

**PLANNING COMMISSION
STAFF REPORT**

Date: June 20, 2024

To: Reno City Planning Commission

Subject: Staff Report (For Possible Action – Recommendation to City Council): Case No. LDC24-00052 (Chism Mobile Home Park MPA & ZMA) – A request has been made for: 1) a Master Plan Amendment to establish a Master Plan Land Use Designation of Mixed-Employment (ME) on ±1.18 acres; and, 2) a Zoning Map Amendment to; a) establish a zoning district of Mixed Employment (ME) on ±1.18 acres; b) rezone ±0.57 acres of General Commercial (GC) to Mixed Employment (ME); c) rezone ±1.56 acres of Industrial (I) to Mixed Employment (ME); and d) rezone ±0.17 acres of General Commercial (GC) to Multi-Family Residential-21 units per acre (MF-21). The request is on a portion of a ±8.87-acre site comprised of six parcels located south of the Union Pacific Railroad right-of-way and north of West 2nd Street. The site is within the General Commercial (GC), Industrial (I), and Multi Family Residential-21 units per acre (MF-21) zoning districts and has Master Plan Land Use Designations of Suburban Mixed-Use (SMU) and Mixed-Employment (ME).

From: Leah Piccotti, Associate Planner

Ward #: 1

Case No.: LDC24-00052 (Chism Mobile Home Park MPA & ZMA)

Applicant: G-4CE Chism Mobile Home Park LLC

APN: 010-610-21, 010-610-23, 010-610-24, 010-610-26, 010-031-12, 010-031-11

Request: 1) **Master Plan Amendment:** To establish a Master Plan land use designation of Mixed-Employment (ME) on ±1.18 acres; and,
2) **Zoning Map Amendment:** To a) establish a zoning district of Mixed Employment on ±1.18 acres; b) rezone ±0.57 acres of General Commercial (GC) to Mixed Employment (ME); c) rezone ±1.56 acres of Industrial (I) to Mixed Employment (ME); and d) rezone ±0.17 acres of General Commercial (GC) to Multi-Family Residential 21 units per acre (MF-21)

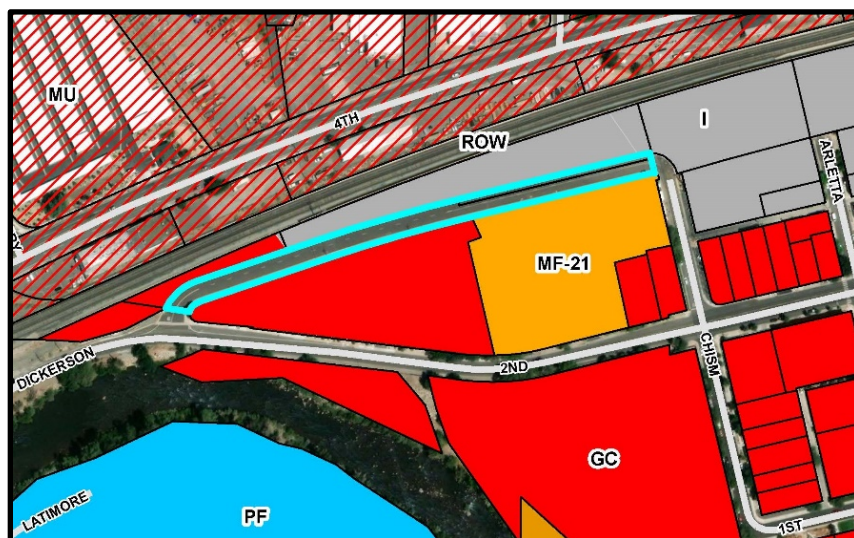
Location: See Case Maps (**Exhibit A**)

Proposed Motion: Based upon compliance with the applicable findings, I move to adopt the Master Plan amendment by resolution and recommend that City Council approve the Master Plan and zoning map amendments, subject to conformance review by the Regional Planning Commission.

Summary: The Master Plan and zoning map amendments are requested on a portion of a ± 8.87 -acre site comprised of six parcels located south of the Union Pacific Railroad right-of-way and north of West 2nd Street. The amendments would facilitate more cohesive development in an area disrupted by the ReTRAC railroad project. The request would establish land use and zoning designations on ± 1.18 acre parcel, formerly a portion of Chism Street, sold to the applicant in 2021; rezone ± 0.57 acres of General Commercial (GC) to Mixed Employment (ME) adjacent to the Union Pacific Railroad trench; rezone ± 1.56 acres of Industrial (I) to Mixed Employment (ME) adjacent to the Union Pacific Railroad trench; and rezone ± 0.17 acres of General Commercial (GC) to Multi-Family Residential 21 units per acre (MF-21) to resolve an existing encroachment issue at the Chism Mobile Home Park. The requested amendments are displayed in the provided Master Plan and zoning comparison display maps (**Exhibit B**). Key issues include: 1) compatibility with surrounding zoning and land uses and 2) conformance with the Master Plan. The proposed Master Plan land use designation and zoning districts are appropriate and compatible with the surrounding land uses and zoning. Staff can make all of the findings and recommends approval of the Master Plan amendment and zoning map amendments.

Analysis: This application includes four requests on six parcels. For simplicity, each request has been analyzed separately.

Master Plan Amendment to ME & Zoning Map Amendment to ME: The ± 1.18 acre portion of Chism Street, shown below, currently has no Master Plan land use designation or zoning district. The request is to establish a land use designation and zoning district of Mixed Employment (ME).



Background: This section of Chism Street was created by the City of Reno for trench purposes during the Reno Transportation Rail Access Corridor (ReTRAC) project. When the work was completed, the road was no longer needed. It was not required to go through the abandonment process because it was never dedicated or offered as a road. The sale was noticed as part of the disposal process. There was no public comment, and the site was approved to be sold to the applicant by the City Council on May 22, 2019.

In April 2024, a site plan review was approved on APN 010-610-02 to allow a 163 unit mini-warehouse facility adjacent to residentially zoned property (**Exhibit C**). Since this portion of Chism is privately owned and does not allow access by the general public, the project will include additional gated vehicular access on the private road. The vehicular gates will be solely located on private property and will not interfere with public access on West Second Street. Additionally, the applicant has applied for a boundary line adjustment to be processed concurrent with the ZMA and MPA (**Exhibit D**). A portion of the parcel will be combined with the adjacent parcel to the north to accommodate the mini-warehouse facility.

Land Use Compatibility: The ME zoning district is intended to provide a mix of employment focused uses such as light manufacturing, processing, wholesaling, flex space, research and development, and offices. Secondary uses include supportive services such as small-scale retail, restaurants, and caretaker's quarters. As proposed, the ME zoning district appears suitable for this location and compatible with surrounding uses and development.

Conformance with the Master Plan: With the approval of the Master Plan amendment the subject site would have a land use designation of ME and is within the Central Neighborhoods per the Structure Plan framework. The site is located between the ME and Suburban Mixed Use (SMU) Master Plan land use designations. Adoption of the ME land use designation is consistent with the adjacent properties to the north. Primary uses associated with the ME land use designation include light manufacturing, processing, wholesaling, flex space, research and development, and offices. The proposed amendment is appropriate for this location and will establish a land use designation consistent with the following Master Plan guidance:

- Guiding Principle 2.1A: Growth Tiers
- Guiding Principle 1.1B: Community Development

Approval of Master Plan amendment requests are subject to Regional Plan conformance review by the Truckee Meadows Regional Planning Commission. Initial review by the agency did not identify any potential conformance issues (**Exhibit E**).

Zoning Map Amendments from GC to ME: The ±0.25 acre General Commercial (GC) parcel and the ±0.32 acre GC portion of the parcel, shown below, will be converted to ME to bring them into conformance with the land use designation of ME.



Land Use Compatibility: The proposed zone change from GC to ME is consistent and compatible with existing land uses in the immediate vicinity. Adjacent to the north is the railroad track trench with industrial uses on the other side. The properties to the south are under the same ownership, and part of this request. The ME zoning district does allow for the more intense uses such as warehouse and distribution. A zoning comparison of allowed uses is provided in **Exhibit F** and key differences between the GC and ME zoning district are illustrated below:

Uses	GC	ME
Residential	Allowed	Not Permitted
Retail and Commercial	Several Uses Allowed	Several Uses Allowed
Health Care Facilities	Allowed	Allowed

Uses	GC	ME
Educational Facilities	Allowed	Allowed
Auto Sales and Repair	Allowed	Conditional
Mini-Warehouse	Conditional	Allowed
Outdoor Storage	Not Allowed	Conditional
Warehouse and Distribution	Not Allowed	Permitted
Tow Yard	Not Permitted	Conditional

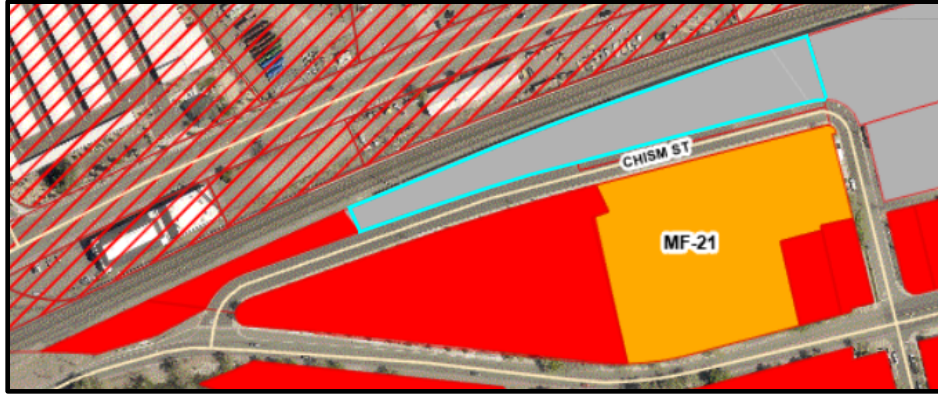
Development Standards: Development standards for the GC and proposed ME zoning districts are noted in the table below. The development standards for ME are appropriate for the site and consistent with the adjacent I parcel to the east and the Mixed-Use Urban (MU) parcels on the other side of the railroad tracks.

Zoning	GC	ME
Setbacks – Front/Side/Rear	10’/ 0’ or 10’/ 0’ or 10’	10’ / 0’ or 10’ / 0’ or 10’
Height	65’ – 1:1 stepback req. +35’	55’
Stories	5	4
Lot Area, Minimum	-	-
Lot Width, Minimum	50’	-

Master Plan Conformance: The subject site has a Master Plan land use designation of ME and is within the Central Neighborhoods per the Structure Plan framework. The ME land use designation provides opportunities for smaller facilities/building footprints than those found in industrial such as light manufacturing, processing, wholesaling, flex space, research and development, and offices. Surrounding development is consistent with this land use designation. This area also provides access to housing options and services within proximity, supporting live-work opportunities for the local workforce and reducing the need for cross-town trips. The proposed zoning map amendment is consistent with the Master Plan land use designation, the Structure Plan, and the following applicable Master Plan guidance:

- Guiding Principle 1.1B: Community Development
- Guiding Principle 2.2B: Underutilized Properties

Zoning Map Amendment from I to ME: A ±1.56 acre portion of the parcel, shown below, will be converted from Industrial (I) to Mixed Employment (ME). The applicant requests this change to have consistent zoning throughout the site.



Land Use Compatibility: The proposed zone change from I to ME is consistent and compatible with existing land uses in the immediate vicinity. Adjacent to the north is the railroad track trench with industrial uses on the other side. If this request is approved, the parcels to the south and to the west will all be rezoned to ME. The ME zoning district allows for less intense uses and has stricter development standards than the existing I zone. A zoning comparison of allowed uses is provided in **Exhibit G** and key differences between the I and ME zoning districts are illustrated below:

Uses	I	ME
Residential	Not Allowed	Not Allowed
Retail and Commercial	Several Uses Allowed	Several Uses Allowed
Health Care Facilities	Not Allowed	Allowed
Educational Facilities	Allowed	Allowed
Auto Sales and Repair	Allowed	Conditional
Mini-Warehouse	Allowed	Allowed
Outdoor Storage	Allowed	Conditional
Warehouse and Distribution	Allowed	Allowed
Tow Yard	Conditional	Not Allowed

Development Standards: Development standards for the I and proposed ME zoning districts are noted in the table below. The development standards for ME are appropriate for the site and, if approved, will be consistent with the adjacent I parcels to the east and the Mixed-Use Urban (MU) parcels on the other side of the railroad tracks.

Zoning	I	ME
Setbacks – Front/Side/Rear	10’ / 0’ or 10’ / 0’ or 10’	10’ / 0’ or 10’ / 0’ or 10’
Height	55’	55’
Stories	4	4
Lot Area, Minimum	1 acre	-
Lot Width, Minimum	150’	-

Master Plan Conformance: The subject site has a Master Plan land use designation of ME and is within the Central Neighborhoods per the Structure Plan framework. The Industrial zoning district conforms to the ME land use designation, however, I zoning is restricted to existing properties. Therefore, by downzoning this site from I to ME, the site cannot be rezoned to I in the future. The proposed zoning map amendment is consistent with the Master Plan land use designation, the Structure Plan, and the following applicable Master Plan guidance:

- Guiding Principle 1.1B: Community Development
- Guiding Principle 2.2B: Underutilized Properties

Zoning Map Amendment from GC to MF-21: A ±0.17 acre portion of the parcel, shown below, will be converted to Multi-Family – 21 units per acre (MF-21) to resolve an encroachment issue with the existing mobile home park, as shown in **Exhibit H**.



Background: This site is developed with a residence, an office building, and a banquet hall/event venue. A special use permit was approved in 2017 to allow for: 1) wedding event venue (commercial amusement/recreation outside); 2) live entertainment (nightclub); 3) a bar; and 4) non-residential development adjacent to residentially zoned property. Currently, several structures from the adjacent mobile home park are encroaching into the parcel's eastern boundary line. Both parcels are owned by the applicant. A boundary line adjustment has been approved to resolve the encroachment. The applicant is requesting a zoning map amendment for the ±0.17 acre encroachment area to be consistent with the adjacent parcel.

Development Standards: Development standards for the GC and proposed MF-21 zoning districts are noted in the table below. The development standards for MF-21 are less intense and are consistent with the adjacent parcel. A zoning comparison of allowed uses is provided in **Exhibit I**.

Zoning	GC	MF-21
Setbacks – Front/Side/Rear	10’/ 0’ or 10’/ 0’ or 10’	15’/5’ or 10’/5’ or 10’
Height	65’ – 1:1 stepback req. +35’	29’/16’/12’
Stories	5	Same as above
Lot Area, Minimum	-	3000 sq. ft.
Lot Width, Minimum	50’	50’

Master Plan Conformance: The subject site has a Master Plan land use designation of Suburban Mixed Use (SMU) and is located within the Central Neighborhoods per the Structure Plan framework. The proposed zoning map amendment is consistent with the Master Plan designation, the Structure Plan, and the following applicable Master Plan guidance:

- Guiding Principle 1.1B: Community Development
- Guiding Principle 4.3A Retention of Existing Housing Stock

Public and Stakeholder Engagement: The project was reviewed by various City divisions and partner agencies. Courtesy notices were sent out to surrounding property owners and no comments have been received. The applicant attended the May Ward 1 Neighborhood Advisory Board and no comments have been received. As required by NRS 278.210(2), the applicant held a community meeting June 3rd, 2024, and no comments were received. Future comments will be forwarded to the Planning Commission.

Findings:

General Approval 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.

Master Plan Amendment: To adopt an amendment to the Master Plan Land Use Map, the City Council shall find that:

- a. The amendment is in substantial conformance with Master Plan priorities and policies;
- b. Activities and development allowed by the proposed land use will be reasonably compatible with nearby land uses; and
- c. Plans are in place to provide public services and facilities in accordance with the Master Plan Concurrency Management System.

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 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 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 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 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;
- n. To promote systems which 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.

Attachments:

Exhibit A – Case Maps

Exhibit B – Comparison Map

Exhibit C – Decision Letter SPR24-00014 (Chism Mini Storage)

Exhibit D – I/ME Boundary Line Adjustment

Exhibit E – TMRPA Initial Review Memo

Exhibit F – GC/ME Comparison of Allowed Uses

Exhibit G – I/ME Comparison of Allowed Uses

Exhibit H – GC/MF-21 Boundary Line Adjustment

Exhibit I – GC/MF-21 Comparison of Allowed Uses

Resolution No. 02-24

RESOLUTION ADOPTING AN AMENDMENT TO THE MASTER PLAN, PLANNING CASE NO. LDC24-00052 (CHISM MOBILE HOME PARK MASTER PLAN AMENDMENT AND ZONING MAP AMENDMENTS), TO ESTABLISH A MASTER PLAN LAND USE DESIGNATION OF MIXED-EMPLOYMENT (ME) ON A ±1.18 ACRE PARCEL, LOCATED SOUTH OF THE UNION PACIFIC RAILROAD RIGHT-OF-WAY AND NORTH OF WEST 2ND STREET, AND FURTHER DESCRIBED IN PLANNING CASE NO. LDC24-00052 (CHISM MOBILE HOME PARK MASTER PLAN AMENDMENT AND ZONING MAP AMENDMENTS), AS A PART OF THE LAND USE PLAN, AND RECOMMENDING THE SAME TO THE RENO CITY COUNCIL.

WHEREAS,

- A. In accordance with NRS 278.150, the City of Reno Master Plan was adopted by the Reno City Planning Commission and the Reno City Council as a long-term general plan for the physical development of the City;
- B. In accordance with NRS 278.210 through 278.320 amendments to that plan are to be adopted by the Planning Commission who also makes certain recommendations to the City Council, and based on the recommendations of the Planning Commission, the City Council makes certain determinations (set out in NRS 278.320) and adopts such parts of the Master Plan as may practicably be applied to the development of the city for a reasonable period of time next ensuing (NRS 278.220);
- C. In the above referenced Planning Case, the Planning Commission has been asked to consider a change to the Land Use Plan of the City Master Plan as described above;
- D. Following a public hearing on June 20, 2024, in compliance with NRS 278.210 through 278.230, the Planning Commission has considered all evidence before it, including documents and testimony;

NOW, THEREFORE, BE IT RESOLVED BY THE RENO CITY PLANNING COMMISSION:

1. That the maps, documents and descriptive material in Planning Case No. LDC24-00052 (Chism Mobile Home Park Master Plan And Zoning Map Amendments) (hereafter referred to as “the Amendments”) are related to the planning and physical development of the City and are hereby **ADOPTED** as Amendments to the City of Reno Master Plan; and
2. That the Planning Commission recommends that the City Council make the determination that with the Amendments, the City of Reno Master Plan will continue to serve as:
 - (a) A pattern and guide for that kind of orderly physical growth and development of the city which will cause the least amount of natural resource impairment and will conform to the adopted population plan, where required, and ensure an adequate supply of housing, including affordable housing; and
 - (b) A basis for the efficient expenditure of funds thereof relating to the subjects in the Master Plan.
3. That the Planning Commission recommends that the City Council adopt such parts of the Amendments as may practicably be applied to the development of the city for a reasonable period of time next ensuing, subject to conformance review of the Regional Planning Commission.

Upon motion of Commissioner _____, seconded by Commissioner _____, the foregoing Resolution was passed and adopted this 20th day of June, 2024, by the following vote of the Commission:

AYES: _____
NAYS: _____
ABSTAIN: _____ ABSENT: _____

APPROVED this 20th day of June 2024.

CHAIRPERSON

ATTEST:

PLANNING MANAGER
RECORDING SECRETARY

