g)(7)
Plant Nursery or Garden Supply																		P	P	P	P	P	P	P	P	P	P	P					
Transportation, Vehicles, and Equipment																																	
Airport Operations and Facilities																		P	P	P								P					18.04.107
Auto Service and Repair													C	4	C	4	P	P	P	M				P	P	M	P						18.03.304(h)(1) 18.04.107
Automobile, Truck, Mobile Home, RV, Boat, and Trailer Sales or Rental													C	4	C	4	C	C	C				P	P	C	P							18.03.304(h)(2)
Bus or Other Transportation Terminal													C	C	C	C	C	C	C				P	P	P	P	P	P	P	P			18.03.304(h)(3)
Car Wash													C		C	C	M	P					P	P	P	P	P	P					18.03.304(h)(4) 18.04.107
Gas Station													C		C	C	M	P					P	P	P	P	P	P					18.03.304(h)(5)
Parking Lot, Open													P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P				
Public Transit or School Bus Shelter	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	

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Zone Districts	Residential				Mixed-Use								Employ.				Special		Use-Specific Standards										
	LLR2.5	LLR1	LLR.5	SF3	SF5		SF11	MF14	MF21	MF30	MD-ED	MD-UD	MD-ID	MD-RD	MD-NW	MD-PD		MU-MC		MU-RES	I	IC	ME	MA	PGOS	PF	UT5	UT10	UT40
Truck Stop/Travel Plaza																				C	C		C						18.03.304(h)(6) 18.04.107
PUBLIC AND QUASI-PUBLIC UTILITIES AND SERVICES USES																													
Communications and Broadcasting																													
Communication Facility, Equipment Only	M	M	M	M	M	M	M	M	M	M	P	P	P	P	P	P	P	M	P	P	P	P	P	P					18.03.305(a)(1)
TV Broadcasting and Other Communication											P	P	P	P	P	P	P	P	P	P	P	P	P	P	P				18.03.305(a)(2)
Utilities																													
Utilities, Major	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	18.03.305(b)(1)
Utilities, Minor	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.03.305(b)(2)
INDUSTRIAL USES																													
Manufacturing and Processing																													
Animal and Animal Byproduct Processing																				C						C	C	C	18.03.306(a)(1)
Cannabis Cultivation Facility, Adult-use													P							P	P	P	P	P					18.03.306(a)(2)

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Zone Districts	Residential									Mixed-Use											Employ.				Special				Use-Specific Standards					
	LLR2.5	LLR1	LLR.5	SF3	SF5		SF11	MF14	MF21	MF30	MD-ED	MD-UD	MD-ID	MD-RD	MD-NW	MD-PD		MS	GC	NC		MU-MC	MU-RES	I	IC	ME	MA	PGOS		PF	UT5	UT10	UT40	
Cannabis Cultivation Facility, Medical													P 4				P 4							P 4	P 4	P 4	P 4							18.03.306(a)(3)
Cannabis Independent Testing Laboratory, Adult-use													P 4	P 4			P 4	P 4	P 4			P 4		P 4	P 4	P 4	P 4							18.03.306(a)(4)
Cannabis Independent Testing Laboratory, Medical													P 4	P 4			P 4	P 4	P 4			P 4		P 4	P 4	P 4	P 4							18.03.306(a)(5)
Cannabis Production Facility, Adult-use													P 4				P 4							P 4	P 4	P 4	P 4							18.03.306(a)(6)
Cannabis Production Facility, Medical													P 4				P 4	P 4	P 4					P 4	P 4	P 4	P 4							18.03.306(a)(7)
Chemical Processing and/or Manufacture																								C C	C C		C							
Collection Station																		C						P P	P C	P C	P 2			C C				
Crematorium												C C			C C	C C	C C	C C						P P	P C	P C	P 2							18.03.306(a)(8)
Custom and Craft Manufacturing											P P	P P	P P	P P	P P	P P	P P	P P	P P	P		P P		P P	P P	P P	P P			C C C				
Food Processing or Wholesale Bakery												P P	P P	P P	P P	P P	P P	P P				P P		P P	P P	P P	P P							
Hazardous Waste Facility											C C	C C	C C	C C	C C	C C	C C	C				C C		P 2	P 2	P 2	P 2							18.03.306(a)(9)

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Zone Districts	Residential				Mixed-Use										Employ.				Special				Use-Specific Standards									
	LLR2.5	LLR1	LLR.5	SF3	SF5		SF11	MF14	MF21	MF30	MD-ED	MD-UD	MD-ID	MD-RD	MD-NW	MD-PD		MS	GC	NC		MU-MC		MU-RES	I	IC	ME	MA	PGOS	PF	UT5	UT10
Indoor Manufacturing, Processing, Assembly, or Fabrication												P					P	P					P	P	P	P	P					C
Maintenance, Repair, or Renovation Business												P	P	P	P		P	P					P	P	P	P	P					
Outdoor Manufacturing, Processing, Assembly, or Fabrication																								C	C	C	C					
Printing and Publishing											P	P	P	P	P	P	P	P					P	P	P	P	P					
Resource and Extraction																																
Asphalt or Concrete Batch Plant																								C								C
Mining Operations																								C				C				C
Storage, Distribution, and Warehousing																																
Heavy Machinery and Equipment, Rental, Sales, and Service																	4	C	C	C				P	P	C	P					18.03.306(b)(1)
Mini-warehouse									C	C	C	C	C	C	C	C	C	C	C	C		C		P	P	P	P	2				18.03.306(b)(2)
Outdoor Storage																	4	C				C		P	P	C	P					18.03.306(b)(3)

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Zone Districts	Residential				Mixed-Use										Employ.				Special				Use-Specific Standards									
	LLR2.5	LLR1	LLR.5	SF3	SF5		SF11	MF14	MF21	MF30	MD-ED	MD-UD	MD-ID	MD-RD	MD-NW	MD-PD		MS	GC	NC		MU-MC		MU-RES	I	IC	ME	MA	PGOS	PF	UT5	UT10
Railroad Yard or Shop																		C					P	P			P		P			
Salvage or Reclamation of Products, Indoors																							P	P	P	C	P					
Septic Tank Services																							C								C	
Tow Yard																							P	P	P	C	P					18.03.306(b)(4)
Transfer Station																							C									18.03.306(b)(5)
Truck Terminal																							C	C	C	C						
Warehouse or Distribution Center													P ₁					C ₁	P ₁				P	P	P	P	P	C				
Wholesale																		P	P	P			P	P	P	P	P					18.03.306(b)(6)
Wrecking Yard, Salvage Yard, or Junk Yard																							C			C						
ACCESSORY USES																																
Automated Teller Machine, Freestanding									A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
Ball Court	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	18.03.405(a)

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Zone Districts	Residential									Mixed-Use											Employ.				Special				Use-Specific Standards						
	LLR2.5	LLR1	LLR.5	SF3	SF5		SF11	MF14	MF21	MF30	MD-ED	MD-UD	MD-ID	MD-RD	MD-NW	MD-PD		MS	GC	NC		MU-MC	MU-RES	I	IC	ME	MA	PGOS		PF	UT5	UT10	UT40		
Caretaker Quarters								A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		A					18.03.405(b)	
Childcare, In-Home (1-6 Children)	A	A	A	A	A		A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A				A	A		A ₁	A	A	A		18.03.405(c)	
Childcare, In-Home (7-12 Children)	M	M	M	M	M		M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M			M	M		M	A	A	A		18.03.405(d)	
Community Center, Private							A	A	A	A	A	A	A	A	A	A	A	A																18.03.405(e)	
Drive-Through Facility (Food Service)													C ₄	C ₄	C ₄	C ₄	C ₄	M	A					A	A ₁	A	A							18.03.405(f)	
Drive-Through Facility (Non-Food Service)													M	M	M	M	M	M						A	A	A	A								18.03.405(g)
Gaming Operation, Restricted											A		A	A	A		A	A	A	A	A	A	A	A	A	A	A		A					18.03.405(h)	
Guest Quarters	A	A	A	A	A		A	A									A	A									A							18.03.405(i)	
Helipad											M	A	M	A	M		M	M	M				M	M	M	M	A		A		M			18.03.405(j)	
Home Occupation	A	A	A	A	A		A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A						A	A	A	A	A			18.03.405(k)
Live Entertainment								A ₁	A ₁	A ₁	A ₁	A ₁	A ₁	A ₁	A ₁	A ₁	A ₁	A ₁	A ₁	A ₁	A ₁	A ₁	A ₁	A ₁	A ₁	A ₁	A ₁	A ₁	A ₁				18.03.405(l)		
Outdoor Storage											A	A	A	A	A		A ₁	A ₁	A ₁	A	A ₁	A ₁	A	A	A	A								18.03.405(m)	

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[P/M/C/A]4 = permitted or conditionally permitted only in geographic areas explicitly listed within the use-specific standards.

Zone Districts	Residential				Mixed-Use										Employ.				Special		Use-Specific Standards												
	LLR1	LLR2.5	LLR.5	SF3	SF5		SF11	SF14	MF21	MF30	MD-ED	MD-UD	MD-ID	MD-RD	MD-NW	MD-PD		MS	GC	NC			MU-MC	MU-RES	I	IC	ME	MA	PGOS	PF	UT5	UT10	UT40
Package Alcohol Sales Accessory to a Primary Use									A 1	A 1	M	M	M	M	M	M	A 1	A 1	A 1	A 1	A 1	A 1	A 1	A 1	A 1	A 1	A 1	A 1					18.03.405(n)
Retail Sales Associated with a Primary Use											A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A					18.03.405(o)	
Satellite Dish	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	18.03.405(p)	
Sidewalk Café									A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A					18.03.405(q)	
Stable, Private	A	A	A	A	A																						A	A	A	A	A	18.03.405(r)	
Utilities, Alternative Systems	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	18.03.405(s)	
TEMPORARY USES																																	
Asphalt or Concrete Batch Plant	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	18.03.503(a)	
Carnival, Circus, Entertainment Event, Amusement Ride											P	P	P	P	P	P	P	P	P			P								P		18.03.503(b)	
Christmas Tree Sales Lot and Similar Uses											P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.03.503(c)	
Construction Field Office	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.03.503(d)	

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Zone Districts	Residential									Mixed-Use											Employ.				Special					Use-Specific Standards			
	LLR2.5	LLR1	LLR.5	SF3	SF5		SF11	MF14	MF21	MF30	MD-ED	MD-UD	MD-ID	MD-RD	MD-NW	MD-PD		MS	GC	NC		MU-MC	MU-RES	I	IC	ME	MA	PGOS	PF		UT5	UT10	UT40
	P	P	P	P	P	P	P	P	P	P																							
	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	
	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	
Garage Sale																																18.03.503(e)	
Parking Lot, Open																																18.03.503(f)	
Real Estate Sales Office																																18.03.503(g)	
Stockpiling																																18.03.503(h)	
Urban Farm																																18.03.503(i)	
Vegetation Management																																18.03.503(j)	

(Ord. No. 6614, § 1.1, 12-8-21)

Jeff Foster

From: COOPER, CLIFFORD <cc2132@att.com>
Sent: Wednesday, January 17, 2024 10:00 AM
To: Jeff Foster
Subject: LDC24-00033 Plumb Lane Properties

Jeff,
AT&T does not have any adverse comments for this project.

CLIFF COOPER
SR SPECIALIST-OSP DESIGN ENGINEER
AT&T NEVADA
1375 Capital Blvd rm 115
Reno, NV 89502
ROW Office: 775-453-7578
Email: cc2132@att.com
TEXTING and DRIVING...It Can Wait

From: [Marquis Williams](#)
To: [Jeff Foster](#)
Cc: [Jeffrey Wilbrecht](#)
Subject: RE: LDC24-00033 Plumb Lane Properties
Date: Tuesday, January 30, 2024 8:40:44 AM
Attachments: [image001.png](#)
[image005.png](#)

Hi Jeff,

Thanks for following up. After review, it was determined that RTC won't have a comment on this change.

Best,



Marquis Williams
Senior Technical Planner
Regional Transportation Commission of Washoe County

[1105 Terminal Way, Suite 211](#)
[Reno, NV 89502](#)

Office: (775) 332-0174
Fax: (775) 348-0450

Building A Better Community Through Quality Transportation

From: Jeff Foster <FosterJ@reno.gov>
Sent: Tuesday, January 30, 2024 8:32 AM
To: Marquis Williams <MWilliams@rtcwashoe.com>
Cc: Jeffrey Wilbrecht <jwilbrecht@rtcwashoe.com>
Subject: RE: LDC24-00033 Plumb Lane Properties

WARNING - This email originated from outside the RTC: Exercise caution when opening attachments or clicking links, especially from unknown senders.

Marquis,

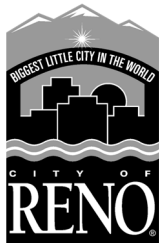
Following up on the email below, are you going to be providing a comment letter on this zone change application?

Please advise. Thank you!

Jeffrey A. Foster

Associate Planner
Development Services Department
775.393.4165 (o) or 775.399.5153 (c)
fosterj@reno.gov

Attachment: Exhibit D Agency Comments



Environmental Control

MEMORANDUM

Date: January 24, 2024
To: Mike Railey – Planning Manager
Planning Desk
From: Eric Farrar, Environmental Control Officer
Subject: **January 8, 2024 Current Development Projects Review/Comments**

The Environmental Control Section (EC) under the Utility Services Department has reviewed the Development Projects memorandum dated December 26, 2023. We offer the following comments or conditions:

Cold Springs RV Storage- LDC24-00032

Servicing and maintenance of vehicles will be prohibited. Any operation which plans to offer washing of vehicles, RVs, and boats which involves the cleaning of vehicles or vehicle parts by washing or steam cleaning is also not allowed. This includes, but is not limited to, auto repair, vehicle service, engine maintenance, auto body repair, and/or vehicle detail services. If these activities are planned the facility shall install a properly sized sand-oil separator and obtain an Environmental Control permit.

Plumb Lane Properties- LDC24-00033

Depending on the future use of the property following designation as General Commercial Zone, pretreatment devices such as grease interceptors and/or sand/oil interceptors may be required.

Reno Rock Transport- LDC24-00034

Pages 28-30 of the submitted Site Plan Review and Alternative Equivalent Compliance application discuss the current and proposed Drainageway Protection plan and includes photos of the current drainageway protection system. This system as depicted in the photos consists of fiber rolls installed in areas where not blocked by vegetation. The fiber rolls are not trenched or staked and in at least one photograph are overtopped by sediment. In order to provide effective control of sediment contained in stormwater runoff, fiber rolls must be installed perpendicular to the slope, trenched at least two inches to provide adequate soil contact, staked every 4 feet to prevent movement, and replaced when the captured sediment reaches a depth of 1/3 the upslope height of the roll above the trench or the roll becomes damaged. EC will require the applicant to prepare and / or update a stormwater management plan prior to approval of this application. EC is available to meet with the applicant to discuss the requirements of this plan.

North Virginia and Webb Industrial- LDC24-00035

Depending on the future use of the property following industrial warehouse construction, pretreatment devices such as grease interceptors and/or sand/oil interceptors may be required.

525 East Plumb Lane- LDC24-00036

Depending on the future use of the property following designation as General Commercial Zone, pretreatment devices such as grease interceptors and/or sand/oil interceptors may be required.