

STAFF REPORT

Date: April 23, 2025

To: Mayor and City Council

Through: Jackie Bryant, City Manager

Subject: Ordinance Introduction - Bill No. _____ (For Possible Action): Case No. LDC25-00043 (Earl Wooster and Corbett Zone Change) - Ordinance to amend Title 18, Chapter 18.02 of the Reno Municipal Code, entitled “Zoning,” rezoning a ±43.13 acre site located at the northeast corner of East Plumb Lane and Harvard Way and another portion north of Villanova Drive, ±132 feet east of its intersection with Harvard Way, from Single-Family Residential – 8 units per acre (SF-8) to Public Facility (PF); together with matters which pertain to or are necessarily connected therewith. [Ward 3]

From: Carter Williams, Associate Planner

Department: Development Services - Planning

Summary:

The ±43.13-acre site is composed of two parcels each located on either side of Villanova Drive (1901 Villanova Drive and 1331 East Plumb Lane). This is a request for a zone change from Single-Family Residential - 8 units per acre (SF-8) to Public Facility (PF). The PF zone is a conforming district within the Public/Quasi-Public (PQP) 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 along with conformity with the Master Plan (**Exhibit A**). The proposed requests include two existing school facilities operated by Washoe County School District. Corbett

Elementary School was constructed in 1958 and Earl Wooster High School in 1962.

Discussion:

Draft minutes from the Planning Commission hearing held on March 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.

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 – March 19, 2025 Planning Commission Hearing Minutes