

**PLANNING COMMISSION
STAFF REPORT**

Date: November 21, 2024

To: Reno City Planning Commission

Subject: Staff Report (For Possible Action - Recommendation to City Council) Case No. LDC25-00011 (ArrowLeaf Zoning Map Amendment) - A request has been made for a zoning map amendment from Multi-Family Residential 30 units per acre (MF-30) to General Commercial (GC). The ±1.96 acre site is comprised of five parcels located on the west side of Harvard Way ±550 feet north of its intersection with Vassar Street. The site has a Master Plan designation of Suburban Mixed-Use (SMU).

From: Jeff Foster, Associate Planner

Ward #: 3

Case No.: LDC25-00011 (ArrowLeaf Zoning Map Amendment)

Applicant: Mike Daniels, Airleaf L.P.

APN: 013-150-40 and 50 through 53

Request: **Zoning Map Amendment:** From Multi-Family Residential 30 units per acre (MF-30) 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 by ordinance.

Summary: This is a request for a zoning map amendment from Multi-Family Residential 30 units per acre (MF-30) to General Commercial (GC) on a ±1.96 acre site consisting of five parcels. The current MF-30 zoning district conforms to the Suburban Mixed-Use (SMU) Master Plan land use designation; however, the ±1.96 acre site is effectively an island of five MF-30 zoned parcels completely surrounded by parcels zoned General Commercial (GC), including six additional parcels that are the subject of a separate conditional use permit application for a 168 unit affordable multi-family development (LDC25-00012). The key issue related to this request is compatibility of the proposed zoning with surrounding zoning and development. Staff recommends approval of the zoning map amendment.

Background: Application materials indicate that the subject parcels were subdivided in 1957 and are vacant. The record of survey that created the lots also included interior parcels for streets known as Wooster Way, Iona Way, and Columbia Way. These streets were never improved or dedicated, and the property was not developed as originally contemplated. A reversion to acreage map is planned to eliminate the existing property lines for the subject site and abutting five parcels under common ownership on the west side of Harvard Way to create one parcel. The zoning map amendment is being requested to provide for consistent zoning over the property.

Discussion: The GC district is intended to accommodate a mix of established low-intensity auto-oriented uses, while supporting the gradual transition of the city’s suburban corridors to a mix of higher-density residential, retail, commercial, and other employment- and service-oriented uses. In contrast, the MF-30 district is intended to provide multi-family residential development and limited commercial and retail uses. A comparison of uses allowed within the existing MF-30 zoning district and the proposed GC zoning district is provided as **Exhibit B**.

Analysis:

Compatibility with Surrounding Zoning and Development: The general development pattern along Harvard Way in the project vicinity is commercial and residential in nature. Land uses immediately surrounding the site consist of commercial to the north and east, an undeveloped parcel to the east, undeveloped parcels and a vacant single-family residence to the west, and apartments to the south. The land uses surrounding the site are summarized in the table below.

Adjacent Properties		
	Zoning	Use
North	GC	Auto repair business
East	GC	Climbing gym and undeveloped parcel
South	GC	Apartments
West	GC	Vacant single-family residence and undeveloped parcels

The Master Plan supports low to moderate density with no minimum density requirements in this area, including a diverse mix of commercial and residential uses. The proposed GC zone would allow a maximum residential density of 45 units per acre. The two apartment developments to the south and southeast are developed at densities of 24 units per acre and 56 units per acre, respectively. Given the surrounding uses and GC zoning, the proposed zoning map amendment to GC is consistent and compatible with the surrounding zoning and development.

Development Standards: The lot and building standards for the existing MF-30 zoning district and proposed GC zoning district are listed in the table below.

Zoning District	MF-30	GC
Setbacks – Front/Side/Rear	15’* / 5’ / 10’	10’ / 10’ / 10’
Height	45’	65’**
Stories	3	5
Lot Width, Minimum	50’	50’
<p>* A 10-foot front setback is permitted if the site is designed in accordance with the stepback standards of RMC 18.04.903(c)(1), Additional Setbacks and Stepbacks for Compatibility.</p> <p>** One foot of additional stepback is required for each one foot above the height of 35 feet.</p>		

Utilities, Services, and Transportation: Since the surrounding area is built out, the required utilities (water, stormwater, sewer and power) and public services (including police and fire) are already in place and can be readily extended to the site. Harvard Way is a local roadway north of Vassar Street, and the nearest bus stop is located ±0.2 miles to the southwest on Vassar Street.

Master Plan Conformance: The subject site has a Master Plan land use designation of Suburban Mixed-Use (SMU) and is located within the Outer Neighborhoods per the Structure Plan Framework of the Reno Master Plan. The SMU land use designation is intended to have a diverse mix of commercial and residential uses. The proposed zoning map amendment to GC is in substantial conformance with the Master Plan land use designation and the following applicable Master Plan goals and policies:

- GP 1.5B: Urban Revitalization
- GP 2.1A Growth Tiers
- GP 2.2B: Underutilized Properties

Public and Stakeholder Engagement: The proposed project was reviewed by various City divisions and partner agencies. No comments of concern were received. A courtesy notice was sent out to surrounding property owners upon initial submittal of the project. The applicant presented their project at the November 5, 2024 Ward 3 Neighborhood Advisory Board (NAB) meeting. No comments have been received. Any future comments will be forwarded to the Planning Commission as they are received.

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.
 - 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 – Comparison of Allowed Uses