

**PLANNING COMMISSION
STAFF REPORT**

Date: February 19, 2025

To: Reno City Planning Commission

Subject: **Staff Report (For Possible Action): Case No. LDC25-00033 (NDI Office Rezoning) – A request has been made for a zoning map amendment from Neighborhood Commercial (NC) to General Commercial (GC). The ±0.99 acre site is located on the north side of Vassar Street, ±430 feet east of its intersection with Harvard Way (1855 Vassar Street). The site has the Master Plan land use designation of Suburban Mixed Use (SMU).**

From: Carter Williams, Associate Planner

Ward #: 3

Case No.: LDC25-00033 (NDI Office Rezoning)

Applicant: NDIDNA, LLC

APN: 013-271-16

Request: **Zoning Map Amendment:** from Neighborhood Commercial (NC) to General Commercial (GC)

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: The ±0.99-acre site is located on the north side of Vassar Street, ±430 feet east of its intersection with Harvard Way (1855 Vassar Street). This is a request for a zoning map amendment from Neighborhood Commercial (NC) to General Commercial (GC). The requested amendment is shown in the provided zoning comparison display map (**Exhibit B**). The GC zone is a conforming district within the Suburban Mixed-Use 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 recommends that the requested zoning map amendment be approved.

Background: The property has been zoned Neighborhood Commercial (NC), or otherwise limited commercial, since at least 1957. There are a few remaining pockets of NC zoning along the Kietzke Lane corridor, generally located near multi-family development. As this area has intensified, most residential properties have been upzoned to GC, allowing for an increase in the number of permitted residential units and giving the area more of a mixed-use character. As a result, remaining parcels zoned NC are more restricted in use and building form than that of most others around them. The site is currently developed as an office building and storage warehouse, but there is a small undeveloped portion at the rear of the property.

Analysis:

Land Use Compatibility: The area has a mix of high-density residential, office, general commercial, and hotel uses. Immediately to the south of this property is the United States Post Office Processing and Distribution Center. Within 300 feet of the property there are two areas zoned Multi-Family Residential – 30 units per acre (MF-30), but they are both separated from this parcel by existing commercial development. The predominant zoning in this area is General Commercial (GC).

Changes in land use allowance are indicated in the attached comparison land use table (**Exhibit C**). The GC zoning designation does allow for more intense commercial, lodging, multi-family, and some indoor light industrial uses (i.e. maintenance, repair, and renovation). The property’s proximity to residentially zoned property requires that expansions be reviewed through a site plan review process for compatibility with nearby residential.

Development Standards: The zone change from NC to GC would allow for more intense development on the site. However, any building constructed taller than 35 feet is required to be stepped back from adjacent property, proportional to the increase in height above 35 feet. Specific changes to the height, floor area ratio, and density are summarized in the table below:

ZONING	NC	GC
SETBACKS	No Change	
MAX. HEIGHT	35 ft	65 ft
MAX. FAR	1.5	None
MAX. DENSITY	30 units per acre	45 units per acre

Master Plan Conformance: The subject site has a Master Plan land use designation of Suburban Mixed-Use (SMU) and is located within an Outer Neighborhood per the Structure Plan Framework of the Reno Master Plan. The proposed zoning map amendment supports the following Master Plan policies:

- 1.2C: Existing Businesses
- 2.2B: Underutilized Properties

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 3 Neighborhood Advisory Board (NAB) meeting on January 7, 2025, and no concerns were identified (**Exhibit D**). 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

Exhibit D – Ward 3 NAB Staff Memo