

**PLANNING COMMISSION  
STAFF REPORT**

---

**Date:** May 15, 2024

**To:** Reno City Planning Commission

**Subject:** **Staff Report (For Possible Action): Case No. LDC24-00049 (Northern NV Public Health Behavioral & TB Clinic) - A request has been made for a conditional use permit to allow for the operation and expansion of a healthcare facility providing acute and overnight care. The ±3.42 acre project site is located at the southeast corner of the intersection at Sutro Street and East Ninth Street (1240 East Ninth Street). The site is zoned Public Facilities (PF) and has a Master Plan designation of Public/Quasi-Public (PQP).**

**From:** Daniel Martoma, Associate Planner Specialist

---

**Ward #:** 3

**Case No.:** LDC24-00049 (Northern NV Public Health Behavioral & TB Clinic)

**Applicant:** Washoe County

**APN:** 008-171-40

**Request:** **Conditional Use Permit:** To allow for the operation and expansion of a healthcare facility providing acute and overnight care.

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

**Proposed Motion:** Based upon compliance with the applicable findings, I move to approve the conditional use permit, subject to conditions listed in the staff report.

**Summary:** The ±3.42 acre project site is located at the southeast corner of the intersection of Sutro Street and East Ninth Street (1240 East Ninth Street). The subject site is the location of the former West Hills Behavioral Hospital facility. The proposed conditional use permit would allow for the operation and expansion of the former healthcare facility to provide for acute and overnight care (**Exhibit B**). Key project issues include: 1) compatibility with surrounding uses and 2) building and site design. These issues are mitigated through project design, code compliance, and/or conditions of approval. Staff recommends approval subject to the proposed conditions.

**Background:** The subject site is developed with the former West Hills Behavioral Hospital, which was closed in December of 2021. The hospital had an operational capacity of 95 beds. Washoe

County purchased the property in February of this year with plans to reopen the facility “to provide a venue for critically needed psychiatric residential treatment beds for the pediatric and adolescent population, as well as services for youth with developmental and behavioral health needs,” as stated in the applicant’s project narrative. The facility is also intended to serve as a training facility for the University of Nevada Reno School of Medicine.

In addition to reopening the behavioral health hospital, an expansion to accommodate an upgraded location of the Northern Nevada Public Health Tuberculosis (TB) Clinic is proposed. Currently, the TB clinic is operating at a location near the Renown Health campus (10 Kirman Avenue). A new building to accommodate the TB Clinic is being proposed to better serve the community at large, “with new facilities, exam rooms, and updated technology designed to mitigate the increase in TB cases in the region.”

**Analysis:** As previously referenced, the project proposes two site components (a TB clinic and a behavioral health hospital) to be developed in phases. Development of the TB clinic is anticipated to commence in December of 2024. During the construction of the TB clinic, the applicant anticipates internal tenant improvements to occur concurrently to the existing building for the buildout of the behavioral health hospital. The TB clinic is estimated to be operational by February of 2026 while the behavioral health hospital is estimated to be operational by May of 2026.

The behavioral health hospital component of the project proposes an operational capacity of 95 beds for care (the same number of the former hospital) and, thus, a similar employee labor force as the former healthcare facility. Employees will be divided into three shifts. The hours of operation of the behavioral health hospital are anticipated to be 24 hours per day (7 days a week). The applicant estimates the greatest amount of daily activity occurring between 7:30 a.m. to 5:30 p.m. with peak visiting hours occurring in the late afternoon/early evening when most visitors are off work. Per Reno Municipal Code (RMC), hospital uses inherently require 24-hour operations and are thus exempted from a CUP for business hours between 11:00 p.m. and 6:00 a.m.

The TB clinic component of the project proposes a new 7,500± square foot building adjacent to the existing hospital building. The clinic is estimated to accommodate three to four patients per day. The hours of operation of the TB clinic are anticipated to be between 8:00 a.m. –to 5:00 p.m. Monday through Friday.

**Compatibility with Surrounding Uses:** Surrounding land use types include single-family residential, a church, and a charter school. The land use types surrounding the site are summarized in the table below.

Adjacent Properties	Master Plan/Zoning	Land Use Type
North	SMU/PO	Single Family Residential

South	SMU/GC	Church
East	PQP/PF	Charter School
West	SMU/MU	Single Family Residential

The Public Facilities (PF) zoning district is intended to provide for public and quasi-public facilities and services. Primary uses include public institutions, cultural centers, religious institutions, government centers, libraries, hospitals, schools, and utility installations. Depending on the scale and impacts of the proposed use, additional mitigation may be appropriate when adjacent to residential districts. The existing single-family residences to the north and west will be separated from the project site by East Ninth Street and Sutro Street, respectively. This, along with limited construction hours, will reduce potential impacts to the surrounding properties (**Condition 5**). As conditioned, the proposed use is generally compatible with existing uses and those currently under development in the surrounding area.

**Building and Site Design:** The new behavioral health hospital will utilize the existing onsite  $\pm 47,000$  square foot building with interior modifications. The TB clinic will be located within a new  $\pm 7,500$  square foot single-story building that meets RMC design requirements (**Exhibit C**). The proposed site layout utilizes the existing driveway connection on the north side of the subject site (East Ninth Street) for primary access to both the behavioral health hospital and the TB clinic. The applicant intends for the existing driveway connection on the west side of the site (Sutro Street) to provide controlled access (gated entry) for service and emergency vehicles only. **Condition 6** has been added to limit the west driveway to emergency/service access only since the driveway along Sutro Street does not currently meet City of Reno access management standards.

**Parking:** The site layout provides for 96 off-street parking spaces. Although a total labor force of  $\pm 100$  employees for both the behavioral health hospital and the TB clinic is estimated, it appears that the parking demand of the subject site will be adequately met as this parking volume is anticipated to be divided across three working shifts. Additionally, the Washoe County Administrative Complex located at the northwest corner of Sutro Street and East Ninth Street is under common ownership with the subject site and will provide overflow parking if needed.

**Traffic and Site Circulation:** The project is estimated to generate 263 daily trips, 24 AM peak hour trips, and 30 PM peak hour trips. As referenced earlier, the behavioral health hospital component of the project is expected to mirror the operational capacity of the former hospital which was developed under previous RMC requirements. The primary distinction between the project and former hospital is the addition of the TB clinic. The TB clinic is specifically estimated to have  $\pm$  six employees serving approximately three to four patients per day. Thus, a noticeable impact to the existing traffic levels of service on the adjoining roadway network is not expected. Furthermore, the peak hour trip thresholds requiring a Traffic Impact Analysis (200 peak hour trips or more) or a Traffic Entry and Access Study (100 peak hour trips or more) are not estimated to

be

exceeded.

**Public Services:** All necessary utilities to serve the project are already in place, and the existing infrastructure appears to have the capacity to serve the project. Additionally, there is no indication that the project will have any adverse impact to City infrastructure.

**Master Plan Conformance:** The subject site has a Master Plan land use designation of Public/Quasi-Public (PQP) and is located near a Neighborhood Corridor and a Neighborhood Center within the Central Neighborhoods per the Structure Plan Framework of the Master Plan. The PQP land use designation is intended to promote a mix of public, quasi-public, or private uses including, but not limited to, public institutions, airports, cultural centers, religious institutions, government centers, libraries, hospitals, schools, and utility installations. As proposed with the recommended conditions, the project is in substantial conformance with the Master Plan land use designation and the following applicable Master Plan goals and policies:

GP 1.5D: Education

GP 2.2B: Underutilized Properties

GP 4.4C: Revitalization of Existing Centers

GP 4.4D: Mix of Uses

GP 6.1E: Adoption of New Technologies

**Public and Stakeholder Engagement:** The proposed project was reviewed by various City divisions and partner agencies. No comments of concern were received (**Exhibit D**). A courtesy notice was sent out to surrounding property owners upon initial submittal of the project. The applicant is scheduled to present the project at the May 7, 2024 Ward 3 Neighborhood Advisory Board (NAB) meeting. Any future comments will be forwarded to the Planning Commission as they are received.

**Recommended Conditions of Approval:** All conditions shall be met to the satisfaction of Development Services Department staff, unless otherwise noted.

1. The project shall comply with all applicable City codes, plans, reports, materials, etc., as submitted. In the event of a conflict between said plans, reports, materials and City codes, City codes in effect at the time the application is submitted shall prevail.
2. The owner or developer shall apply for a building permit for the entire project within 18 months of the date of approval of the conditional use permit review application and maintain the validity of that permit, or the conditional use permit approval shall be null and void.

3. Prior to the issuance of any building permit associated with this project, the applicant shall attach a copy of the final approval letter. The approval letter shall accompany a narrative provided by the applicant that describes how the requested permit addresses each of the approved conditions of approval.
4. The applicant, developer, builder, property owner, or business proprietor, as applicable, shall continuously maintain a copy of this approval letter on the project site during the construction and operation of the project/business. The project approval letter shall be posted or made readily available upon demand by City staff.
5. Hours of construction, including grading, shall be limited to between the hours of 7:00 a.m. and 6:00 p.m., Monday through Friday, and between 8:00 a.m. and 6:00 p.m. on Saturday. There shall be no construction on Sundays. This condition shall not apply to dust control or storm water management operations. A note to this effect shall be placed on the title sheet of all building permit plan sets. If the construction hours need to be varied for the pouring of concrete slabs, interior construction hours or other modifications, a plan detailing the construction operations and provisions to minimize impacts on nearby residential areas shall be submitted and approved to the satisfaction of the Administrator.
6. The western driveway along Sutro Street shall include an access control gate, limiting access to emergency and service vehicles only. The Sutro Street driveway shall include a sign directing the general public to the East Ninth Street access.

**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 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.

***Conditional Use Permit:*** In addition to meeting the criteria in Section 18.08.304(e), Approval Criteria Applicable to All Applications, the following findings shall be made prior to granting a conditional use permit pursuant to RMC 18.08.605(e):

1. The proposed location of the use is in accordance with the objectives of this Title and the purpose of the zoning district in which the site is located;
2. The proposed land use and project design is compatible with surrounding development;
3. The proposed land use and project design is consistent with applicable development standards;
4. Public services and facilities are available to serve the project, or will be provided with development;
5. The characteristics of the use as proposed and as may be conditioned are reasonably compatible with the types of use permitted in the surrounding area; and
6. The granting of the conditional use permit will not be materially detrimental to the public health, safety, or welfare. The factors to be considered in evaluating this application shall include:
  - a. Property damage or nuisance resulting from noise, smoke, odor, dust, vibration, or illumination; and

Any hazard to persons and property.

**Attachments:**

**Exhibit A. Case Maps**

**Exhibit B. Preliminary Site Plan**

**Exhibit C. Preliminary Building Elevations**

**Exhibit D. Agency Comments**