



INITIAL REVIEW MEMORANDUM

TO: Leah Piccotti, City of Reno

FROM: Chohnny Sousa, TMRPA

DATE: April 25, 2024

SUBJECT: **TMRPA initial review of the City of Reno case LDC24-00052 (Chism Mobile Home Park)**

This memorandum provides the Truckee Meadows Regional Planning Agency's (TMRPA) initial review comments regarding the subject case (LDC24-00052), as stated in the 2019 Truckee Meadows Regional Plan (Policy RC 5).

The following constitutes an initial review based on the limited information available at the time of this memorandum. TMRPA recognizes that the proposal may change through the jurisdictional review of the case. Should the case be approved through the City of Reno, the proposal will need to be formally submitted to TMRPA for a review of conformance with the 2019 Truckee Meadows Regional Plan in its entirety.

The request, as described in the materials provided by the City of Reno, is the following:

Case Number LDC24-00052 (Chism Mobile Home Park) - For hearing, discussion, and possible action to:

- (1) A Master Plan amendment to establish a Master Plan Land Use Designation of Mixed-Employment (ME) on a ±1.18 acres; and,**
- (2) A zoning map amendment to;** a) establish a zoning district of Mixed Employment on a ±1.18 acres; b) rezone ±1.11 acres of General Commercial (GC) to Mixed Employment (ME); and c) rezone ±0.17 acres of General Commercial (GC) to Multi-Family Residential 21 units per acre (MF-21). The ±8.74 acre site is comprised of six parcels located south of the Union Pacific Railroad right-of-way and north of West 2nd Street. The site is within 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).

[TMRPA notes: **bolded text** identifies the portion of the request that is subject to review under the Regional Plan]

Potential conformance issues

TMRPA has not identified any potential conformance issues at this time

Regional Plan policies for consideration in the analysis performed by the City of Reno

RF 3 – Density Requirements and Nonresidential Standards

RF 11 – Compatibility Factors

PF 12 - Regional Utility Corridor Width and Setbacks

PF 1 – List of Facilities and Service Standards

RC 9 – Conformance Review Findings

Data and information related to Regional Plan implementation

Regional Land Designation: Tier 1

Regional Utility Corridor: Overhead Transmission Corridor traversing the site from north to south

Development Constraint Areas (DCA): None identified on site

Request for comment from other local government and/or affected entities

A portion of this parcel is within a Critical Source Water Protection Area (SWPA), please request comments from the Truckee Meadows Water Authority (TMWA) and Northern Nevada Public Health (NNPH)

Other information for review

None at this time

TMRPA Staff Notes

Correspondence with City of Reno staff clarified that they are processing a boundary line adjustment (BLA) concurrent with the ZMA and MPA. After the BLA is complete the parcel will be 1.03-acres but is currently 1.18-acres. The MPA will be applied to the full 1.18-acre parcel.

The subject site is a 1.03-acre former public roadway that was abandoned by the City of Reno in 2020 and has no defined zoning designation. The Applicant requests to create continuity between all the adjacent parcels that they own and apply consistent zoning, otherwise this parcel divides their parcels. City of Reno staff determined that the northern half of this parcel has a Master Plan land use designation of Mixed Employment, while the southern half has a Master Plan land use designation of Suburban Mixed-Use. To proceed with the zoning map amendment request of Mixed Employment (ME), a MPA is required to change the Suburban Mixed-Use land use portion of the parcel to Mixed Employment.

APNs: 010-610-02, **010-610-20**, 010-610-21, 010-031-03, 010-031-10, 010-031-11. The bolded text identifies the parcel requested for the MPA.

Important Meeting Dates: Ward 1 Neighborhood Advisory Board Meeting Date: May 13, 2024. Planning Commission Hearing Date: June 6, 2024

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Please do not hesitate to contact TMRPA staff at 775-321-8385 if you have any questions or comments on this initial review memorandum. For more information, you can access the [2019 Truckee Meadows Regional Plan](#) and the [Regional Data Viewer](#) at www.tmrpa.org.