

## STAFF REPORT

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**Date:** March 26, 2025

**To:** Mayor and City Council

**Through:** Jackie Bryant, City Manager

**Subject:** Ordinance Introduction – Bill No. \_\_\_\_ (For Possible Action): Case No. LDC25-00033 (NDI Office Rezoning) – Ordinance to amend Title 18, Chapter 18.02 of the Reno Municipal Code, entitled “Zoning,” rezoning a ±0.99 acre site located on the north side of Vassar Street, ±430 feet east of its intersection with Harvard Way, from Neighborhood Commercial (NC) to General Commercial (GC); together with matters which pertain to or are necessarily connected therewith. [Ward 3]

**From:** Carter Williams, Associate Planner

**Department:** Development Services - Planning

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**Summary:**

The ±0.99-acre site is located on the north side of Vassar Street, ±430 feet east of its intersection with Harvard Way (1855 Vassar Street). This is a request for a zone change from Neighborhood Commercial (NC) to General Commercial (GC). The requested amendment is shown in the provided zoning comparison display map. The GC zone is a conforming district within the Suburban Mixed-Use (SMU) Master Plan land use designation. Key issues include: 1) compatibility of the proposed zoning with surrounding zoning and land uses, 2) development standards, and 3) conformance with the Master Plan. Staff and the Planning Commission recommend that Council approve the requested zoning map amendment.

**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 staff report analyzed compatibility with the surrounding zones and land uses, as well as reviewed for conformity with the Master Plan (**Exhibit A**). The property has been zoned Neighborhood Commercial (NC), or otherwise limited commercial, since at least

1957. A few pockets of NC zoning remain along the Kietzke corridor, generally located near multi-family development. As this area has intensified, most residential properties have upzoned to GC to increase the allowed number of residential units resulting in a mixed-use area. This leaves the remaining parcels zoned NC more restricted in use and building form than that of most others around them. The site is currently developed as an office building and storage warehouse, with a small undeveloped portion in the rear of the property.

**Discussion:**

Draft minutes from the Planning Commission hearing held on February 19, 2025, are included **(Exhibit B)**. Staff gave a presentation that analyzed the compatibility of the amendment with the area, as well as its conformance with the Master Plan. The applicant was available to answer questions from the commissioners. No public comment was received at the hearing.

The Planning Commission was able to meet all the findings and unanimously recommended Council approve the requested zoning map amendment.

**Financial Implications:**

None at this time.

**Legal Implications:**

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

***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.

***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:**

Staff recommends Council uphold the recommendation of the Planning Commission by approving the zoning map amendment and referring to second reading for adoption by ordinance.

**Proposed Motion:**

I move to uphold the recommendation of the Planning Commission by approving the zoning map amendment and referring to second reading for adoption by ordinance.

**Attachments:**

Ordinance

Case Maps

Exhibit A – Planning Commission Staff Report

Exhibit B – February 19, 2025 Planning Commission Hearing Minutes