

STAFF REPORT

Date: July 31, 2024

To: Mayor and City Council

Through: Jackie Bryant, Interim City Manager

Subject: Staff Report (For Possible Action): 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

Department: Development Services - Planning

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 Reno Transportation Rail Access Corridor (ReTRAC) railroad project. The request would establish land use and zoning designations on a ±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 ME adjacent to the Union Pacific Railroad trench; and rezone ±0.17 acres of GC to Multi-Family Residential 21 units per acre (MF-21) to resolve an existing encroachment issue at the Chism Mobile Home Park. 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. The Planning Commission recommended approval of this request.

Alignment with Strategic Plan:

Economic and Community Development

Previous Council Action:

There is no recent Council action relevant to this item.

Background:

The Planning Commission staff report (**Exhibit A**) analyzed compatibility with the surrounding land uses as well as conformity with the Master Plan. The proposed Master Plan amendment to ME and the zone change to ME appears to be consistent and compatible with the existing and proposed land uses.

Discussion:

The June 20, 2024, Planning Commission meeting minutes were not available at the time of the submittal of this staff report. Staff gave a presentation at the hearing summarizing the request. The applicant's representative also gave a presentation including the proposed use on the northern portion of the site. The Planning Commission asked about the process and if the recommendation could be made in a single motion. The Planning Commission unanimously recommended approval of the Master Plan amendment and the zoning map amendment.

Planning Commission Recommendation:

Master Plan Amendment: Five in favor, none opposed, and two absent.

The Planning Commission recommends approval of the Master Plan amendment.

Zoning Map Amendment: Five in favor, none opposed, and two absent.

The Planning Commission recommends approval of the zoning map amendment.

Financial Implications:

None at this time.

Legal Implications:

Legal review completed for compliance with City procedures and Nevada law.

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 (RTC).
 - (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 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, Council shall find that:

- (1) The amendment is in substantial conformance with Master Plan priorities and policies;
- (2) Activities and development allowed by the proposed land use will be reasonably compatible with nearby land uses; and
- (3) 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 Nevada Revised Statutes (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 that 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 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 that 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.

Recommendation:

Staff recommends Council uphold the Planning Commission's recommendation and adopt the Master Plan amendment by resolution and zoning map amendment by ordinance.

Proposed Motion:

I move to uphold the recommendation of the Planning Commission.

Attachments:

Case Maps

Exhibit A – Planning Commission Staff Report

Chism Mobile Home Park MPA & ZMA Legal Notice