

## STAFF REPORT

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**Date:** February 12, 2025

**To:** Mayor and City Council

**Through:** Jackie Bryant, City Manager

**Subject:** Ordinance Introduction – Bill No. \_\_\_\_ (For Possible Action): Case No. LDC25-00024 (900 Western Road Zoning Map Amendment) Ordinance to amend Title 18, Chapter 18.02 of the Reno Municipal Code, entitled “Zoning,” rezoning a ±0.83-acre site from Single-Family Residential 3 units per acre (SF-3) to Single-Family Residential 8 units per acre (SF-8). The site is located on the northeast corner of the intersection of Omaha Street and Western Road. [Ward 4]

**From:** Jeff Foster, Associate Planner

**Department:** Development Services - Planning

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### Summary:

This is a request for a zoning map amendment from Single-Family Residential 3 units per acre (SF-3) to Single-Family Residential 8 units per acre (SF-8) on a ±0.83 acre site. The current SF-3 zoning district conforms to the Single-Family Neighborhood (SF) Master Plan land use designation. The proposed change to SF-8 zoning is intended to modify development standards for the parcel while maintaining conformance with the Master Plan designation. The key issue related to this request is compatibility of the proposed zoning with surrounding zoning and development. Staff and the Planning Commission recommend approval of the application.

### Alignment with Strategic Plan:

- Economic and Community Development

### Previous Council Action:

There is no recent Council action relevant to this item.

### Background:

The Planning Commission heard the zone change request on January 15, 2025. The applicant’s representative did not give a presentation. Staff described the general development pattern in the project vicinity, which is single-family residential in nature with many properties also zoned SF-

8, most notably the adjacent Panther Valley Estates subdivision to the north as well as parcels to the south across Western Road. Staff established that the proposed SF-8 zone is consistent and compatible with the surrounding zoning and development. Staff identified that the proposed zoning map amendment to SF-8 is in substantial conformance with the Master Plan land use designation. The Planning Commission did not have any discussion.

**Discussion:**

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

The proposed zone change from SF-3 to SF-8 appears to be generally consistent and compatible with the existing adjacent land uses to the north, east and west (single-family residences), and south (undeveloped parcels and a single-family residence).

**Planning Commission Vote:**

Recommendation for approval: six in favor; none opposed; one vacancy.

**Financial Implications:**

None at this time.

**Legal Implications:**

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

**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.

**Recommendation:**

The Planning Commission recommends Council adopt the requested zoning map amendment by ordinance.

**Proposed Motion:**

I move to uphold the recommendation of the Planning Commission and refer Bill No. \_\_\_\_\_ for a second reading and adoption.

**Attachments:**

- Ordinance
- Case Maps
- Exhibit A – Planning Commission Staff Report