

**PLANNING COMMISSION
STAFF REPORT**

Date: May 8, 2025

To: Reno City Planning Commission

Subject: Staff Report (For Possible Action – Recommendation to City Council): Case No. LDC25-00048 (7720 Security Circle Zone Change) - A request has been made for a zoning map amendment from Mixed-Use Suburban (MS) to Mixed Employment (ME). The ±1.55 acre site is composed of three parcels generally located southeast of the intersection of Security Circle and North Virginia Street. Two of the parcels are located east of North Virginia Street, ±289 feet south of its intersection with Security Circle and the third is south of Security Circle, ±177 feet east of North Virginia Street. The site has a Master Plan land use designation of Mixed-Employment (ME). [Ward 4]

From: Carter Williams, Associate Planner

Ward #: 4

Case No.: LDC25-00048 (7720 Security Circle Zone Change)

Applicant: Richard Jacobson

APN: 082-492-01, -04, & -05

Request: **Zoning Map Amendment:** from ±1.55 acres of Mixed-Use Suburban (MS) to Mixed Employment (ME).

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

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

Summary:

This is a request for a zone change from Mixed-Use Suburban (MS) to Mixed Employment (ME) on a ±1.55 acre site composed of three parcels generally located southeast of the intersection of Security Circle and North Virginia Street. The requested amendment is shown in the provided zoning comparison display map (**Exhibit B**). The ME zone is a conforming district within the Mixed-Employment (ME) Master Plan land use designation whereas the existing MS zone is not. 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 recommends that the requested zoning map amendment be approved.

Background:

Analysis:

Land Use Compatibility: The site and the area to the east of North Virginia Street are characterized by light, small-scale industrial uses and limited commercial. To the west of North Virginia Street there are single-family neighborhoods and mobile home communities. Areas north of the site along North Virginia Street are dominated by heavier industrial, warehouse, and employment uses. The area around this subject site was intentionally designated for Mixed Employment zoning because of its relationship to surrounding neighborhoods and marking the end of the mixed-use section of the North Virginia corridor.

With the code update in January of 2025, many industrial uses that are already existing in this area would now be required to submit conditional use permits to establish. The current request for a zone change to ME would allow uses like indoor manufacturing, warehousing, and other indoor light industrial uses to be allowed by right which is consistent with supporting employment centers. Changes in land use allowance are indicated in the attached comparison land use table (**Exhibit C**). The property's proximity to residentially zoned property to the west requires that new development and significant remodels be reviewed through a minor site plan review process to ensure compatibility with nearby residential. Residential adjacency standards will still apply. Staff supports the implementation of the Master Plan through the ME zoning designation while maintaining the minor site plan review process and requirements for residential adjacency.

Development Standards: The zone change from MS to ME would not significantly change the development standards for the site. The only change would limit the height of buildings to 55 feet where previously any building constructed over 55 feet would require a minor site plan review.

Master Plan Conformance: The subject site has a Master Plan land use designation of Mixed-Employment (ME) and is located within an Industrial/Logistics Employment Area along a Suburban Corridor per the Structure Plan Framework of the Reno Master Plan. The proposed zoning map amendment supports the following Master Plan policies:

1.1B: Community Development
1.2D: Employment Centers
EA-ILA.1: Overall Mix

Public and Stakeholder Engagement: No concerns were identified from the external agency comments that were received for this application. The applicant presented the project at the Ward 4 Neighborhood Advisory Board (NAB) meeting on April 17, 2025, and no concerns were identified. A courtesy notice was sent out to surrounding property owners upon initial submission of the project and no comments were received. 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.

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 – Land Use Table Comparison