

EXHIBIT A

- 5.4 Staff Report (For Possible Action – Recommendation to City Council): Case No. **LDC24-00036 (525 East Plumb Lane Zone Change)** - A request has been made for a zoning map amendment on a ±0.19 acre site from Professional Office (PO) to General Commercial (GC). The single parcel is located north of East Plumb Lane, ±180 feet east of its intersection with Wrondel Way (525 East Plumb Lane). The site has a Master Plan land use designation of Suburban Mixed-Use (SMU). **[Ward]**

**PLANNING COMMISSION
STAFF REPORT**

Date: March 6, 2024

To: Reno City Planning Commission

Subject: Staff Report (For Possible Action – Recommendation to City Council): Case No. LDC24-00036 (525 East Plumb Lane Zone Change) - A request has been made for a zoning map amendment on a ±0.19 acre site from Professional Office (PO) to General Commercial (GC). The single parcel is located north of East Plumb Lane, ±180 feet east of its intersection with Wrondel Way (525 East Plumb Lane). The site has a Master Plan land use designation of Suburban Mixed-Use (SMU).

From: Carter Williams, Associate Planner

Ward #: 3

Case No.: LDC24-00036 (525 East Plumb Lane Zone Change)

Applicant: Gaia Marika

APN: 013-464-15

Request: **Rezoning (Zoning Map Amendment):** From ±0.19 acres of Professional Office (PO) to General Commercial (GC)

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 ±0.19-acre site consists of a single parcel located north of East Plumb Lane, ±180 feet east of its intersection with Wrondel Way (525 East Plumb Lane). This is a request for a zoning map amendment from Professional Office (PO) to General Commercial (GC). The requested amendment is shown in the provided zoning comparison display map (**Exhibit B**). The GC zone is a conforming district with the existing Suburban Mixed-Use Master Plan land use designation and the Wells Avenue Neighborhood Plan. Key issues include: 1) compatibility of the proposed zoning with surrounding zoning and land uses and 2) conformance with the Master Plan.

Background: The existing building on the site was constructed in 1991 and is currently occupied by general personal service type uses. In the 1980s, this side of the block along East Plumb

transitioned from a single-family zoning district to the PO zone. In 2017, the Master Plan land use designation changed to Suburban Mixed-Use within the Wells Avenue Neighborhood Plan.

Analysis:

Land Use Compatibility: The subject area has a variety of zoning districts and land uses that are summarized in the table below:

	ZONING DISTRICTS	LAND USES
NORTH	Single-Family – 8 units per acre (SF-8)	Single-Family
EAST	Professional Office (PO)	Offices
SOUTH	General Commercial (GC); Professional Office (PO); Multi-Family Residential – 30 units per acre (MF-30)	Restaurant Offices Single-Family
WEST	Professional Office (PO)	Single-Family

This section of East Plumb Lane between Kirman Avenue and Kietzke Lane has long been commercially oriented, but in the 1950s both sides of the street were developed as a part of the Welsh and Sierra Meadows residential subdivisions. As East Plumb Lane has evolved into a major arterial and urban corridor, properties abutting the corridor mostly shifted to commercial zoning designations (PO and GC) with some properties retaining their single-family residential zoning and land use.

This marbled zoning pattern is generally due to the slow transition of the area, but with the adoption of the ReImagine Reno Master Plan in 2017, the structure plan identified this street section as an Urban Corridor. The south side of the street was assigned the Urban Mixed-Use (UMU) Master Plan land use designation, while the north side was designated Suburban Mixed-Use (SMU). Urban corridors are multimodal in character and have an integrated mix of higher-density residential, retail, commercial, and other employment uses. As of now, the existing PO zoning does not adequately serve this mission and therefore it is ripe for transition to a higher-intensity district.

The zone change from PO to GC will result in differences in the allowed uses for the subject property (**Exhibit C**). The PO zone is notably restrictive of higher-density multi-family development. The transition to GC will increase the capacity for residential development up to 45 dwelling units per acre. Because of the single-family zoning directly to the north of the property, additional setbacks and step-backs and shadowing prohibitions would apply to future development

and any significant expansion or redevelopment would require a discretionary review to analyze the impact on nearby residentially zoned property.

Although this happens to be the first property seeking intensification on this block, staff does not consider this request a case of spot zoning. The Master Plan encourages the transition of low-intensity or otherwise obsolete, single-use centers to higher intensity, mixed-use centers over time (4.4E: Density/Intensity). Pursuant to the Supreme Court of Nevada decision in McKenzie v. Shelly (1961), “The test of spot zoning is whether the amendment was made with the purpose of furthering a comprehensive zoning scheme or whether it was designed merely to relieve the land of a restriction which was particularly harsh upon that particular land.” The Urban Corridor and SMU designations support such an intensification in zoning not specific to this property, furthering the goals and policies of the Master Plan. There are also other instances of GC zoning on adjacent blocks abutting East Plumb Lane nearby.

Development Standards: There are some differences between the PO zoning district and the proposed GC zoning district, and they are summarized in the table below:

ZONING	PO	GC
SETBACKS – FRONT / SIDE / REAR	10’ / 5’ / 10’	10’ / 0 or 10’ / 10’
MAX. HEIGHT	35’	35’ - 65’
MAX. STORIES	2.5	5
MAX. RESIDENTIAL DENSITY	Fourplex	45 dwellings / acre
MIN. LANDSCAPING	20%	15%

The GC zone is notably more intense in height and residential density, but buildings over 35 feet are required to have upper floors stepped back away from adjacent property lines which supports a gradual transition to the single-family neighborhoods on the edge of the corridor. Nonresidential development in the GC zone is also required to comply with residential adjacency standards within Title 18 of the Reno Municipal Code. Specific to this property, the opportunities for major redevelopment are limited due to the scale and narrowness of the site. Accordingly, potential impacts from the intensification of the development standards would be mitigated based on the existing code requirements for residential adjacency and height.

Master Plan Conformance: The subject site has a Master Plan land use designation of Suburban Mixed-Use (SMU) and is located within a Central Neighborhood immediately adjacent to an Urban Corridor per the Structure Plan Framework of the Reno Master Plan. The proposed amendments support the following Master Plan policies:

- 2.2A: Priority Locations for Infill and Redevelopment
- 4.4C: Revitalization of Existing Centers

- 4.4E: Density/Intensity
- C-UC.1: Overall Mix
- C-UC.2: Housing
- C-UC.17: Relationship to Adjacent Neighborhoods

Public and Stakeholder Engagement: No concerns were identified from the external agency comments that were received for this application. The applicant presented the project at the Ward 3 Neighborhood Advisory Board (NAB) meeting on February 6, 2024, and no concerns were raised. 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 as they are received.

Findings:

General Review Criteria and Considerations: 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 – Zoning Comparison Map

Exhibit C – Land Use Table Comparison

AREA MAP



(525 East Plumb Lane)

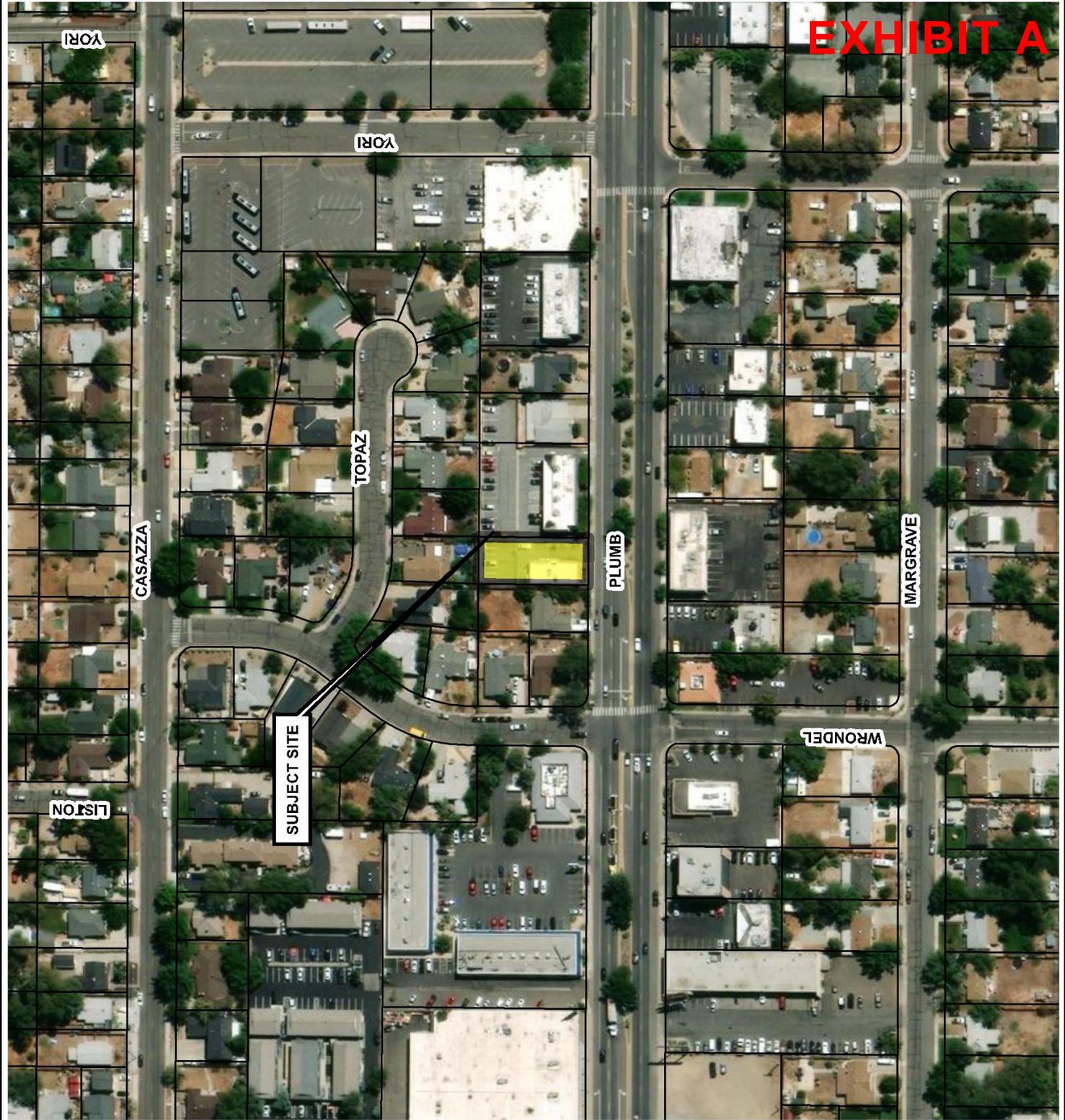
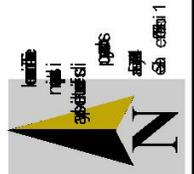
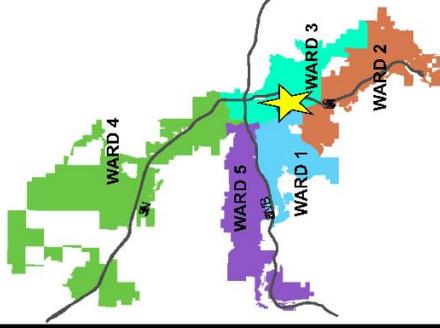
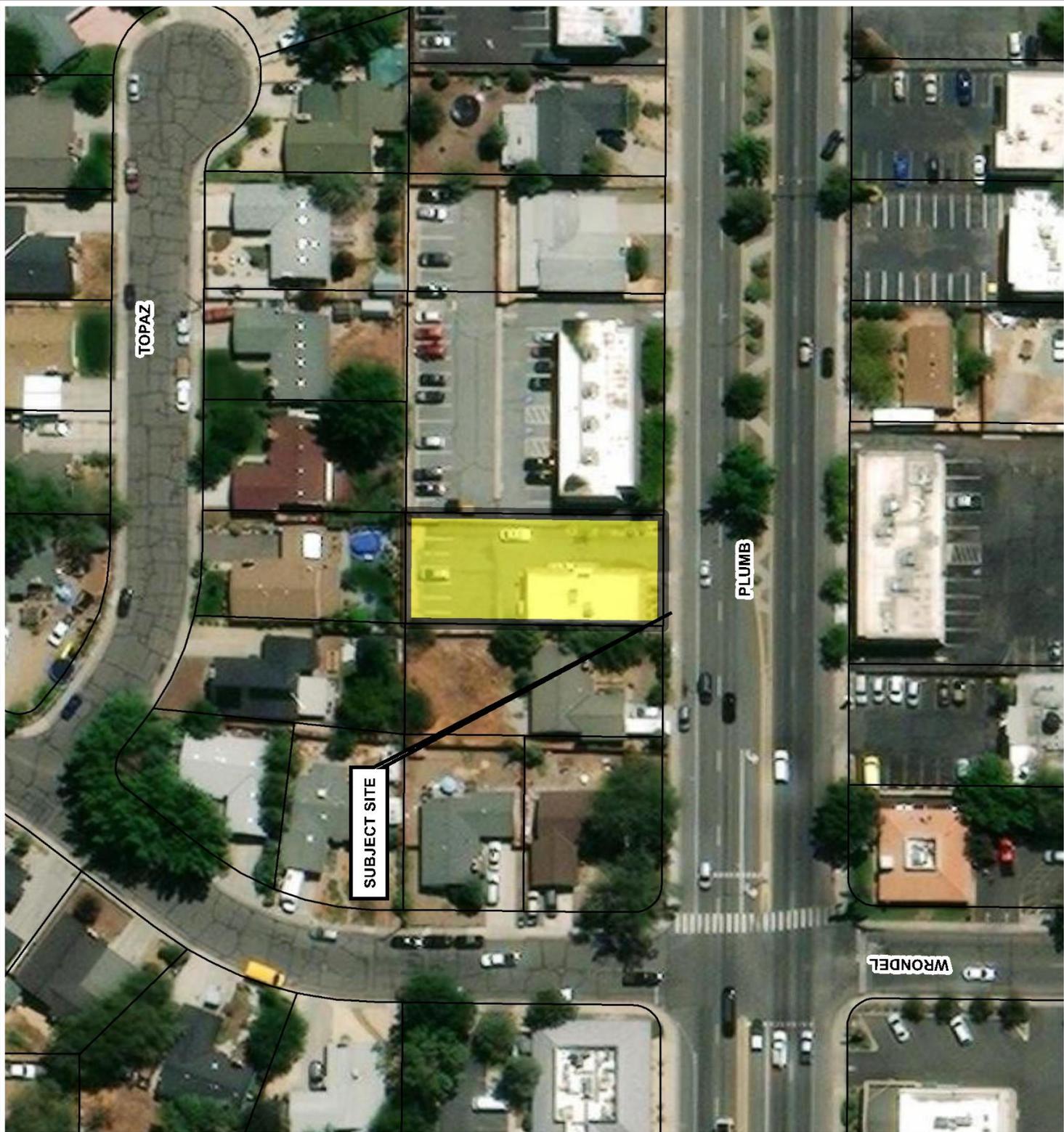
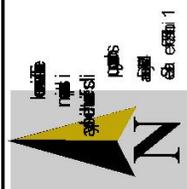
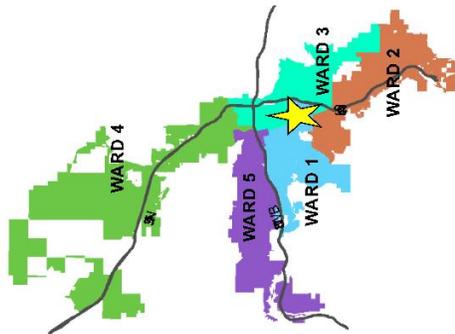


EXHIBIT A

VICINITY MAP



(525 East
Plumb Lane)



ZONING MAP

LDC24-00036

(525 East
Plumb Lane)

ZONING = PO

Subject Site ▶ 

Zoning Designations

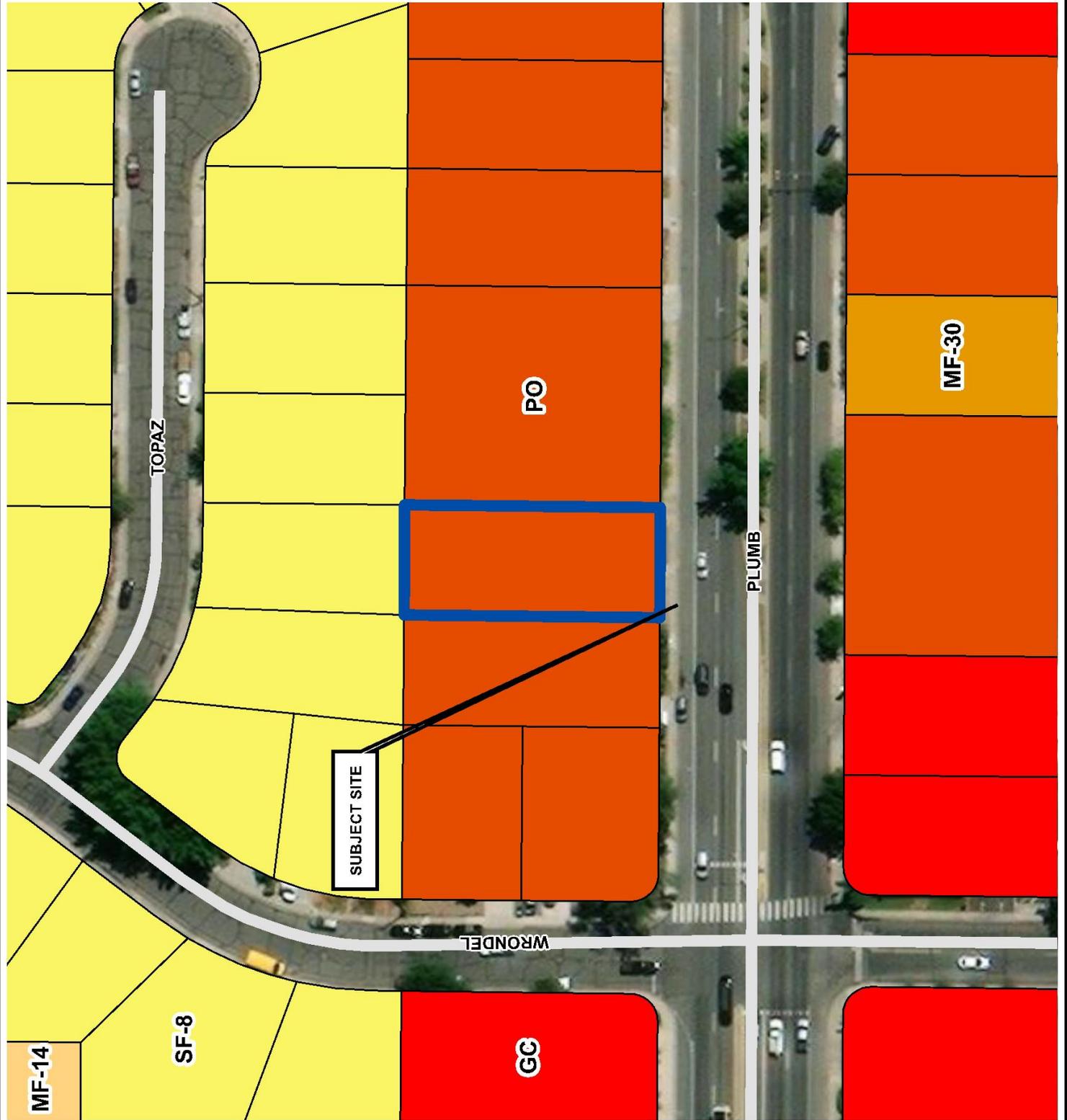
	SF-8
	MF-14
	MF-30
	GC
	PO



Development
Services
Department

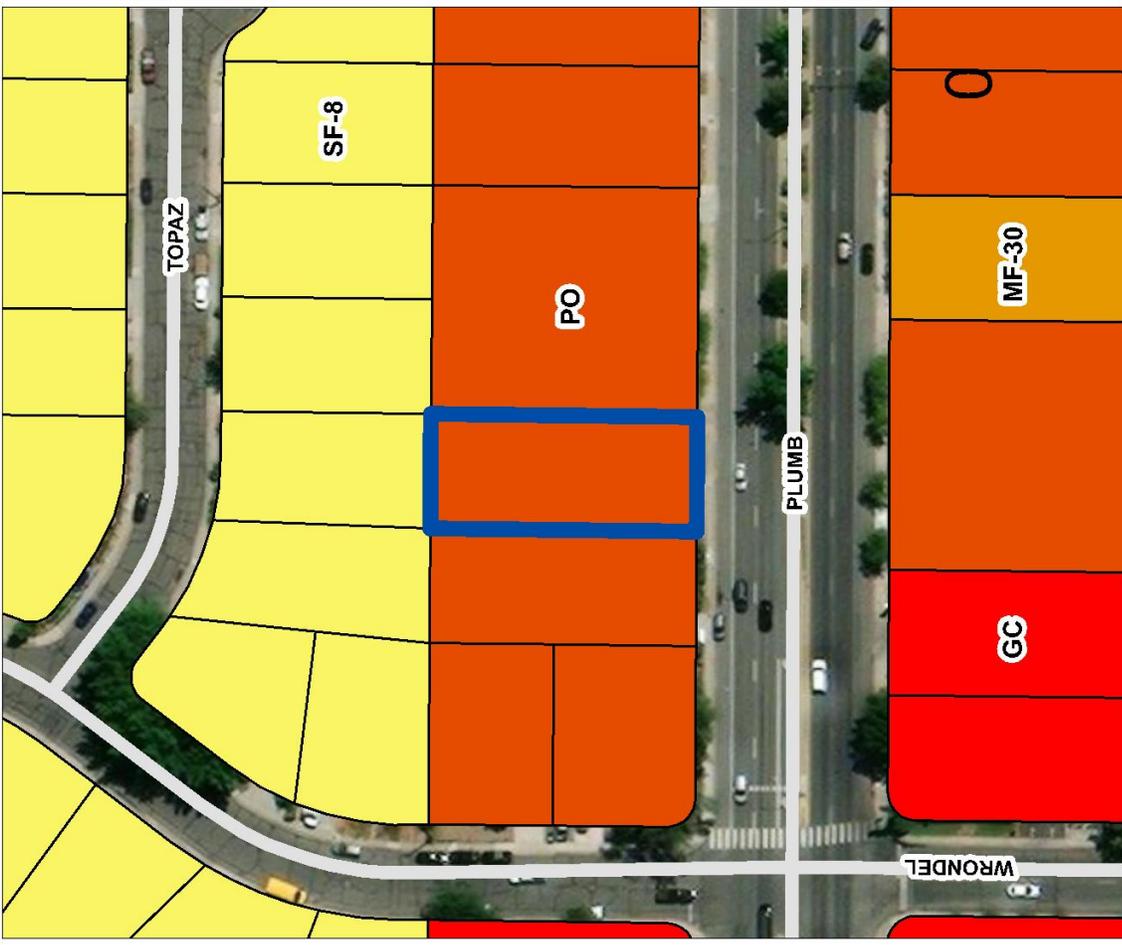
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is approximate and
is intended for display
purposes only.

DATE: January 2024
SCALE: 1 inch = 75 feet

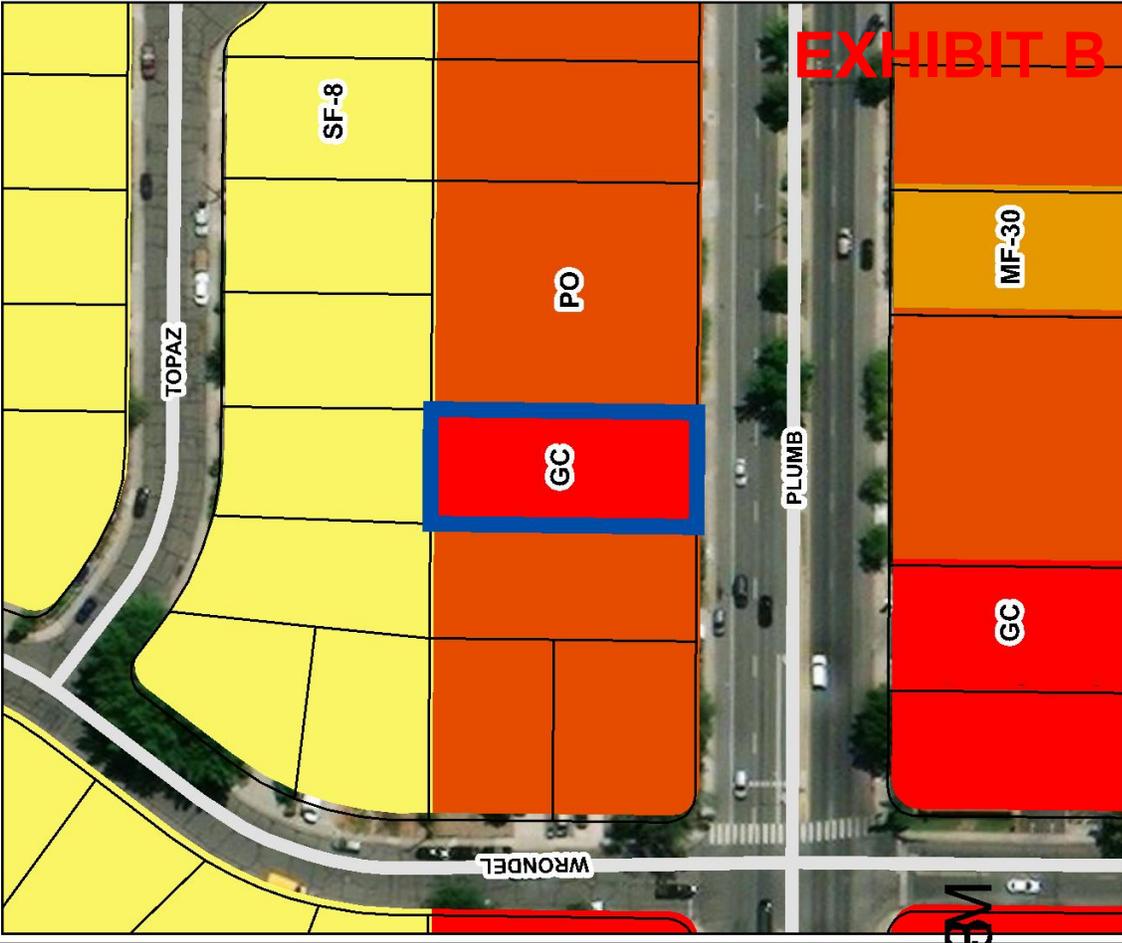


ZONING MAP

Existing Zoning: PO



Proposed Zoning: GC



Zoning Designations



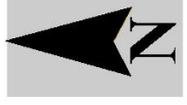
SF



GC



PO



Current Zoning PO

Proposed Zoning GC

Table 3-1 Table of Allowed Uses

P = permitted by right M = minor conditional use permit C = conditional use permit required A = accessory use permitted by right Blank = use prohibited
 [P/A]1 = permitted by right except when the use-specific standards require enhanced administrative review
 [P/A]2 = permitted by right except when the use-specific standards require public hearing
 [P/A]3 = permitted by right except when the use-specific standards require enhanced administrative review or public hearing
 [P/M/C/A]4 = permitted or conditionally permitted only in geographic areas explicitly listed within the use-specific standards.

Zone Districts	Residential										Mixed-Use										Employ.					Special					Use-Specific Standards					
	LLR2.5	LLR1	LLR.5	SF3	SF5	SF8	SF11	MF14	MF21	MF30	MD-ED	MD-UD	MD-ID	MD-RD	MD-NW	MD-PD	MU	MS	NC	MU-MC	MU-RES	I	IC	ME	MA	PGOS	PF	UT5	UT10	UT40						
Farm																										P	P	P	P	P	18.03.304(a)(2)					
Stable, Commercial	C	C															P	P	P												18.03.304(a)(3)					
Urban Farm	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	18.03.304(a)(4)					
Food and Beverage																																				
Bakery, Retail									M	M	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P										
Bar, Lounge, or Tavern											P	P	P	P	P	P	P	P	C																	
Commercial Kitchen											P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P										
Microbrewery, Distillery, or Winery											P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P							18.03.304(b)(1)			
Restaurant									M	M	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P										
Restaurant with Alcohol Service									C	C	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P							18.03.304(b)(2)			
Lodging																																				
Bed and Breakfast Inn	M	M	M	M	M	M	M	M	P	P	P	P	P	P	P	P	P	P	P	M	M	P	P	P	P	P							18.03.304(c)(1)			

Current Zoning PO

Proposed Zoning GC

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Cannabis Cultivation Facility, Medical												P 4					P 4 4					P 4 4	P 4 4	P 4 4								18.03.306(a)(3)	
Cannabis Independent Testing Laboratory, Adult-use												P 4 4	P 4 4				P 4 4			P 4 4		P 4 4	P 4 4	P 4 4								18.03.306(a)(4)	
Cannabis Independent Testing Laboratory, Medical												P 4 4	P 4 4				P 4 4			P 4 4		P 4 4	P 4 4	P 4 4								18.03.306(a)(5)	
Cannabis Production Facility, Adult-use												P 4 4	P 4 4				P 4 4					P 4 4	P 4 4	P 4 4								18.03.306(a)(6)	
Cannabis Production Facility, Medical												P 4 4	P 4 4				P 4 4					P 4 4	P 4 4	P 4 4								18.03.306(a)(7)	
Chemical Processing and/or Manufacture																						C C	C C	C C									
Collection Station																						P P	P C	P C									
Crematorium												C C	C C	C C			C C					P P	P C	P C									18.03.306(a)(8)
Custom and Craft Manufacturing												P P	P P	P P			P P					P P	P P	P P									
Food Processing or Wholesale Bakery												P P	P P	P P			P P					P P	P P	P P									
Hazardous Waste Facility												C C	C C	C C			C C					P 2	P 2	P 2									18.03.306(a)(9)

Current Zoning PO

Proposed Zoning GC

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Garage Sale	P	P	P	P	P	P	P	P	P	P																								18.03.503(e)
Parking Lot, Open											P												P				P							18.03.503(f)
Real Estate Sales Office	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.03.503(g)	
Stockpiling	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.03.503(h)	
Urban Farm	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.03.503(i)	
Vegetation Management	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.03.503(j)	

(Ord. No. 6614, § 1.1, 12-8-21)

LDC24-00036

525 East Plumb Lane Zone Change

Reno City Planning Commission

March 6, 2024



Project Information



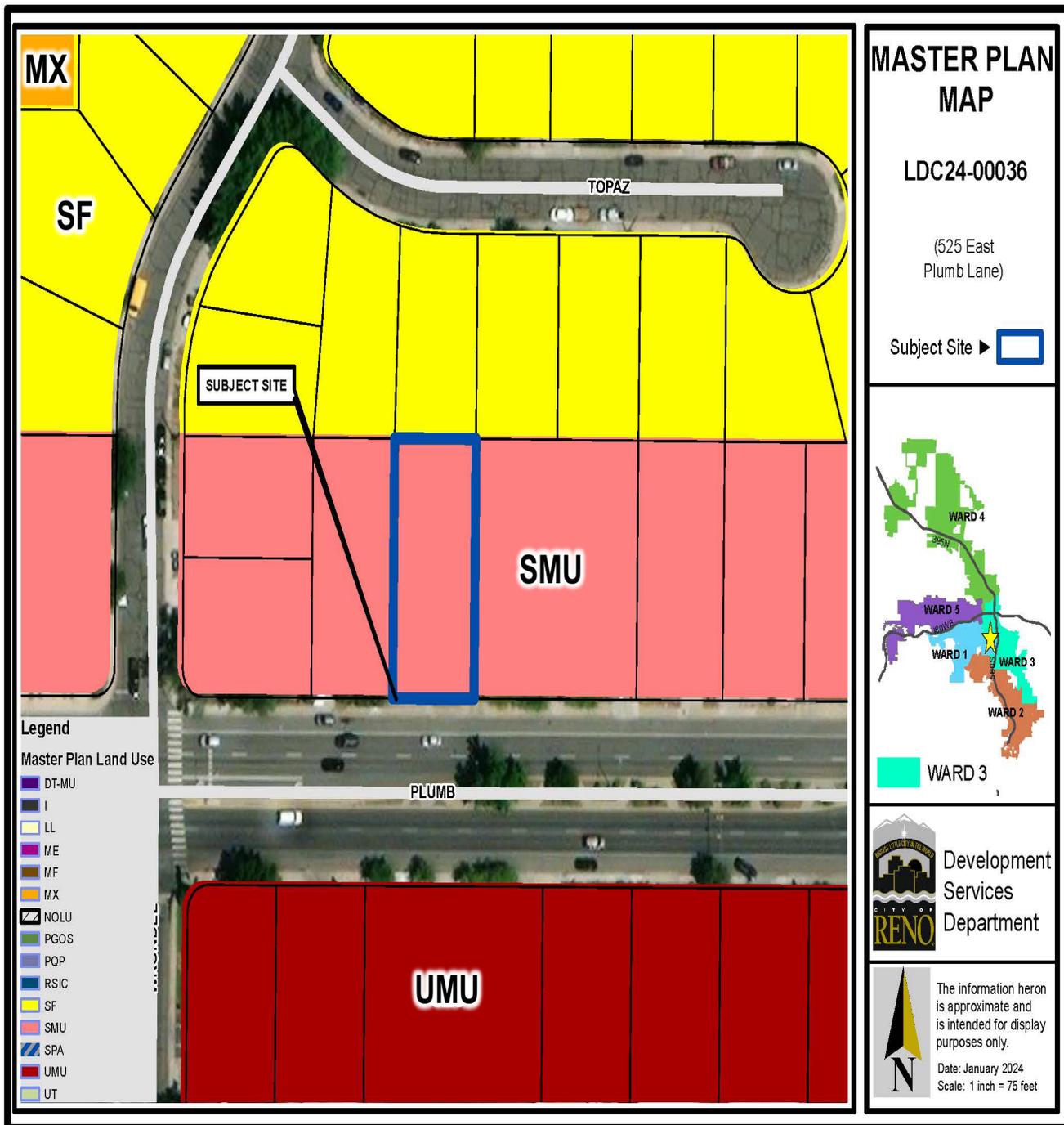
- **Site Size:**
± 0.19 acre site
- **Zoning Map Amendment**
from Professional Office (PO) to
General Commercial (GC)

Master Plan

Suburban Mixed-Use (SMU)

Urban Corridor

- 2.2A: Infill/Redevelopment
- 4.4C: Revitalization
- 4.4E: Density/Intensity
- C-UC.1: Overall Mix
- Housing
- Relationship to Adjacent Neighborhoods



ZONING MAP

LDC24-00036 (525 East Plumb Lane)

Existing Zoning: PO

Subject Site

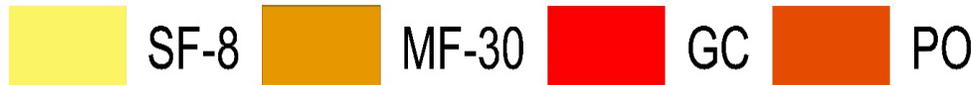


Proposed Zoning: GC

Subject Site



Zoning Designations



Date: January 2024 Scale: 1 inch = 100 feet

The information hereon is approximate and is intended for display purposes only.

Zoning District

General Commercial (GC)

- Conforming to SMU
- Some examples of GC nearby

Highlight of Uses



Multi-family uses
allowed with GC



Uses like bars still
require additional review



A greater mix of
commercial uses



Requires additional review
for residential adjacency

Development Standards

	PO	GC
Setbacks (Front/Side/Rear)	10' / 5' / 10'	10' / 0 or 10' / 10'
Max Height	35'	35' - 65'
Max Stories	2.5 stories	5 stories
Max Density	Fourplex	45 dwellings / acre
Min Landscaping	20%	15%

Zoning Map Amendment Findings Recommendation

Findings	Analysis	Staff Review
Conforms with state law NRS Section 278.250(2)	Generally, in conformance with NRS	✓ Yes
1. Conforms with Master Plan	<ol style="list-style-type: none"> 1. GC zone is conforming with the SMU Master Plan land use designation, and 2. Continues a zoning scheme contemplated by the Master Plan through the Urban Corridor 	✓ Yes

Recommended Motion

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

LDC24-00036 (525 East Plumb Zone Change)

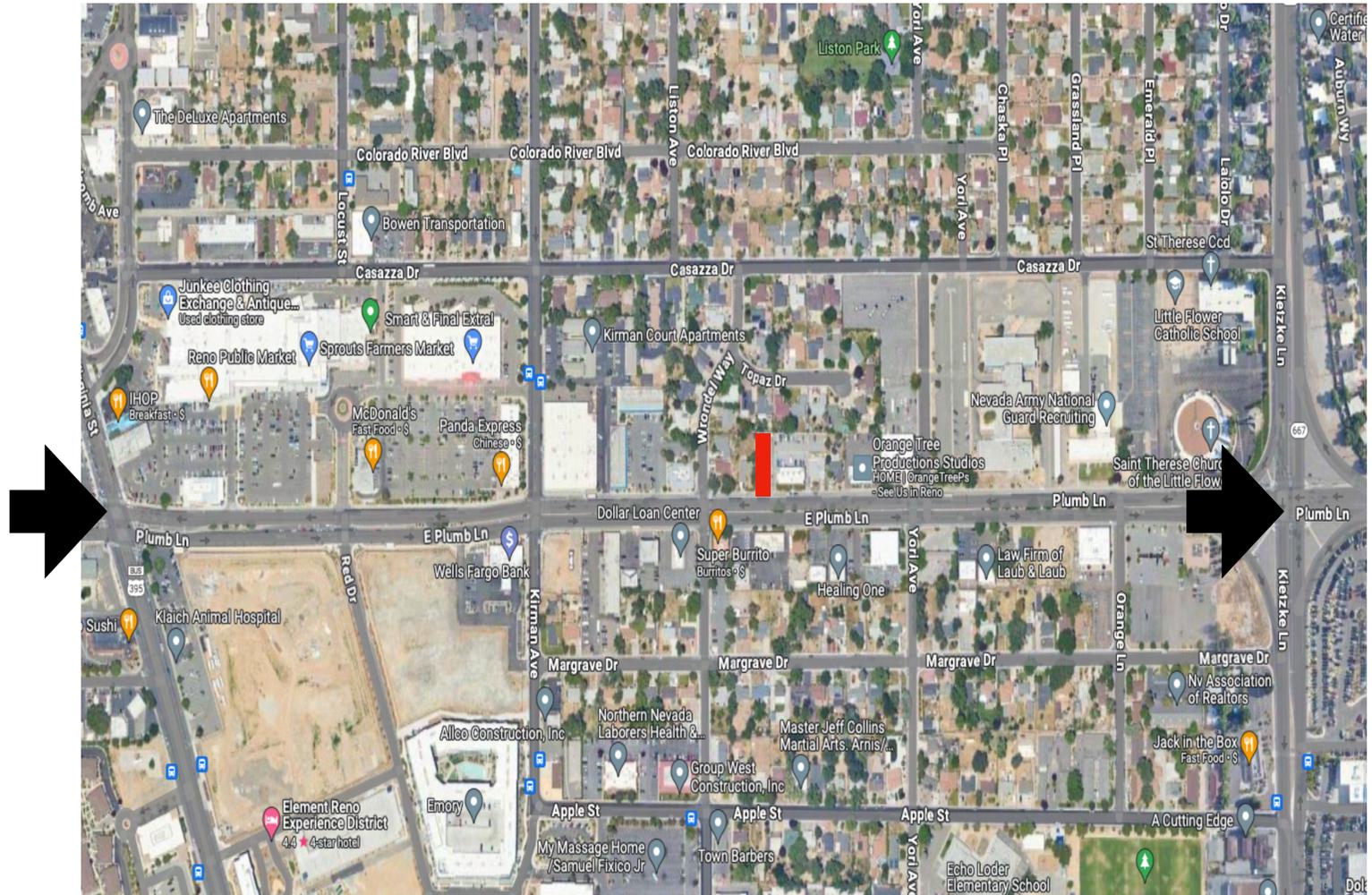
Planning Commission March 6, 2024

Location and Context

Redevelopment District

Arterial Roadways

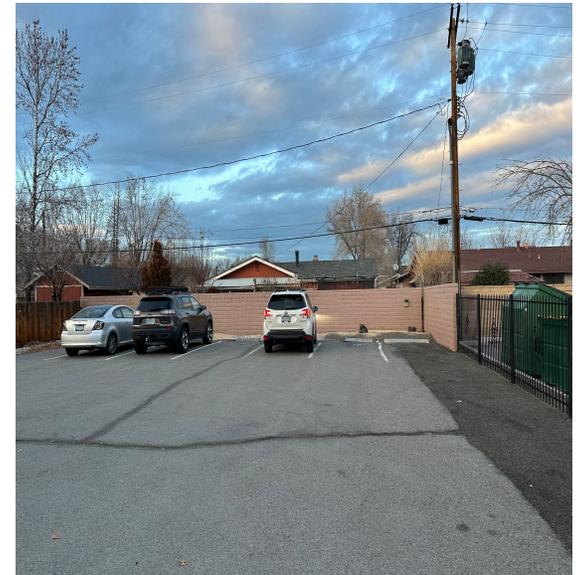
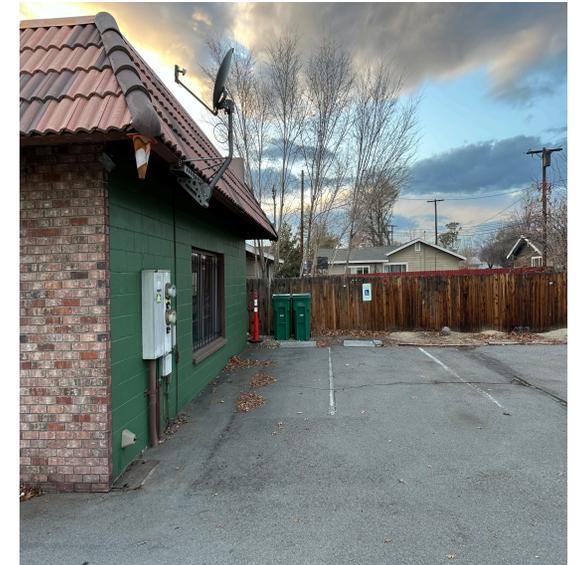
Mix of Uses



Caption

Project Site

Existing building
Commercial traffic access
Solid wall between residential

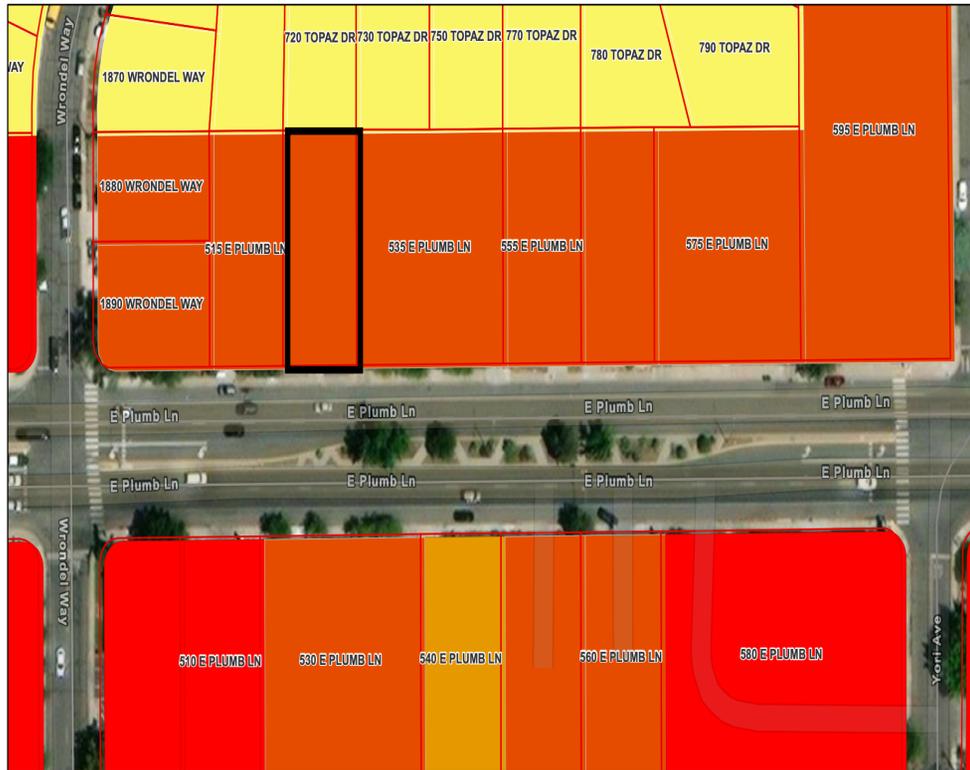


Zoning Amendment

Mix of zoning districts

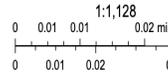
Benefits of General Commercial (GC)

Existing Zoning Professional Office (PO)



1/7/2024, 8:24:45 PM

- Roads
- LOCAL STREET
 - MAJOR ROAD
- Parcels - City of Reno
- Zoning Designations
- Single-Family Residential (8 units/ acre) SF-8
 - Multi-Family Residential (30 units/acre) MF-30
 - General Commercial GC
 - Professional Office PO



1:1,128
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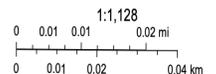
City of Reno GIS
City of Reno

Proposed Zoning General Commercial (GC)



1/7/2024, 8:24:45 PM

- Roads
- LOCAL STREET
 - MAJOR ROAD
- Parcels - City of Reno
- Zoning Designations
- Single-Family Residential (8 units/ acre) SF-8
 - Multi-Family Residential (30 units/acre) MF-30
 - General Commercial GC
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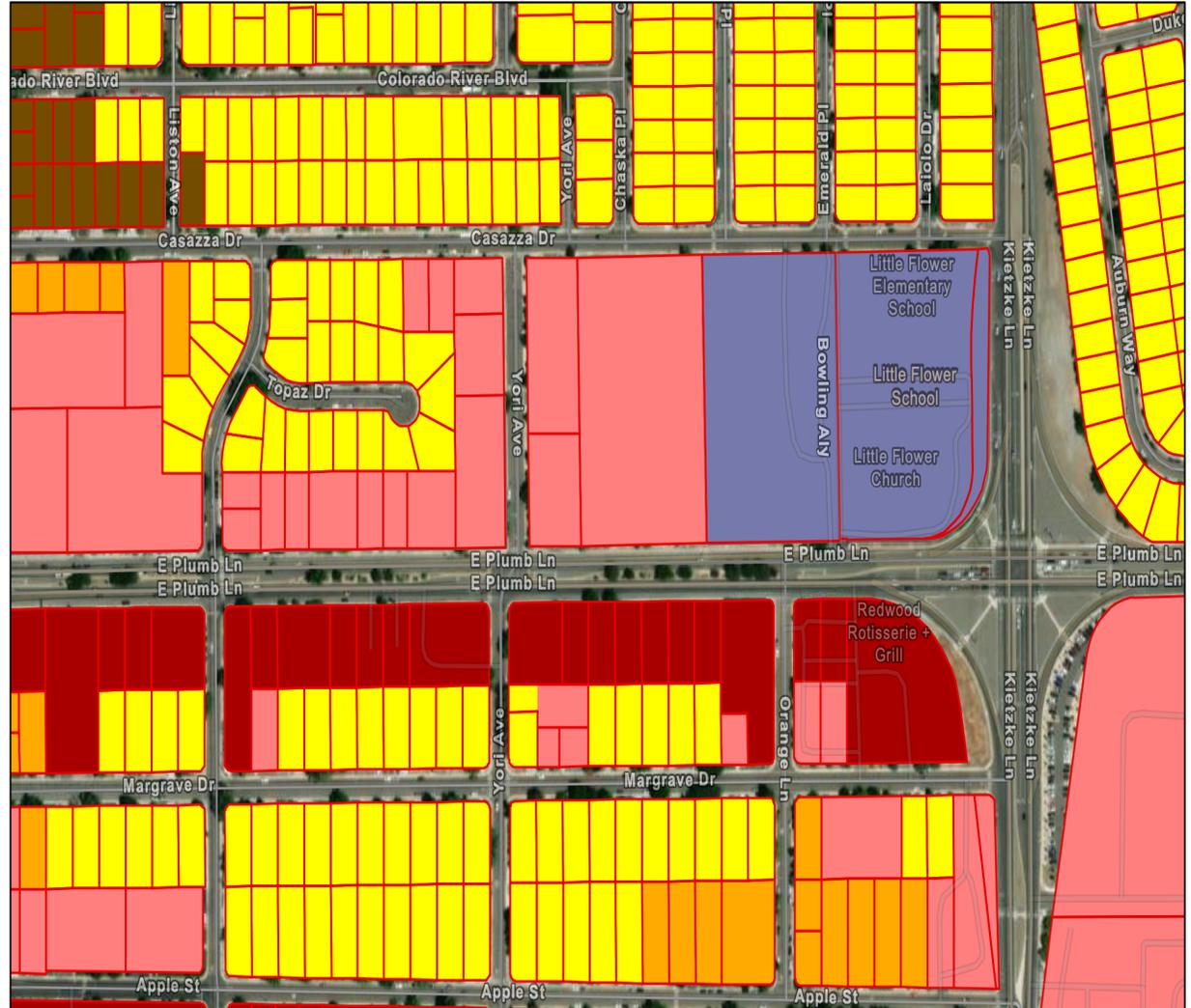
City of Reno GIS
City of Reno

Master Plan

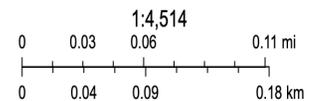
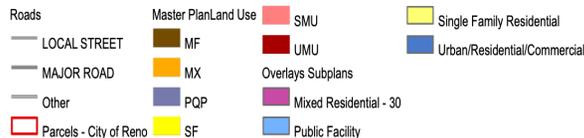
Suburban Mixed Use
Urban Corridor

- Resilient Economy
- Well Managed Growth
- Vibrant Neighborhood Centers
- Safe, Healthy and Inclusive Community

MASTER PLAN LAND USE DESIGNATION



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City of Reno

Aryte Group

brooklyn@Arytegroup.com

Brook Oswald