

## STAFF REPORT

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**Date:** July 24, 2024

**To:** Mayor and City Council

**Through:** Jackie Bryant, Interim City Manager

**Subject:** Staff Report (For Possible Action): Ordinance Adoption – Bill No. 7272 LDC24-00044 (Riverside SPD) – Ordinance to amend Title 18, Chapter 18.02 of the Reno Municipal Code, entitled "Zoning," rezoning a ±1.39 acre site located west of the terminus of Riverside Drive north of the Truckee River from Multi-Family – 30 units per acre (MF-30) to Specific Plan District (SPD); together with matters which pertain to or are necessarily connected therewith.

**From:** Grace Mackedon, Senior Management Analyst

**Department:** Development Services - Planning

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### **Summary:**

The ±1.39-acre subject site is located north of the Truckee River west of the terminus of Riverside Drive. The attached ordinance is a zoning map amendment from Multi-Family – 30 units per acre (MF-30) to Specific Plan District (SPD). Staff recommends adoption of the attached ordinance.

### **Alignment with Strategic Plan:**

Economic and Community Development

### **Previous Council Action:**

June 12, 2024 – Council approved the first ordinance reading:

Ayes: Ebert, Brekhus, Martinez, Reese, Schieve, and Taylor

Nays: Duerr

Absent: None

At the June 12, 2024, Reno City Council meeting there was discussion regarding traffic, fire access, and parking. Councilmember Brekhus recommended removing reference to improvements on the neighboring property, and adding language that fire access would be met at the time of building permit. Based on the feedback received from Council, the applicant removed all references to improvements on neighboring private property and added language regarding emergency vehicle access. Those changes are reflected in the attached SPD Handbook.

**Financial Implications:**

None at this time

**Legal Implications:**

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

**Recommendation:**

Staff recommends Council adopt Ordinance No. \_\_\_\_\_

**Proposed Motion:**

I move to adopt Ordinance No. \_\_\_\_\_

**Attachments:**

Ordinance & SPD Handbook