

**PLANNING COMMISSION
STAFF REPORT**

Date: January 15, 2025

To: Reno City Planning Commission

Subject: Staff Report (For Possible Action - Recommendation to City Council) Case No. LDC25-00024 (900 Western Road Zoning Map Amendment) - A request has been made for a zoning map amendment from the Single-Family Residential (3 Units Per Acre) (SF-3) zoning district to the Single-Family Residential (8 Units Per Acre) (SF-8) zoning district. The ±.83-acre site is located on the northeast corner of the intersection at Omaha Street and Western Road. The subject site has a Master Plan land use designation of Single-Family Neighborhood (SF).

From: Daniel Martoma, Associate Planner Specialist

Ward #: 4

Case No.: LDC24-00024 (900 Western Road Zoning Map Amendment)

Applicant: Ryan T. Sims

APN: 082-315-02

Request: **Rezoning (Zoning Map Amendment):** From Single-Family Residential (3 Units Per Acre) (SF-3) zoning district to the Single-Family Residential (8 Units Per Acre) (SF-8) zoning district on ±0.83 acres.

Location: See Case Maps (**Exhibit A**)

Proposed Motion: Based upon compliance with the applicable findings, I move to recommend that the City Council approve the zoning map amendment.

Summary: The ±.83-acre site is located on the northeast corner of the intersection at Omaha Street and Western Road. Although the current Single-Family Residential (3 Units Per Acre) (SF-3) zoning district conforms to the subject site's Single-Family Neighborhood (SF) Master Plan land use designation, the proposed change to Single-Family Residential (8 Units Per Acre) (SF-8) zoning is intended to modify the parcel's development standards while maintaining the parcel's conformance with the SF Master Plan land use designation (**Exhibit B**). Key issues related to this

request include: 1) compatibility of the proposed zoning with surrounding zoning districts; and 2) conformance with the Master Plan. The proposed SF-8 zoning is consistent with the established zoning of the surrounding properties of the subject site as most of these parcels share the SF Master Plan land use designation. Staff can make all of the findings and recommends approval of the zoning map amendment.

Background: The subject site has a single-family residence on the property that was built in 1940, based on records from the Washoe County Assessor’s Office. The existing structure is ±712 square feet and is connected to city water and private septic. Many of the properties within the proximal vicinity of the subject site are zoned Single-Family Residential (8 Units Per Acre) (SF-8), most notably the Panther Valley Estates subdivision which is located due north. Both the subject site’s current zoning of Single-Family Residential (3 Units Per Acre) (SF-3) and the proposed SF-8 zoning conform to the subject site’s designated Master Plan land use of Single-Family Neighborhood (SF). Additionally, both zoning districts are primarily intended to accommodate single-family detached residential uses; however, the proposed zoning change to SF-8 zoning will allow for the same developable area shared by many of the surrounding properties without compromising Master Plan conformance (**Exhibit B**).

Analysis:

Land Use Compatibility: The proposed zone change from SF-3 to SF-8 is consistent with the current zoning of many of the properties in the immediate vicinity. As a single parcel at ±.83 acres in size, it is expected to accommodate a potential property subdivision of six individual lots. Current zoning and land uses of the properties immediately surrounding the subject site are summarized in the table below:

	ZONING DISTRICTS	LAND USES
NORTH	Single-Family Residential (8 units Per Acre) (SF-8)	Single-Family
EAST	Large-Lot Residential (1 Acre) (LLR-1)	Single-Family
SOUTH	Single-Family Residential (8 units Per Acre) (SF-8)	Single-Family; Vacant
WEST	Large-Lot Residential (1 Acre) (LLR-1)	(1 Single-Family

As illustrated in the table above, the properties to the north and south of the subject site are zoned SF-8 while the properties to the east and west of the subject site are zoned LLR-1. It should be noted that, with a few conditionally approved exceptions, the zone change from SF-3 to SF-8 will not result in

differences in the allowed uses for the subject site (**Exhibit C**).

Development Standards: There are some differences between the SF-3 zoning district and the proposed SF-8 zoning district, and they are summarized in the table below:

ZONING	SF-3	SF-8
SETBACKS – FRONT / SIDE / REAR	30' / 5' / 30'	10' / 5' / 20'
MAX. HEIGHT	35'	35'
MAX. STORIES	2.5	2.5
MAX. BUILDING COVERAGE	40%	40% of the lot or common open space shall be provided equal to 20% of the gross project area
BASE DENSITY, MAXIMUM	3 du/acre	8 du/acre
LOT SIZE, MINIMUM	15,000 sf	7,000 sf

Specific design considerations regarding site layout, access, and improvements will be analyzed at the time of development to ensure compatibility with the properties surrounding the subject site. The timing of completion of improvements (e.g. connection to sewer, sidewalks/curbs, etc.) shall be constructed and completed within and to serve the subdivision or development prior to the issuance of any certificate of occupancy for the subdivision or development. Any future project will be required to connect to City sewer.

Master Plan Conformance: The subject site has a Master Plan land use designation of Single-Family Neighborhood (SF) and is located within the Foothill Neighborhoods per the Structure Plan Framework of the Reno Master Plan. The proposed zoning map change to SF-8 is in substantial conformance with the Master Plan land use designation and the following applicable Master Plan goals and policies:

- GP 4.1A: Housing Options
- GP 4.3B: Infill and Redevelopment

Public and Stakeholder Engagement: The project was reviewed by various City divisions and partner agencies, and no noted concerns were identified at the time this report was prepared. The application was reviewed at the Ward 4 Neighborhood Advisory Board (NAB) meeting on December 19, 2024, and public comments centered around: 1) preservation efforts for the existing mature trees, 2) potential subdivision and development of 6 residential lots, and 3) future neighborhood outreach efforts from the developer to the surrounding community. A courtesy

notice was sent out to surrounding property owners, and no comments were received. Any future comments will be forwarded to the Planning Commission as they are received.

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.
- 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.

Attachments:

Exhibit A – Case Maps

Exhibit B – Zoning Comparison Map

Exhibit C – Comparison of Allowed Uses