

## STAFF REPORT

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**Date:** April 10, 2024

**To:** Mayor and City Council

**Thru:** Doug Thornley, City Manager

**Subject:** Staff Report (For Possible Action): Ordinance Introduction – Bill No. \_\_\_\_\_ Case No. LDC24-00041 (9590 North Virginia Street Zoning Map Amendment) Ordinance to amend Title 18, Chapter 18.02 of the Reno Municipal Code, entitled “Zoning,” rezoning a ±2-acre site from Mixed-Use Suburban (MS) to Industrial Commercial (IC). The single parcel is located on the north side of North Virginia Street, ±200 feet east of its intersection with Doubleback Road (9590 North Virginia Street). The site has a Master Plan land use designation of Industrial (I).

**From:** Leah Piccotti, Associate Planner

**Department:** Development Services - Planning

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### **Summary:**

The current Mixed-Use Suburban (MS) zoning district does not conform to the adopted Master Plan land use designation of Industrial (I). The proposed change to the Industrial Commercial (IC) zoning district will bring the parcel into conformance with the I Master Plan land use designation. Key issues related to this request include 1) compatibility of the proposed zoning with surrounding zoning districts, and 2) conformance with the Master Plan. Numerous properties in the area have recently been rezoned to IC in support of the Master Plan, and it is anticipated that additional properties in the area that are currently zoned MS will be rezoned to IC in the near future, either by City or voluntary initiation. The Planning Commission was able to make all the findings and recommends approval of the zoning map amendment.

### **Alignment with Strategic Plan:**

Economic and Community Development

### **Background:**

Prior to the recent Renovation zoning update the subject parcel had a zoning designation of Mixed Use/South Virginia Transit Corridor (MU/SVTC). This zoning was translated to the Mixed-Use Suburban zoning district with the update. The new code offers applicants the ability

to apply for a zoning map amendment to bring the zoning into conformance with the Master Plan land use designation at no cost to reconcile zoning inconsistencies with the Master Plan.

The Planning Commission staff report (**Exhibit A**) analyzed compatibility with the surrounding land uses, as well as conformity with the Master Plan. The proposed zone change from MS to IC appears to be consistent and compatible with land uses in the immediate vicinity. Existing development includes large warehouses/distribution centers to the north and south, with vacant parcels to the east and west.

**Discussion:**

The Mixed-Use Suburban (MS) zoning district does not currently conform to the Industrial (I) Master Plan designation. The Industrial Master Plan land use designation was assigned to the site and adjacent properties to the north of the railroad corridor through the adoption of the 2017 ReImagine Reno Master Plan. The Industrial land use designation provides opportunities for more intensive industrial uses including manufacturing/processing operations, maintenance and repair shops, and warehousing and distribution facilities.

The March 20, 2024, Planning Commission meeting minutes were not available as of the submittal of this staff report. The Planning Commission had no questions and there was no discussion. There was no public comment. The request was approved six in favor, none opposed, and one absent.

**Planning Commission Vote:**

Recommendation for approval: six in favor, none opposed, and one absent.

**Financial Implications:**

None at this time

**Legal Implications:**

Legal review completed for compliance with City procedures and Nevada law.

**Findings:**

**General Review Criteria:** 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 (RTC).
- 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.

**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 Nevada Revised Statute (NRS) 278.250(2) (outlined 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 that 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 of 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 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;
- n. To promote systems that use solar or wind energy;
- 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 with the Master Plan.

**Recommendation:**

The Planning Commission recommends Council adopt the requested zoning map amendment by ordinance.

**Proposed Motion:**

I move to uphold the recommendation of the Planning Commission and refer Bill No. \_\_\_\_\_ for a second reading and adoption.

**Attachments:**

Ordinance  
Case Maps  
Exhibit A - Planning Commission Staff Report  
Legal Notice