

## STAFF REPORT

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**Date:** April 10, 2024

**To:** Mayor and City Council

**Through:** Doug Thornley, City Manager

**Subject:** Staff Report (For Possible Action): Ordinance Introduction – Bill No. \_\_\_\_\_ Case No. LDC24-00033 (Plumb Lane Properties) Ordinance to amend Title 18, Chapter 18.02 of the Reno Municipal Code, entitled “Zoning,” rezoning a ±0.88-acre site from Professional Office (PO) and Single-Family Residential 8 Units per Acre (SF-8) to Mixed-Use Urban (MU). The 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

**Department:** Development Services - Planning

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### **Summary:**

The applicant is requesting a rezoning 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 current zoning districts do not conform to the Urban Mixed-Use (UMU) Master Plan land use designation. The proposed change to MU zoning will bring the four parcels into conformance with the Master Plan land use designation, which supports higher intensity commercial and residential development along the Plumb Lane Urban Corridor and is appropriate given the nearby commercial uses along Plumb Lane. No additional uses or buildings are proposed at this time. Due to residential zoning to the south, compliance with residential adjacency standards will be required for any new nonresidential 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 March 6, 2024 (**Exhibit B**). The applicant's representative gave a presentation describing the current development at the site, surrounding land uses, and the reasoning for the zone change request. Staff established that the existing zoning districts do not conform to the UMU Master Plan land use designation and that the zone change will bring them into conformance while facilitating future maximization of the property's usefulness in line with the Plumb Lane Urban Corridor established in the Master Plan. Staff clarified that rezoning to General Commercial (GC) like many of the surrounding parcels is not allowed as a nonconforming zone under the Master Plan land use designation. Staff emphasized that adherence to residential adjacency standards would be required for any new nonresidential development due to adjacent residential zoning. The Planning Commission asked about City plans to bring parcels with nonconforming zoning into conformance and confirmation on review for residential adjacency standards for potential commercial development.

**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 the compatibility of the proposed zoning with surrounding land uses and the Master Plan.

The proposed zone change from PO and SF-8 to MU appears to be generally consistent and compatible with the existing adjacent land uses to the north, east, and west (office buildings) as well as other commercial uses along Plumb Lane in the vicinity. Code contains numerous residential adjacency standards that provide an added level of protection to maintain compatibility with the SF-8 zoned parcels to the south.

**Planning Commission Vote:**

Recommendation for approval: five in favor, none opposed, two 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 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 (RTC).
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 Nevada Revised Statute (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 that 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 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 that 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

Exhibit B – Planning Commission Minutes (Excerpt Draft)

Legal Notice