

- 5.4 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. **[Ward 3]**

Martin Harsin, representing one of the property owners, gave an overview of the project.

Carter Williams, Assistant Planner, provided staff analysis and recommended approval.

Disclosures: spoke with people in opposition, familiar with the site

Public Comment:

Andrew Diss, Grand Sierra Resort (GSR), stated they have not had any outreach from the applicants. This is the first time they are seeing there will be a proposed fire arms business and they are opposed to that.

Ken Crawford, representing property owner, stated they had reached out to the GSR and he is available to answer questions.

Jerome Hawkins, Director of Training and NFA Compliance, spoke regarding the training they offer and past connections with the GSR.

Questions:

Commissioner Velto asked who the applicant spoke with at the GSR.

Mr. Hawkins stated he reached out to the Security Director and met with him on Tuesday. He also reached out to the Supervisor for SRT to try and re-initiate what they had done in the past. That training occurred in 2017.

Commissioner Velto asked if they had any communication with the GSR from the time they had the 2017 training until this week about this application.

Mr. Hawkins stated no, they did not know they would be doing this until after 2021/2022.

Commissioner Velto asked about the finding of conformance and stated he is trying to understand why it makes sense to transition down within the same block. He asked if this is consistent with how we consider transitioning down.

Mr. Williams stated it would be good planning practice to maintain similar design standards on both sides of the street. From a standards conformance standpoint we would consider this conforming.

Commissioner Velto discussed the allowed uses under the existing zoning versus the proposed zoning. Under the proposed zoning hotels with non-restricted gaming, hotel condominiums, and cannabis dispensaries are some of the things that would be prohibited. Given that our guiding principals encourage vibrant neighborhoods, economic development, and tourism, wouldn't it make sense to keep those uses allowed when this area is directly adjacent to a resort and casino.

Mr. Williams stated with the uses for Mixed Use Urban specifically, we could just get more industrial. By narrowing it down to a more commercial centric area, it better targets that area for a mix of uses. He does not see the uses that would be prohibited as a hit against this application, it is still supportive based on all the other uses that would be allowed. Because this site is at the end of an urban corridor leading into more of an industrial area, the transition down from uses makes sense.

Commissioner Velto discussed uses that would be permitted under the proposed zoning that were brought up during public comment. He asked how staff evaluated the potential for gun range and chemical processing uses, given the proximity to casino and resort uses.

Mr. Williams stated he believes chemical processing requires a conditional use permit so there would be an extra step before that use would be allowed.

Mr. Williams confirmed for Commissioner Villanueva that this is in the City of Reno Sphere of Influence. He explained the Urban Corridor is part of the structure plan and this is within the Mixed Use area of the structure plan and General Commercial is a Mixed Use zone.

Commissioner Rohrmeier asked staff to explain the Regional Transportation Commission's (RTC) plan for intensification of that same corridor staff said is at the tail end of the Mill Street Urban Corridor. She asked how we can talk about down-zoning and de-intensifying something where the RTC is trying to create more intensification.

Mr. Williams stated the RTC is working on a project to widen Mill Street which creates more of an auto-oriented environment. The existing development in the area does not provide opportunity for expanded sidewalks and pedestrian amenities and those are required on the southern side of Mill Street.

Mike Railey, Planning Manager, made a clarification on the structure plan. It appears that the structure plan Mixed Use area ends at the GSR. This would be in the Industrial Logistic Employment area that extends to Terminal Way. So it is identified in the structure plan as a less intense area.

Commissioner Rohrmeier stated she is trying to understand if there was a goal through this pedestrian and corridor safety RTC initiative to create better connection between the airport and the GSR.

Mr. Williams stated there is already a strong connection. There are two routes along Mill Street and at least one route and two stops that exist within the GSR facility itself. A transition to Suburban Mixed Use would not hinder that development by RTC.

Commissioner Beccerra asked if this zone change is a prerequisite for the RTC project to be successful.

Mr. Williams stated it would not impact their ability either way to construct the project.

Commissioner Beccerra asked if staff has communicated with the GSR as a large stakeholder in that community, and if a zone change demands such conversations with large stakeholders before a change is made.

Mr. Williams stated the GSR is within the noticing distance and they did receive two notices. There is a Neighborhood Advisory Board (NAB) meeting and members of the staff did have an in-person meeting. Master Plan amendments

do have an additional neighborhood meeting requirement and that was held yesterday.

Commissioner Beccerra asked if there was any feedback at the neighborhood meeting.

Mr. Harsin stated there was not really any further communication in yesterday's meeting. This is a fairly small sliver of land that is backed up to the GSR's pond.

Mr. Crawford confirmed for Commissioner Beccerra that this would be the fourth facility. He also confirmed that none of them are adjacent to a casino.

Chair Drakulich stated he has not seen General Commercial next to a casino before and asked staff to explain the thought process to recommending that here.

Mr. Williams stated if a Suburban Mixed Use zone was submitted or General Commercial they would have had the same perspective. Probably more with General Commercial because of the development standards. There is not a lot of opportunity for General Commercial because most of our hotel casino activities are more towards the core. In this case we have one that is directly abutting a lower intensity zone.

Mr. Railey clarified that Mr. Williams was correct, the Mixed Use ends at this property. Everything to the south of this property is in the less intense Industrial Logistic Employment designation.

Discussion:

Commissioner Velto stated he does not think he can support this application as it is non-conforming and is not consistent with what the Master Plan says we should prioritize. He is not convinced that the potential allowed uses are consistent with having a strong regional local economy. He is concerned with what is permitted and what is prohibited. The potential to allow uses like a gun range and chemical processing is concerning and not consistent with what we should be prioritizing. What would be prohibited is more concerning because one of the guiding principles tells us to encourage economic development and tourism, yet this proposed zoning prohibits hotels with non-restricted gaming licenses, hotel condominiums, cannabis dispensaries, warehouse and distribution, and private community centers. He also can't make a finding of pedestrian safety given the potential allowance of a gun range. He would be concerned about changing zoning that would prohibit things that are consistent with how this area is developing.

Commissioner Armstrong stated he has a hard time supporting a downward transition from Urban Mixed Use despite staff recommendation. He also has some discomfort with the allowable uses in the downzoning, in particular the gun range. He views this as a significant departure from the existing Master Plan. The current Master Plan designation is appropriate for the area.

Commissioner Rohrmeier expressed support for comments made by Commissioners Velto and Armstrong. She does not see this as a location to have less intensification of land use. She does not see this as a suburban character.

Chair Drakulich also expressed support for the comments made by fellow commissioners. He can't support the deviation from the Master Plan or the rezoning to General Commercial.

Commissioner Beccerra agreed with previous comments.

Commissioner Villanueva stated she does not like to change the Master Plan in general and not in this case for the reasons expressed by her colleagues.

It was moved by Alex Velto, seconded by Manny Becerra, to deny the request. Motion Pass.

RESULT:	Denied [6 TO 0]
MOVER:	Alex Velto, Commissioner
SECONDER:	Manny Becerra, Commissioner
AYES:	Drakulich, Armstrong, Becerra, Rohrmeier, Velto, Villanueva
NAYS:	
ABSENT:	Arthur Munoz
ABSTAIN:	
RECUSED:	