



Planning Commission Training

The Importance of Land Use Findings

November 21, 2024

Understanding Commissioners Role in Decision Making Process

- Planning Commissioners are *policy advisors*
- City Council are *policy makers*
- City staff are *policy administrators and enforces* of plans and codes adopted by Council.

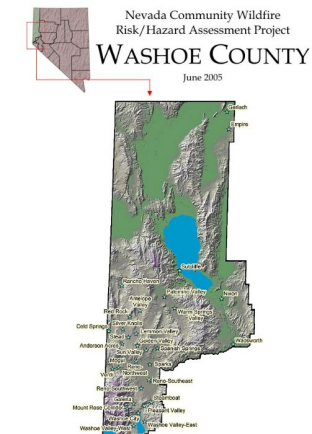
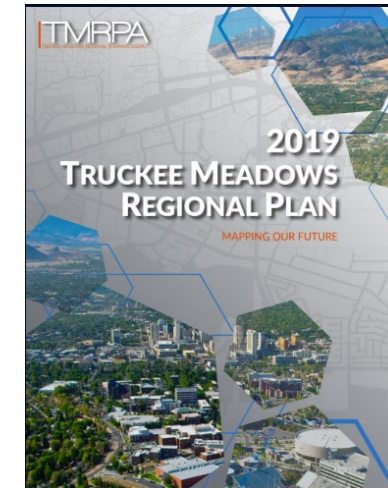
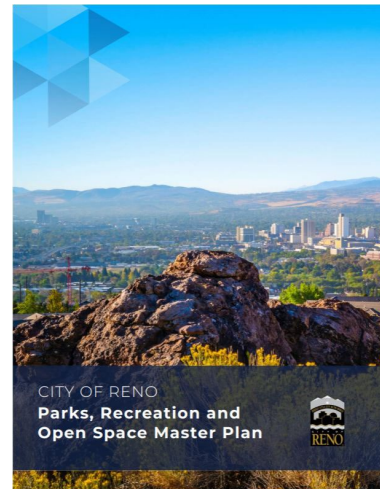


How Does Development Happen?

- What is the property **zoned**?
- Is the **use** allowed?
- Is the project **designed** to meet all the rules and regulations?
 - Zoning Code
 - Building Code
 - Fire Code
 - Public Works Design Manual



Where do the Other Documents Fit?



Why are *Findings* Important?

- Compatible
- Follows development standards
- Public services and facilities are available
- Detrimental to public health, safety or welfare



Staff Reports Demonstrate the *Findings*



- Background
- Analysis
 - Compatibility with Surrounding Uses
 - Site Design (Mitigate the impacts)
 - Traffic, Access and Circulation
 - Utilities and Services
 - Master Plan Conformance
 - Public and Stakeholder Engagement

PLANNING COMMISSION STAFF REPORT	
Date:	February 1, 2023
To:	Reno City Planning Commission
Subject:	Staff Report (For Possible Action): Case No. LDC23-00034 (Roter Investments of Nevada Self Storage) – A request has been made for a conditional use permit to establish a 523-unit mini-warehouse facility in an existing tenant space within the property known as Reno Town Mall. The ±15.94 acre project site is located south of West Peckham Lane, ±295 feet west of its intersection with South Virginia Street. The project site is located within the Mixed-Use Urban (MU) zoning district and has a Master Plan land use designation of Suburban Mixed-Use (SMU).
From:	Carter Williams, Assistant Planner
Ward #:	2
Case No.:	LDC23-00034 (Roter Investments of Nevada Self Storage)
Applicant:	Roter Investments of Nevada
APN:	024-140-18
Request:	Conditional Use Permit: To establish a 523-unit mini-warehouse facility in an existing tenant space within the property known as Reno Town Mall. See Case Maps (Exhibit A)
Location:	See Case Maps (Exhibit A)
Proposed Motion:	Based upon compliance with the applicable findings, I move to approve the conditional use permit, subject to conditions listed in the staff report.
Summary: The project site is comprised of one ±15.94-acre parcel located south of West Peckham Lane, ±295 feet west of its intersection with South Virginia Street. The proposed conditional use permit would allow a 523-unit mini-warehouse facility in an existing tenant space within the property known as Reno Town Mall. Key project issues include: 1) mix of uses; 2) compatibility; and 3) adaptive reuse.	

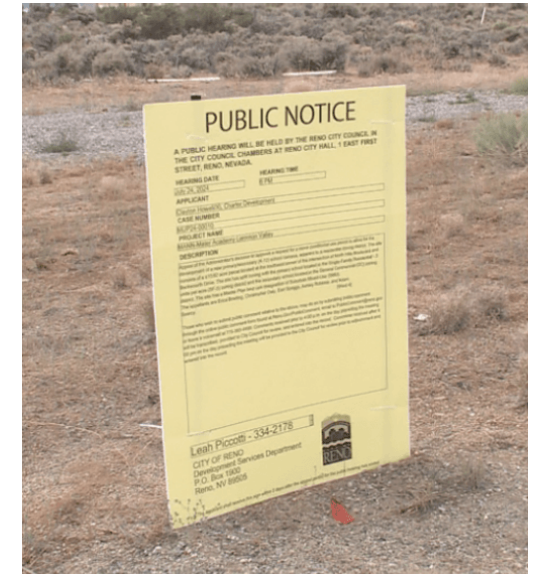
Consider the Community and Regulations

- Consider the views of the entire community, not just one voice
- Make sure the decision is not in conflict with zoning



Consistent Public Review Process

- Courtesy notice postcards
- NAB
 - Not a requirement for the applicant to attend
- Public notice postcards/Signs
- Staff report
 - Staff adds Conditions of Approval (**mitigate impacts**)
- Planning Commission makes recommendations



How Does Staff Factor in Input?

- Can the concerns be mitigated by working with the applicant?
- Can public concerns be addressed with Conditions of Approval?



How to Create Conditions of Approval

- Make sure the Conditions of Approval have a logical link between the condition being imposed and the impact of the project.



Questions