

PLANNING COMMISSION STAFF REPORT

Date: August 7, 2024

To: Reno City Planning Commission

Subject: Staff Report (For Possible Action - Recommendation to City Council): Case No. LDC24-00063 (Calvary Chapel Zone Change) - A request has been made for a zoning map amendment from Industrial Commercial (IC) to Mixed Employment (ME). The ±2.16 acre site is located on the east side of Edison Way, ±728 feet south of its intersection with Mill Street. The site has the Master Plan land use designation of Mixed-Employment (ME).

From: Carter Williams, Associate Planner

Ward #: 3

Case No.: LDC24-00063 (Calvary Chapel Zone Change)

Applicant: Dustin Homen, Calvary Chapel of Reno/Sparks

APN: 012-319-17

Request: **Rezoning (Zoning Map Amendment):** From ±2.16 acres of Industrial Commercial (IC) to Mixed Employment (ME).

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

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

Summary: The ±2.16-acre site consists of a single parcel located east of Edison Way, south of its intersection with Mill Street (220 Edison Way). This is a request for a zone change from Industrial Commercial (IC) to Mixed Employment (ME). The requested amendment is shown in the provided zoning comparison display map (**Exhibit B**). The ME zone is a conforming district within the existing Mixed Employment Master Plan land use designation. Key issues include: 1) compatibility of the proposed zoning with surrounding zoning and land uses and 2) conformance with the Master Plan. Staff recommends that the requested zoning map amendment be approved.

Background: The existing onsite building was constructed in 1979 as a warehouse and is currently occupied by Calvary Chapel of Reno/Sparks. A special use permit was submitted in 2002, to allow a religious assembly use (case no. LDC03-00150). In 2008, a request to change the zoning to

Public Facilities was submitted and was later withdrawn due to staff concerns over compatibility within this predominantly industrial area.

Analysis:

Land Use Compatibility: Properties to the north, south, and west of the subject site are zoned Industrial Commercial (IC). The property directly abutting the site to the east is zoned Mixed Employment (ME). Uses in the immediate vicinity include indoor manufacturing, outdoor storage, a technical services facility for the Washoe County School District, an auto repair facility, a technical education secondary school, and warehousing.

The ME zoning district maintains the capacity for a mix of commercial and industrial land uses, maintains the allowance of the existing religious assembly use, and allows for possible school type uses. Other changes in land use allowance are indicated in the attached comparison land use table (**Exhibit C**). Properties in this area are required to submit a site plan review for significant expansions or changes in commercial and industrial uses that might impact the existing secondary school facility nearby. Generally, this change increases the capacity for the existing owner to improve upon the property, while not disabling the capacity for small scale industrial development in the future.

Development Standards: There are few differences between the current IC zoning and the proposed ME zoning district, and they are summarized in the table below:

ZONING	IC	ME
SETBACKS – FRONT / SIDE / REAR	10' / 0 or 10' / 0 or 10'	(no change)
MAX. HEIGHT	45 ft	55 ft
MAX. STORIES	3	4
MAX. BUILDING AREA	500,000 sq. ft	(no change)

The only notable difference in the development standards is the increase in height by 10 feet and one additional story. ME zoning allows for school type uses that are exempt from height restrictions by-right. There are no residential uses or uses that would be adversely impacted by additional height in the area. The ME zone does change how allowed sign area is calculated which could increase the size of allowed signage and would allow for digital signs. The possible increase in the allowed signage and different illumination style would not have an impact on the area as the street is not a high traffic thoroughfare and is not near any residential zoning districts.

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 per the

Structure Plan Framework of the Reno Master Plan. The proposed amendments support the following Master Plan policies:

- 1.1B: Community Development
- 1.2B: Modern Industrial Hub
- 1.5D: Education
- EA-ILA.1: Overall Mix

The proposed zone change to ME is conforming with the underlying Master Plan land use designation. Although the existing IC zoning is consistent, the ME zone is fundamentally more in line with the characteristic description of the Mixed Employment Master Plan land use designation as it is supportive of establishing education facilities while maintaining opportunities for small-scale industrial development.

Public and Stakeholder Engagement: No concerns were identified from the external agency comments that were received for this application. The applicant was unable to present the project at the July Ward 3 Neighborhood Advisory Board (NAB) meeting as it was cancelled. 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.

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 and application that provides a public benefit even if the development is contrary to some of the foals, 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 – Comparison of Allowed Uses