

STAFF REPORT

Date: December 11, 2024

To: Mayor and City Council

Through: Jackie Bryant, Interim City Manager

Subject: Ordinance Introduction – Bill No. ____ (For Possible Action): Case No. LDC25-00011 (ArrowLeaf Zoning Map Amendment) Ordinance to amend Title 18, Chapter 18.02 of the Reno Municipal Code, entitled “Zoning,” rezoning a ±1.96 acre site from Multi-Family Residential 30 units per acre (MF-30) to General Commercial (GC). The site is comprised of five parcels located on the west side of Harvard Way ±550 feet north of its intersection with Vassar Street. The site has a Master Plan designation of Suburban Mixed-Use (SMU).

From: Jeff Foster, Associate Planner

Department: Development Services - Planning

Summary: This is a request for a zoning map amendment from Multi-Family Residential 30 units per acre (MF-30) to General Commercial (GC) on a ±1.96 acre site consisting of five parcels. The current MF-30 zoning district conforms to the Suburban Mixed-Use (SMU) Master Plan land use designation; however, the site is effectively an island of five MF-30 zoned parcels completely surrounded by parcels zoned General Commercial (GC), including six additional parcels that are the subject of a separate conditional use permit application for a 168 unit affordable multi-family development (LDC25-00012). 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 Opportunity, Homelessness, and Affordable Housing

Previous Council Action: There is no recent Council action relevant to this item.

Background: The Planning Commission heard the zone change request on November 21, 2024. The applicant’s representative did not give a presentation. Staff described the general development pattern along Harvard Way in the project vicinity, which is commercial and residential in nature, with two apartment developments to the south and southeast developed at densities of 24 units per acre and 56 units per acre, respectively. Staff established that the

proposed GC zone, which would allow a maximum residential density of 45 units per acre, is consistent and compatible with the surrounding zoning and development. Staff identified that the proposed zoning map amendment to GC 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 MF-30 to GC appears to be generally consistent and compatible with the existing adjacent land uses to the north and east (low-intensity commercial), west (undeveloped parcels), and south (apartments).

Planning Commission Vote: Recommendation for approval: six in favor; none opposed; one absent.

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.

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: 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