

## STAFF REPORT

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**Date:** April 10, 2024

**To:** Mayor and City Council

**Through:** Doug Thornley, City Manager

**Subject:** Staff Report (For Possible Action): Ordinance Introduction – Bill No. \_\_\_\_ Case No. LDC24-00036 (525 East Plumb Lane Zone Change) Ordinance to amend Title 18, Chapter 18.02 of the Reno Municipal Code, entitled “Zoning,” rezoning 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

**Department:** Development Services - Planning

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### **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 GC zone is a conforming district with the existing Suburban Mixed-Use Master Plan land use designation and the Wells Avenue Neighborhood Plan / Urban/Residential/Commercial designation. Key issues include 1) compatibility of the proposed zoning with surrounding zoning and land uses, and 2) conformance with the Master Plan. Staff and the Planning Commission recommend Council approve the requested zoning map amendment.

### **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 analyzed compatibility with surrounding zones and land uses, as well as reviewed conformity with the Master Plan (**Exhibit A**). 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.

**Discussion:**

Minutes from the Planning Commission hearing held on March 6, 2024, are included with this staff report (**Exhibit B**). The applicant's representative gave a presentation and staff followed with their analysis that considered the compatibility of the amendments with the area, particularly as it relates to the site's proximity to an Urban Corridor and other similar intensity zones. There was no public comment provided at the hearing.

The Planning Commission was able to make all the findings and recommended approval of the zone change, specifically citing that the application is supported by the Master Plan and the zoning pattern for the area. Discussion ensued regarding the application potentially being a case of spot zoning, but the commission concluded that this specific instance did not qualify, based on the developing urban context of the area.

**Planning Commission Vote:**

Recommendation for Approval: five in favor, none opposed, two absent.

**Financial Implications:**

None at this time.

**Legal Implications:**

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

***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 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 Nevada Revised Statute (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 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 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 that 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 with the Master Plan.

**Recommendation:**

The Planning Commission recommends Council adopt the requested zoning map amendment by ordinance.

**Proposed Motion:**

I move to uphold the recommendation of the Planning Commission and refer Bill No. \_\_\_\_\_ for a second reading and adoption.

**Attachments:**

Ordinance

Case Maps

Exhibit A – Planning Commission Staff Report

Exhibit B – Planning Commission Minutes (Draft Excerpt)

Legal Notice