

**PLANNING COMMISSION
STAFF REPORT**

Date: December 7, 2023

To: Reno City Planning Commission

Subject: Staff Report (For Possible Action-Recommendation to City Council): Case No. LDC24-00020 (Mill and Greg Street Master Plan and Zoning Map Amendment) - A request has been made for: 1) a Master Plan amendment from ±6.88 acres of Urban Mixed-Use (UMU) to Suburban Mixed-Use (SMU) and 2) a zoning map amendment from ±6.88 acres of Mixed-Use Urban (MU) to General Commercial (GC). The ±6.88 acre site encompasses five parcels located on the northwest corner of Mill Street and Greg Street.

From: Carter Williams, Assistant Planner

Ward #: 3

Case No.: LDC24-00020 (Mill and Greg Street Master Plan and Zoning Map Amendment)

Applicant: Kenneth Crawford, Sierra Range Consultants

APN: 012-220-15, -16, -19, -21, & -36

Request:

1. **Master Plan Amendment:** From ±6.88 acres of Urban Mixed-Use (UMU) to Suburban Mixed-Use (SMU)
2. **Rezoning (Zoning Map Amendment):** From ±6.88 acres of Mixed-Use Urban (MU) to General Commercial (GC)

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

Proposed Motion: Based upon compliance with the applicable findings, I move to adopt the Master Plan amendment by resolution and recommend that City Council approve the Master Plan and zoning map amendments, subject to conformance review by the Regional Planning Commission.

Summary: The ±6.88-acre site consists of five parcels located on the northwest corner of Mill Street and Greg Street and is accessed from Mill Street. This is a request for; 1) a Master Plan amendment from Urban Mixed-Use (UMU) to Suburban Mixed-Use (SMU) and 2) a zoning map amendment from Mixed-Use Urban (MU) to General Commercial (GC). The requested amendments are displayed in the provided Master Plan and zoning comparison display maps

(Exhibit B). Key issues include: 1) compatibility of the proposed zoning with surrounding zoning and land uses and 2) conformance with the Master Plan. The proposed SMU Master Plan land use designation and GC zoning district are appropriate and compatible with the surrounding land uses and zoning.

Background: Several industrial buildings, constructed between 1969 and 1970, and open lot parking comprise the site. Prior to 2017, the subject properties were zoned Mixed-Use (MU/MSTC) and had a Master Plan land use designation of Special Planning Area/Mill Street Transit Oriented Development Corridor/River Landing at Mill (SPA/MSTC/RLM). These plans focused on higher-density development and pedestrian connectivity and amenities near the cluster of transit stops in the area. With the adoption of the Reimagine Reno Master Plan in 2017, the subject properties were given the designation of Urban Mixed-Use (UMU), and the zoning was translated to Mixed-Use Urban (MU). Adjacent properties to the south and east that previously held the MU/MSTC and Industrial (I) Master Plan land use designations were all reclassified as Mixed-Employment (ME) in 2017, which better represented the enmeshed light industrial, auto-oriented development pattern of the area.

Analysis: The current Master Plan land use designation of Urban Mixed-Use (UMU) provides opportunities for higher density development, as well as a mix of uses, along corridors. The subject site is located along an Urban Corridor according to the Structure Plan of the Reno Master Plan, but the location of these properties is on the tail end of the corridor. Although there are an abundance of transit stops within the vicinity, the mix of industrial/employment type uses, and the auto-oriented environment, do not yet support the type of setting an urban corridor contemplates.

The proposed Master Plan land use designation of Suburban Mixed-Use (SMU) provides an opportunity for a broader mix of uses while also preserving opportunities for higher-density infill and redevelopment in the future. It also provides opportunities for higher-density housing within proximity to services and employment. The proposed SMU land use designation acts as a transitional element between the Mixed-Use Urban corridor and the employment logistics areas to the south and east.

The current MU zoning designation would become non-conforming with the change to the SMU Master Plan land use designation. The proposed General Commercial (GC) zone would conform to the SMU designation and would be compatible with surrounding land uses.

Land Use Compatibility: To the north and west of the site, properties carry the UMU Master Plan designation and MU zoning, while to the south and east, properties have the Mixed-Employment (ME) Master Plan designation and Mixed-Employment (ME) and Industrial Commercial (IC) zoning designations. These have some stark differences, particularly as they relate to residential. ME and IC designations generally do not support residential land uses while MU has unlimited

residential density. General Commercial provides for a transition between these areas by limiting density to 45 units per acre while still providing the opportunity for a mix of commercial uses anticipated on transit-oriented corridors.

The zone change from MU to GC will result in differences in the allowed uses for the subject properties (**Exhibit C**). Generally, commercial land uses are prioritized while still allowing for medium-to-high density residential. The most notable differences include gun ranges being allowed with a conditional use permit where previously prohibited, indoor manufacturing becoming prohibited where previously allowed by-right, and warehouse and distribution uses also becoming prohibited where previously allowed with a conditional use permit.

Development Standards: Certain differences are present between the existing MU zone and the proposed GC zoning district, and are summarized in the table below:

ZONING	MU	GC
SETBACKS – FRONT / SIDE / REAR	12' / 0 or 5' / 0 or 5'	10' / 0 or 10' / 0 or 10'
MAX. HEIGHT	No limit	65'
MAX. STORIES	No limit	5
MIN. FLOOR AREA RATIO (FAR)	0.25	None
MAX. RESIDENTIAL DENSITY	No limit	45 dwellings / acre
MIN. LANDSCAPING	5% - 20%	15%

Generally, design standards associated with mixed-use districts remain the same, such as requirements for architectural features and ground floor interest. The building height maximums proposed with the GC zone are generally consistent with that of the ME and IC zone. Master Plan Policy C-UC.15 supports the use of height and massing strategically along corridors to establish identity for specific areas. Additionally, setbacks for the GC zone are identical to that of ME and IC, so setbacks will match on either side of Mill Street at this point along the corridor.

A notable change is that the MU zone requires that one percent of the project cost go towards pedestrian amenities, while GC has no such requirement. Because these properties are located towards the end of the urban corridor, staff finds that this area may not be a priority area for pedestrian-oriented development in the same way that an area closer to the urban core would. Regardless, the Regional Transportation Commission (RTC) currently has the Mill Street Capacity and Safety Project underway that will require the reconstruction of all sidewalks along the Mill Street frontage of this site to minimum city standards including addressing existing deficiencies in accessibility.

Master Plan Conformance: With the approval of the Master Plan amendment the subject site would have the designation of Suburban Mixed-Use. The site is located along a boundary between

a Mixed Use Area and Industrial/Logistics Employment Area per the Structure Plan Framework of the Reno Master Plan. The proposed amendments are supportive of the following Master Plan policies:

- 1.5B: Urban Revitalization
- 2.2B: Underutilized Properties
- 4.1B: Geographic Diversity
- C-UC.15: Height and Massing

Public and Stakeholder Engagement: No concerns were identified from the external agency comments that were received for this application though RTC expressed interest in coordinating with the applicants on the Mill Street project. The applicant presented the project at the Ward 3 Neighborhood Advisory Board (NAB) meeting on November 7, 2023, and no concerns were identified. A courtesy notice was sent out to surrounding property owners upon initial submission of the project and one comment was received in opposition (**Exhibit D**) though this comment was submitted in an early iteration of the application where the applicant requested Industrial (I) zoning and Master Plan designation. The applicant will host a neighborhood meeting on November 6, 2023, to satisfy the requirements of NRS 278.210. Any future comments will be forwarded to the Planning Commission as they are received.

Findings:

General Review Criteria and Considerations: 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.

Master Plan Amendment: To adopt an amendment to the Master Plan Land Use Map, the City Council shall find that:

- (1) The amendment is in substantial conformance with Master Plan priorities and policies;
- (2) Activities and development allowed by the proposed land use will be reasonably compatible with nearby land uses; and
- (3) Plans are in place to provide public services and facilities in accordance with the Master Plan Concurrency Management System.

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); and
- (2) The amendment is in substantial conformance the Master Plan.

Attachments:

Exhibit A – Case Maps

Exhibit B – Master Plan and Zoning Comparison Maps

Exhibit C – Land Use Table Comparison

Exhibit D – Public Comment

Resolution No. 04-23

RESOLUTION ADOPTING AN AMENDMENT TO THE MASTER PLAN, PLANNING CASE NO. LDC24-00020 (MILL AND GREG STREET MASTER PLAN AND ZONING MAP AMENDMENTS), FROM ±6.88 ACRES OF URBAN MIXED-USE (UMU) TO SUBURBAN MIXED-USE (SMU) LOCATED ON THE NORTHWEST CORNER OF MILL STREET AND GREG STREET, AND FURTHER DESCRIBED IN PLANNING CASE NO. LDC24-00020 (MILL AND GREG STREET MASTER PLAN AND ZONING MAP AMENDMENTS), AS A PART OF THE LAND USE PLAN, AND RECOMMENDING THE SAME TO THE RENO CITY COUNCIL.

WHEREAS,

- A. In accordance with NRS 278.150, the City of Reno Master Plan was adopted by the Reno City Planning Commission and the Reno City Council as a long-term general plan for the physical development of the City;
- B. In accordance with NRS 278.210 through 278.320 amendments to that plan are to be adopted by the Planning Commission who also makes certain recommendations to the City Council, and based on the recommendations of the Planning Commission, the City Council makes certain determinations (set out in NRS 278.320) and adopts such parts of the Master Plan as may practicably be applied to the development of the city for a reasonable period of time next ensuing (NRS 278.220);
- C. In the above referenced Planning Case, the Planning Commission has been asked to consider a change to the Land Use Plan of the City Master Plan as described above;
- D. Following a public hearing on December 7, 2023, in compliance with NRS 278.210 through 278.230, the Planning Commission has considered all evidence before it, including documents and testimony;

NOW, THEREFORE, BE IT RESOLVED BY THE RENO CITY PLANNING COMMISSION:

- 1. That the maps, documents and descriptive material in Planning Case No. LDC24-00020 (Mill and Greg Street Master Plan and Zoning Map Amendment) (hereafter referred to as

“the Amendments”) are related to the planning and physical development of the City and are hereby **ADOPTED** as Amendments to the City of Reno Master Plan; and

2. That the Planning Commission recommends that the City Council make the determination that with the Amendments, the City of Reno Master Plan will continue to serve as:
 - (a) A pattern and guide for that kind of orderly physical growth and development of the city which will cause the least amount of natural resource impairment and will conform to the adopted population plan, where required, and ensure an adequate supply of housing, including affordable housing; and
 - (b) A basis for the efficient expenditure of funds thereof relating to the subjects in the master plan.
3. That the Planning Commission recommends that the City Council adopt such parts of the Amendments as may practicably be applied to the development of the city for a reasonable period of time next ensuing, subject to conformance review of the Regional Planning Commission.

Upon motion of _____, seconded by _____,
the foregoing Resolution was passed and adopted this 7th day of December, 2023, by the following
vote of the Commission:

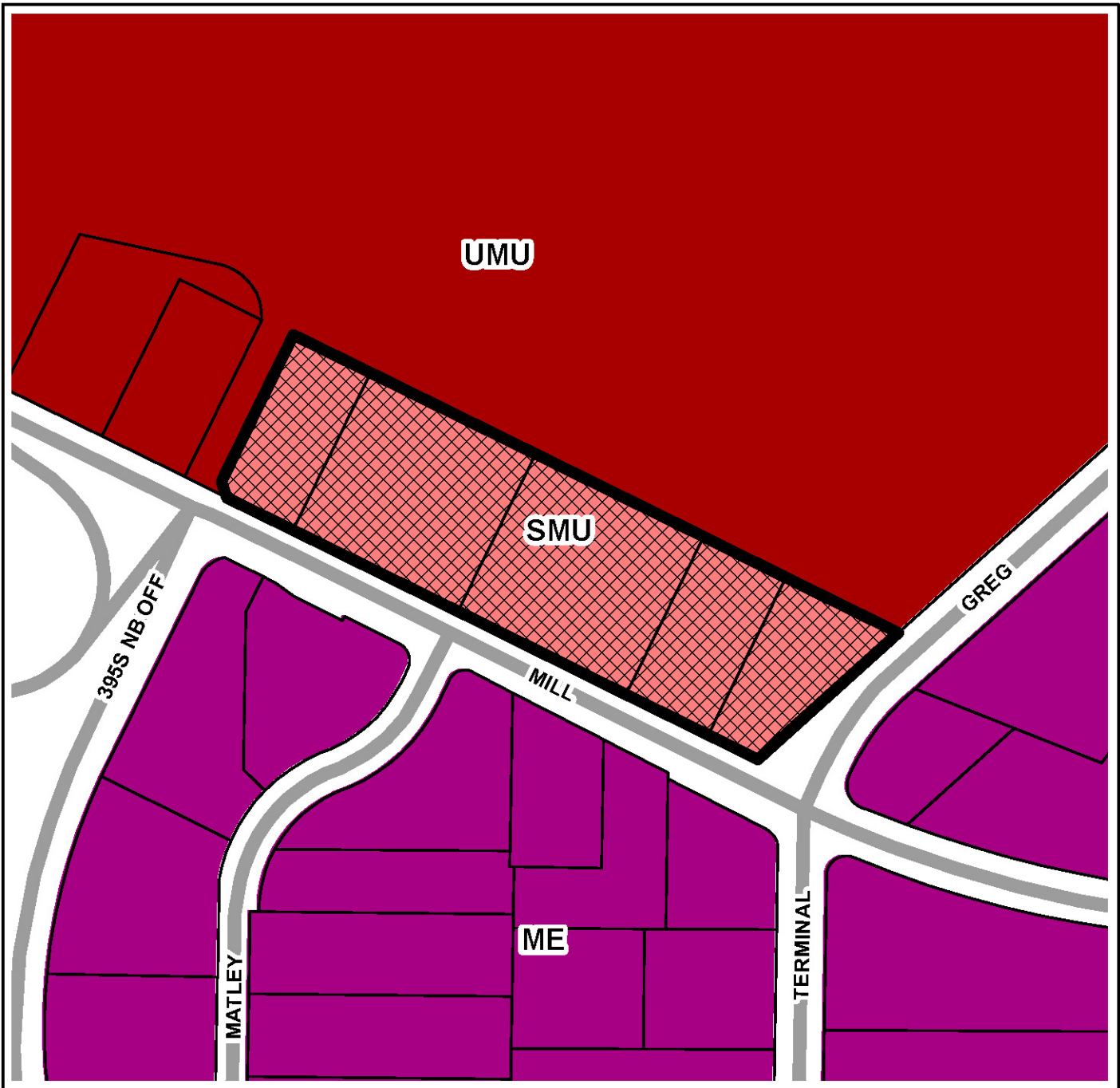
AYES: _____
NAYS: _____
ABSTAIN: _____ ABSENT: _____

APPROVED this __ day of _____, 20__.


CHAIRPERSON

ATTEST:

PLANNING MANAGER
RECORDING SECRETARY



LDC24-00020
(Mill and Greg Street Master Plan
and Zoning Map Amendment)

 **MASTER PLAN AMENDMENT**
FROM | ±6.88 Acres of UMU
TO | ±6.88 Acres of SMU



0 0.015 0.03 0.06
Miles

The information hereon is approximate and is intended for display purposes only. Reproduction is not permitted. For additional information, please contact the City of Reno Development Services Department.



Development Services
Department

1 East 1st Street Phone: 321-8309
P.O. Box 1900 Fax: 334-2043
Reno, NV 89505 www.reno.gov

Map Produced: November 2023