

**PLANNING COMMISSION
STAFF REPORT**

Date: November 2, 2022

To: Reno City Planning Commission

Subject: Staff Report (For Possible Action - Recommendation to City Council): Case No. LDC23-00001 (Panther Valley Flex Park Master Plan and Zoning Map Amendments) – A request has been made for: 1) a Master Plan amendment from Suburban Mixed-Use (SMU) to Industrial (I), and; 2) a zoning map amendment from General Commercial (GC) to Industrial Commercial (IC). The ±4.41 acre site consists of three parcels, and is located directly north of the intersection of Panther Drive and U.S. Highway 395.

From: Grace Whited, Associate Planner

Ward #: 4

Case No.: LDC23-00001 (Panther Valley Flex Park Master Plan and Zoning Map Amendments)

Applicant: Jeff Lynch, Sierra Developments, LLC

APN: 082-851-01, 082-851-02, and 082-851-03

Request: **1) Master Plan Amendment:** From Suburban Mixed-Use (SMU) to Industrial (I);
2) Zoning Map Amendment: From General Commercial (GC) to Industrial Commercial (IC).

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

Proposed Motion: Based upon compliance with the applicable findings, I move to adopt the Master Plan amendment by resolution and recommend that City Council approve the Master Plan and zoning map amendments, subject to conformance review by the Regional Planning Commission.

Summary: The ±4.41 acre subject site consists of three parcels located directly north of the intersection of Panther Drive and U.S. Highway 395. The site is currently accessed by Panther Drive from North Virginia Street and Western Road. This is a request for 1) a Master Plan amendment from Suburban Mixed-Use (SMU) to Industrial (I); and 2) a zoning map amendment

from General Commercial (GC) to Industrial Commercial (IC). The requested amendments are displayed graphically in the provided Master Plan and zoning comparison display maps (**Exhibit A**). Key issues related to the request consist of: 1) compatibility of the proposed amendments with surrounding zoning and land uses; and 2) conformance with the Master Plan. The proposed I Master Plan land use designation and IC zoning district are appropriate and compatible with the surrounding land uses and zoning.

Background: The subject parcels are currently vacant. The site was designated as Neighborhood Commercial (NC) in the Panther Valley Neighborhood Plan, which was adopted in 1992 and replaced in 2006 with standard Master Plan and zoning designations. In 2018, a zone change from NC to Community Commercial (CC) was adopted by City Council. Following the zone change, the subject site was entitled for 49 single-family townhomes and $\pm 15,246$ square feet of commercial space. This project was never developed, and the site remains vacant. CC zoning was converted to GC during the Reno Municipal Code (RMC) Title 18 update.

Analysis: Outside of concentrated nodes and corridors, the existing SMU Master Plan designation is intended for low to moderate density development. The proposed I Master Plan designation is intended to provide industrial uses such as warehouse, manufacturing, and flex spaces. The proposed IC zoning district is a light industrial district that conforms to the proposed I Master Plan designation and is compatible with the surrounding land uses.

Land Use Compatibility: The project site is well suited for I and IC designations. Although there are single-family homes to the north of the site, the subject parcels are characterized by neighboring industrial buildings to the east and west, regional power lines through the site, and U.S. Hwy 395 directly to the west. The general area is bound by US 395 to the west, is surrounded by the railroad tracks to the south, east, and north, and consists primarily of industrial property with the remaining $\pm 34\%$ of the area identified as residential. The railroad that outlines this neighborhood provides a buffer and a clear separation for the residential neighborhoods on the south and east of the railroad tracks east of US Highway 395.

The proposed IC zoning is intended for a mix of light industrial and commercial uses. A comparison of allowed land uses between the existing GC and proposed IC zoning districts is provided in Exhibit B. Future development of the site will be subject to both the residential adjacency standards of Reno Municipal Code (RMC) and the discretionary site plan review process. RMC has standards to help mitigate any potential impacts for a non-residential project near a residential development. These standards include mitigation for noise, lighting, setbacks, and signage. Additional site specific requirements may be applied at time of development through the discretionary review process. The proposed zoning is compatible with the surrounding area and would allow for activation of an infill location where public infrastructure and services are in-place.

Development Standards: A comparison of the bulk/dimensional standards for the existing and proposed zoning districts are noted in the table below. With the discretionary review processes identified previously, the allowed setbacks, building height, and other development standards for the proposed IC zone is compatible with the area. The comparison of dimensional standards demonstrates the proposed IC district building standards are less intense than the existing GC zoning district. Specific design considerations regarding site layout, access, and improvements will be analyzed at time of development to ensure compatibility with the residential uses to the north.

Zoning	GC	IC
Setbacks – Front/Side/Rear	10’/10’/10’	10’/0’ or 10’/0’ or 10’
Height	65’	45’
Stories	5	3
Lot Width, Minimum	50’	50’
Building Area, Maximum	N/A	500,000 s.f. > With CUP

Conformance with the Master Plan: With the approval of the Master Plan Amendment the subject site would have a Master Plan land use designation of Industrial and is within the Foothill Neighborhood per the Structure Plan Framework of the Reno Master Plan. Although Foothill Neighborhoods are typically seen on the outskirts of the City with unique considerations such as slopes, drainage, and vegetation, this site is predominantly surrounded by other industrial uses within the Foothill Neighborhood designation and is located adjacent to the freeway with close proximity to an on-ramp. Additionally, this site does not have significant slopes or natural features that would typically be a concern. The proposed amendments are supportive of the following Master Plan policies.

- Policy 1.2B: Modern Industrial Hub
- Policy 2.1A: Growth Tiers
- N-FN.10 Network Connections

Public and Stakeholder Engagement: This project was reviewed by various City divisions and partner agencies and comments were incorporated into the project analysis (**Exhibit C**). A courtesy notice was sent to surrounding property owners upon initial submittal of the request and the applicant held an initial neighborhood meeting. Staff received two public comments in opposition to the case with concerns regarding traffic and potential health impacts (**Exhibit D**). Development permitted within the existing GC zoning generally generates more Peak Hour (PH) trips than development within the proposed IC zone. Traffic will be reviewed at the time of development where all applicable codes must be met. Washoe County Air Quality will review all permits and ensure the project is compliant with adopted standards. The item was presented to the Ward 4

Neighborhood Advisory Board meeting on August 18, 2022 where no comments were received. Any future comments will be forwarded to the Planning Commission as they are received.

Findings:

General Review 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.

Master Plan Amendment: To adopt an amendment to the Master Plan Land Use Map, the City Council shall find that:

- a. The amendment is in substantial conformance with Master Plan priorities and policies;
- b. Activities and development allowed by the proposed land use will be reasonably compatible with nearby land uses; and
- c. Plans are in place to provide public services and facilities in accordance with the Master Plan Concurrency Management System.

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); and
- (2) The amendment is in substantial conformance with the Master Plan.

Attachments:**Exhibit A. - Display Maps****Exhibit B. - Land Use Comparison Table****Exhibit C. - Agency Comments****Exhibit D. - Public Comment**

Resolution No. 05-22

RESOLUTION ADOPTING AN AMENDMENT TO THE MASTER PLAN, PLANNING CASE NO. LDC23-00001 (PANTHER VALLEY FLEX PARK MASTER PLAN AND ZONING MAP AMENDMENTS), FROM ±4.41 ACRES OF SUBURBAN MIXED-USE (SMU) TO INDUSTRIAL (I) LOCATED DIRECTLY NORTH OF THE INTERSECTION OF PANTHER DRIVE AND U.S. HIGHWAY 395, AND FURTHER DESCRIBED IN PLANNING CASE NO. LDC23-00001 (PANTHER VALLEY FLEX PARK MASTER PLAN AND ZONING MAP AMENDMENTS), AS A PART OF THE LAND USE PLAN, AND RECOMMENDING THE SAME TO THE RENO CITY COUNCIL.

WHEREAS,

- A. In accordance with NRS 278.150, the City of Reno Master Plan was adopted by the Reno City Planning Commission and the Reno City Council as a long-term general plan for the physical development of the City;
- B. In accordance with NRS 278.210 through 278.320 amendments to that plan are to be adopted by the Planning Commission who also makes certain recommendations to the City Council, and based on the recommendations of the Planning Commission, the City Council makes certain determinations (set out in NRS 278.320) and adopts such parts of the Master Plan as may practicably be applied to the development of the city for a reasonable period of time next ensuing (NRS 278.220);
- C. In the above referenced Planning Case, the Planning Commission has been asked to consider a change to the Land Use Plan of the City Master Plan as described above;
- D. Following a public hearing on November 2, 2022, in compliance with NRS 278.210 through 278.230, the Planning Commission has considered all evidence before it, including documents and testimony;

NOW, THEREFORE, BE IT RESOLVED BY THE RENO CITY PLANNING COMMISSION:

- 1. That the maps, documents and descriptive material in Planning Case No. LDC23-00001 (Panther Valley Flex Park Master Plan and Zoning Map Amendments) (hereafter referred to as “the Amendments”) are related to the planning and physical development of the City and are hereby **ADOPTED** as Amendments to the City of Reno Master Plan; and
- 2. That the Planning Commission recommends that the City Council make the determination that with the Amendments, the City of Reno Master Plan will continue to serve as:

- (a) A pattern and guide for that kind of orderly physical growth and development of the city which will cause the least amount of natural resource impairment and will conform to the adopted population plan, where required, and ensure an adequate supply of housing, including affordable housing; and
 - (b) A basis for the efficient expenditure of funds thereof relating to the subjects in the master plan.
3. That the Planning Commission recommends that the City Council adopt such parts of the Amendments as may practicably be applied to the development of the city for a reasonable period of time next ensuing, subject to conformance review of the Regional Planning Commission.

Upon motion of Commissioner _____, seconded by Commissioner _____, the foregoing Resolution was passed and adopted this 2nd day of November, 2022, by the following vote of the Commission:

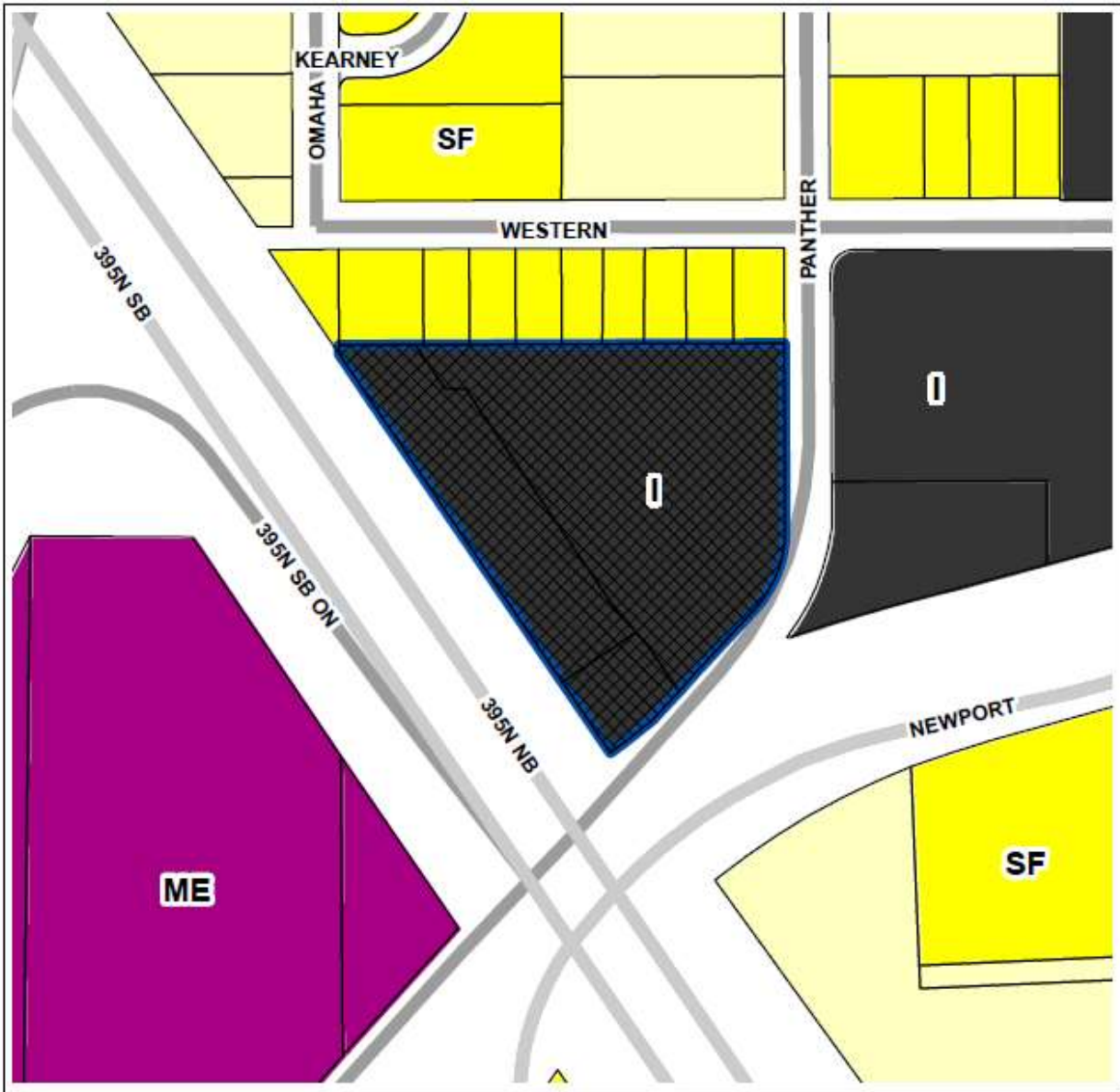
AYES: _____
NAYS: _____
ABSTAIN: _____ ABSENT: _____

APPROVED this 2nd day of November, 2022.


CHAIRPERSON

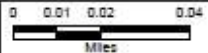
ATTEST:

DEVELOPMENT SERVICES DIRECTOR
RECORDING SECRETARY



LDC23-00001
(Panther Valley Flex Park Master Plan
and Zoning Map Amendments)

 MASTER PLAN AMENDMENT
FROM | ±4.41 acres of SMU
TO | ±4.41 acres of I



The information hereon is approximate
and is intended for display purposes
only. Reproduction is not permitted.
For additional information, please
contact the City of Reno
Development Services Department




Development Services
Department
1 East 1st Street Phone: 321-8309
P.O. Box 1900 Fax: 334-2043
Reno, NV 89505 www.reno.gov
Map Produced: October 2022

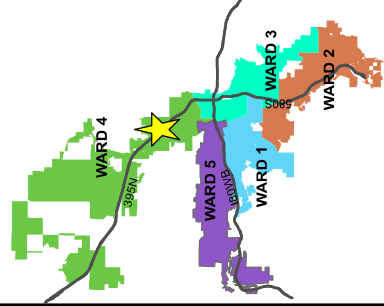
Exhibit A - Case Maps

AREA MAP

LDC23-00001

(Panther Valley Flex Park Master Plan and Zoning Map Amendments)

Subject Site ► 



WARD 4


WARD 5

WARD 1

WARD 2

WARD 3

WARD 4

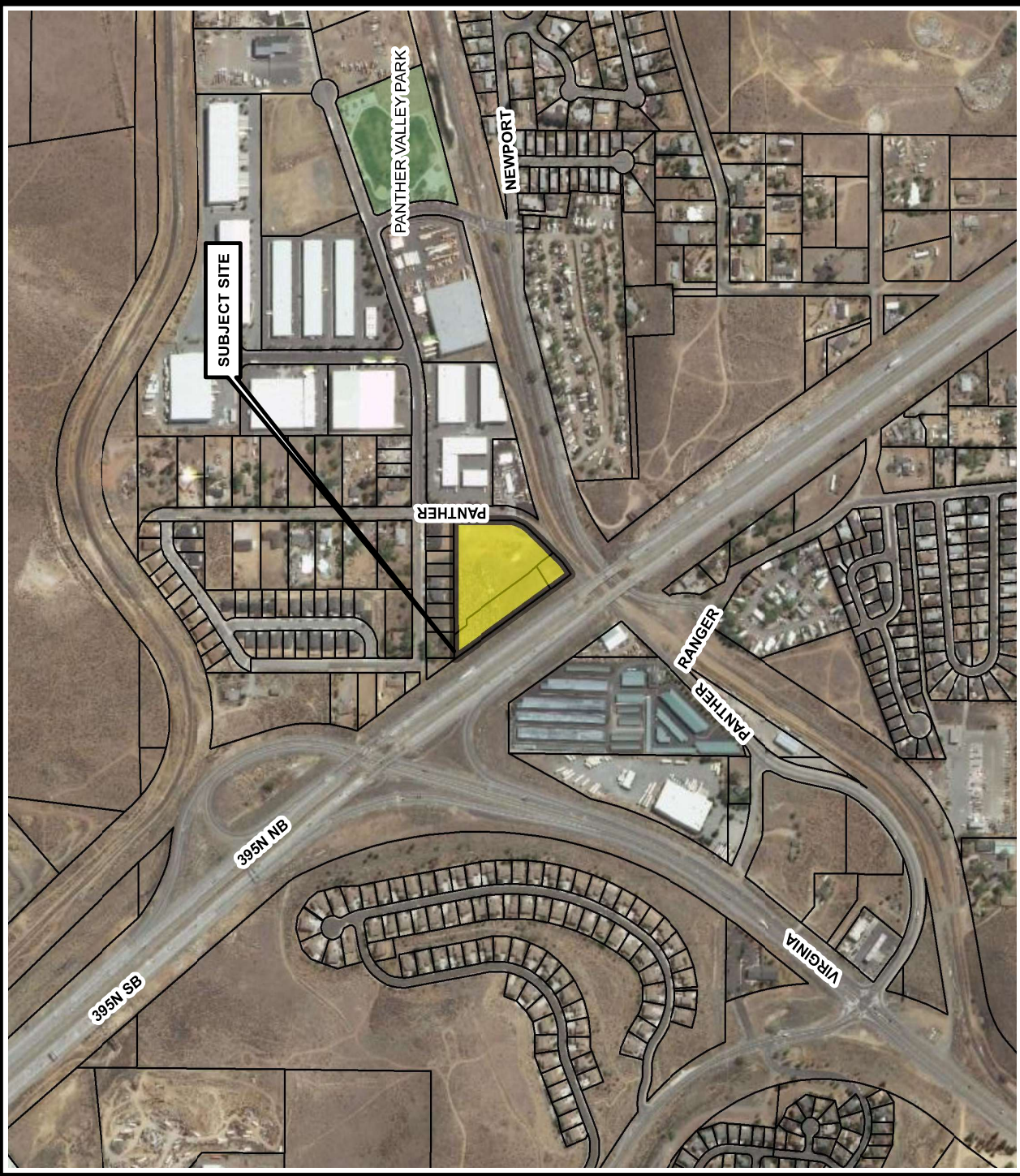


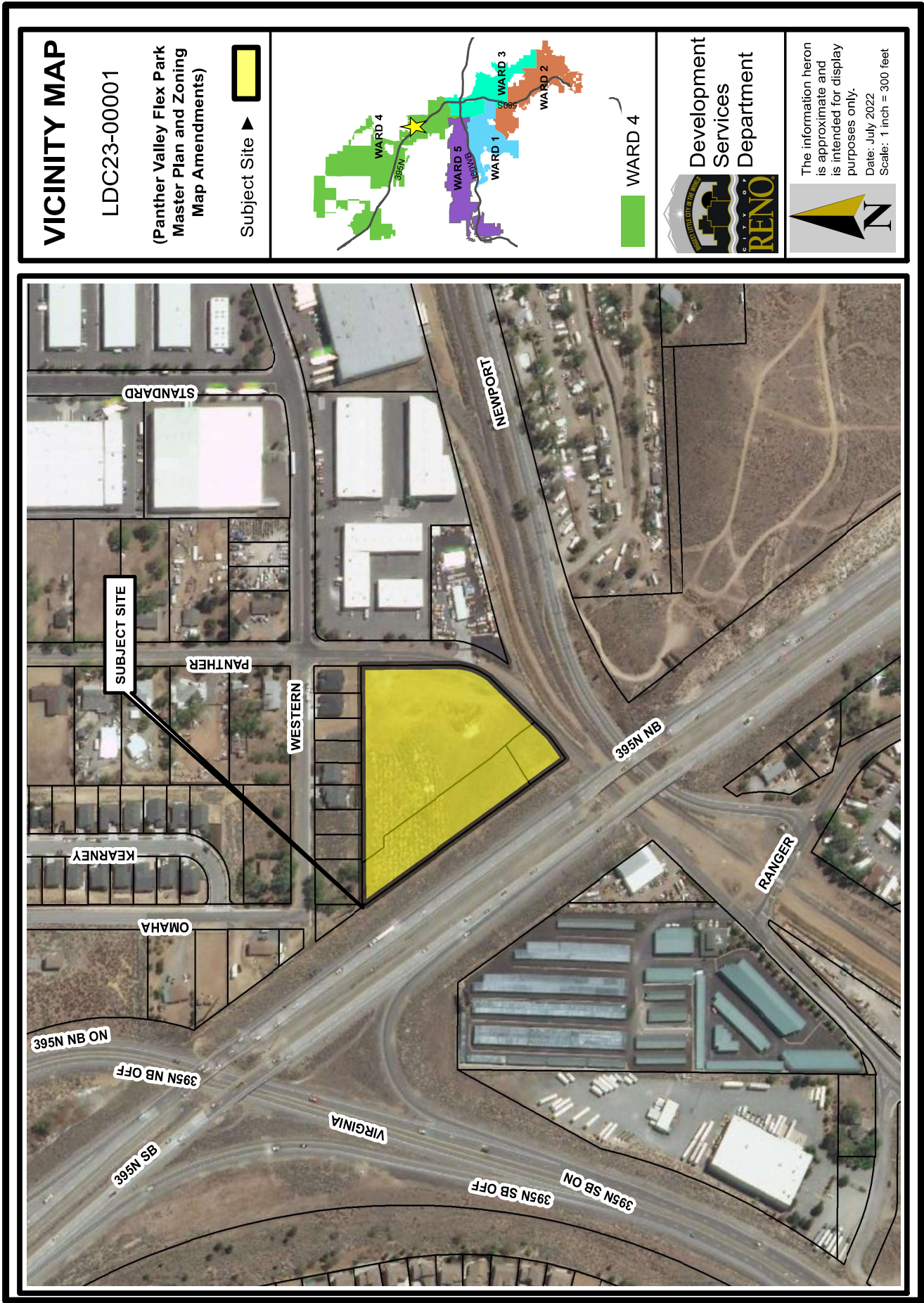
Development Services Department

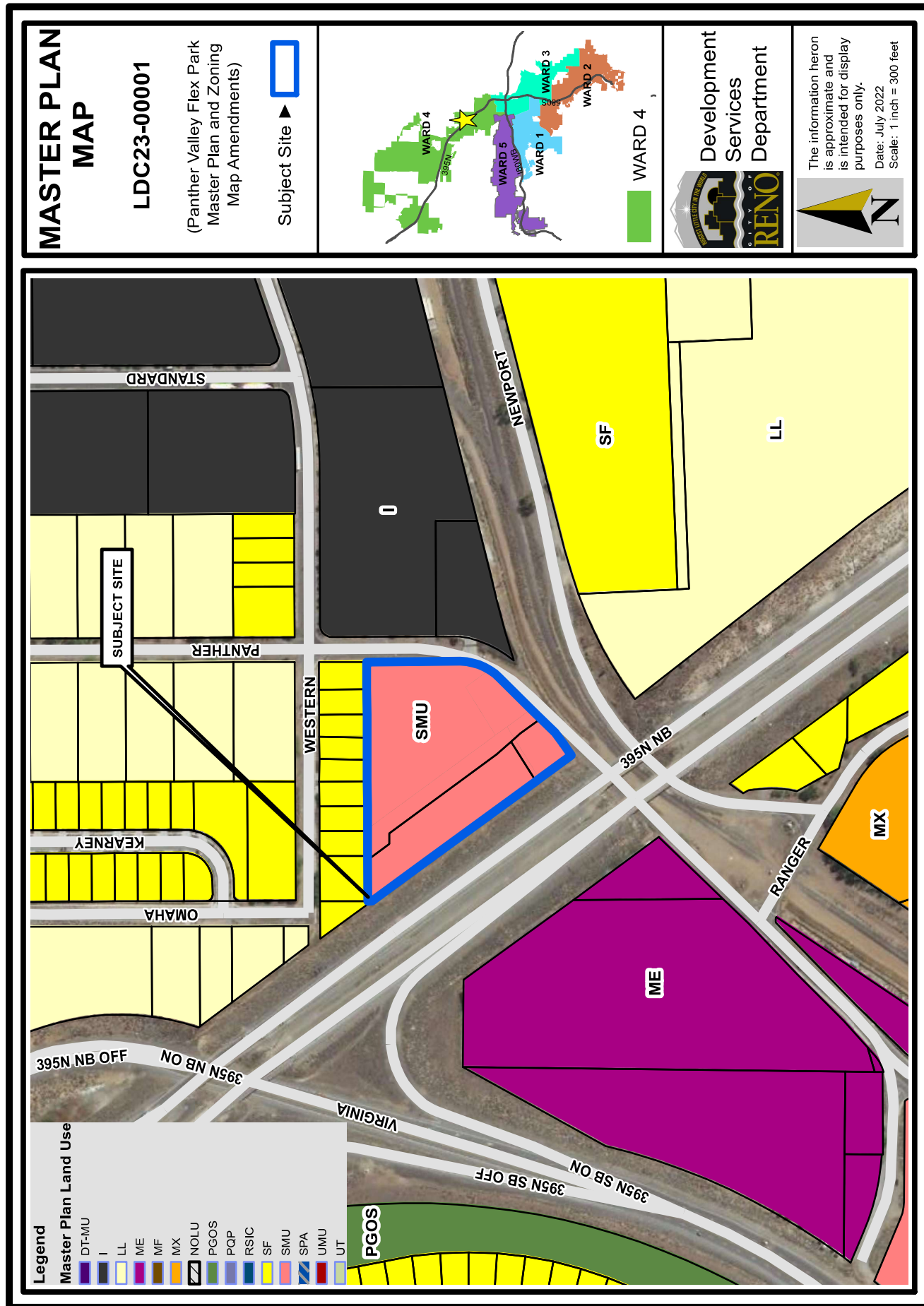
The information here is approximate and is intended for display purposes only.

Date: July 2022

Scale: 1 inch = 600 feet



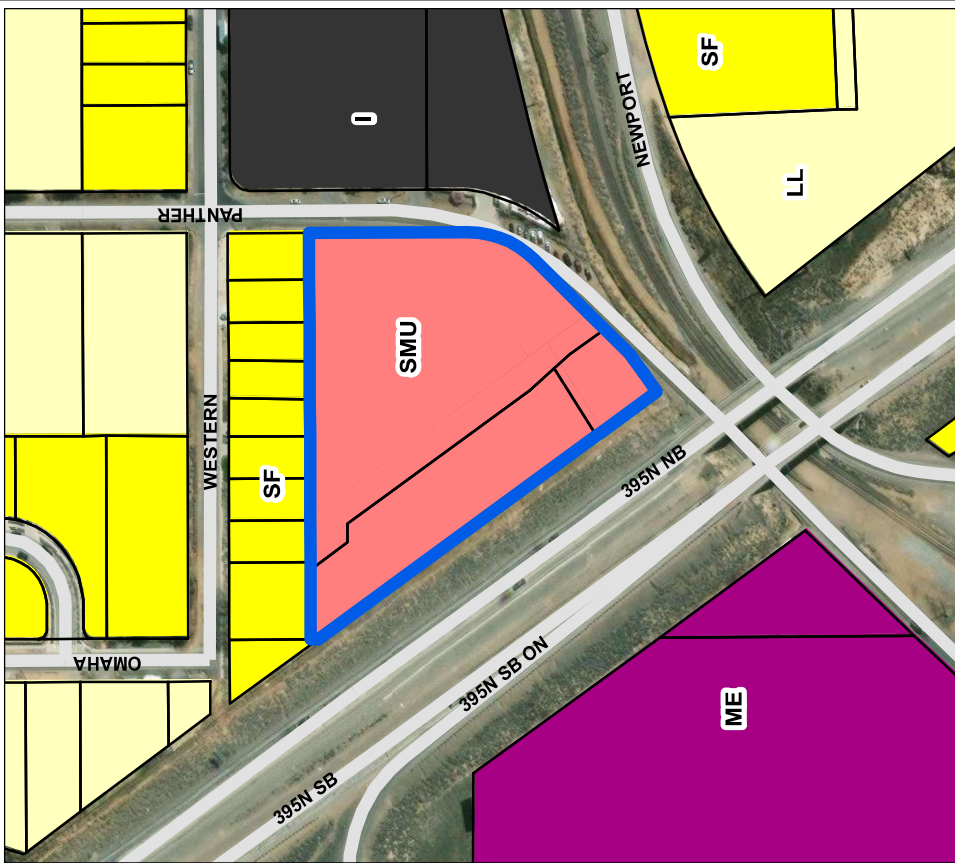




MASTER PLAN LAND USE COMPARISON MAP LDC23-00001 (Panther Valley Flex Park Master Plan and Zoning Map Amendments)

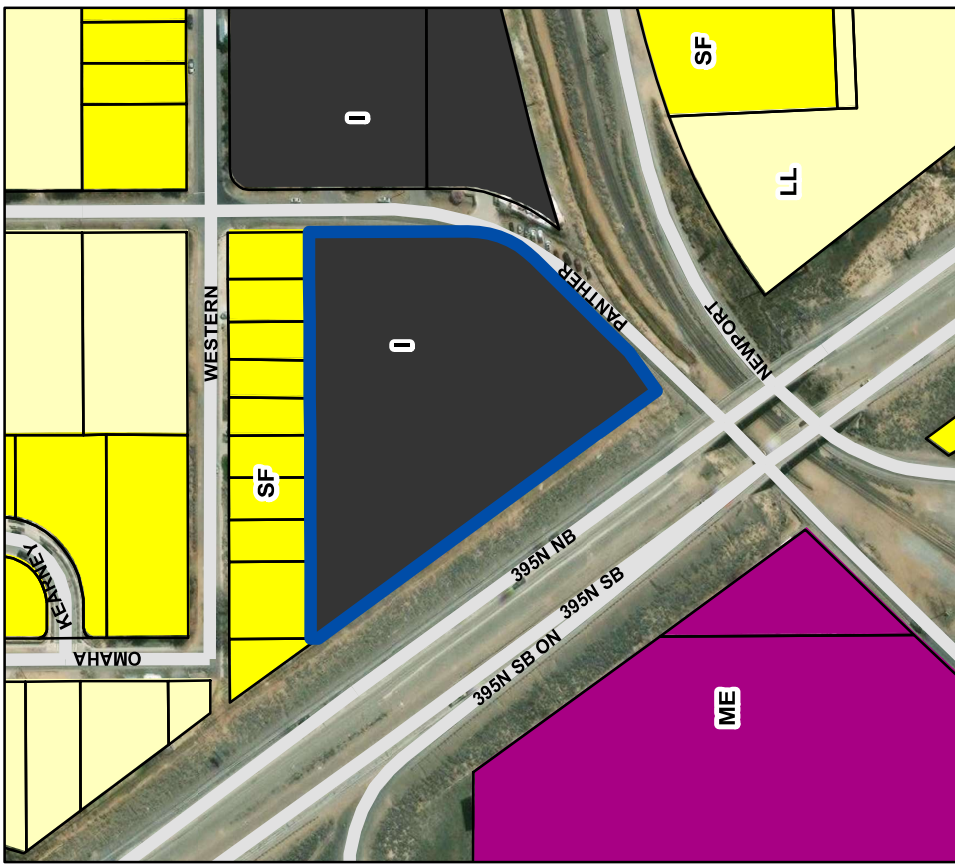
Existing MPLU: SMU

Subject Area



Proposed MPLU: I

Subject Area

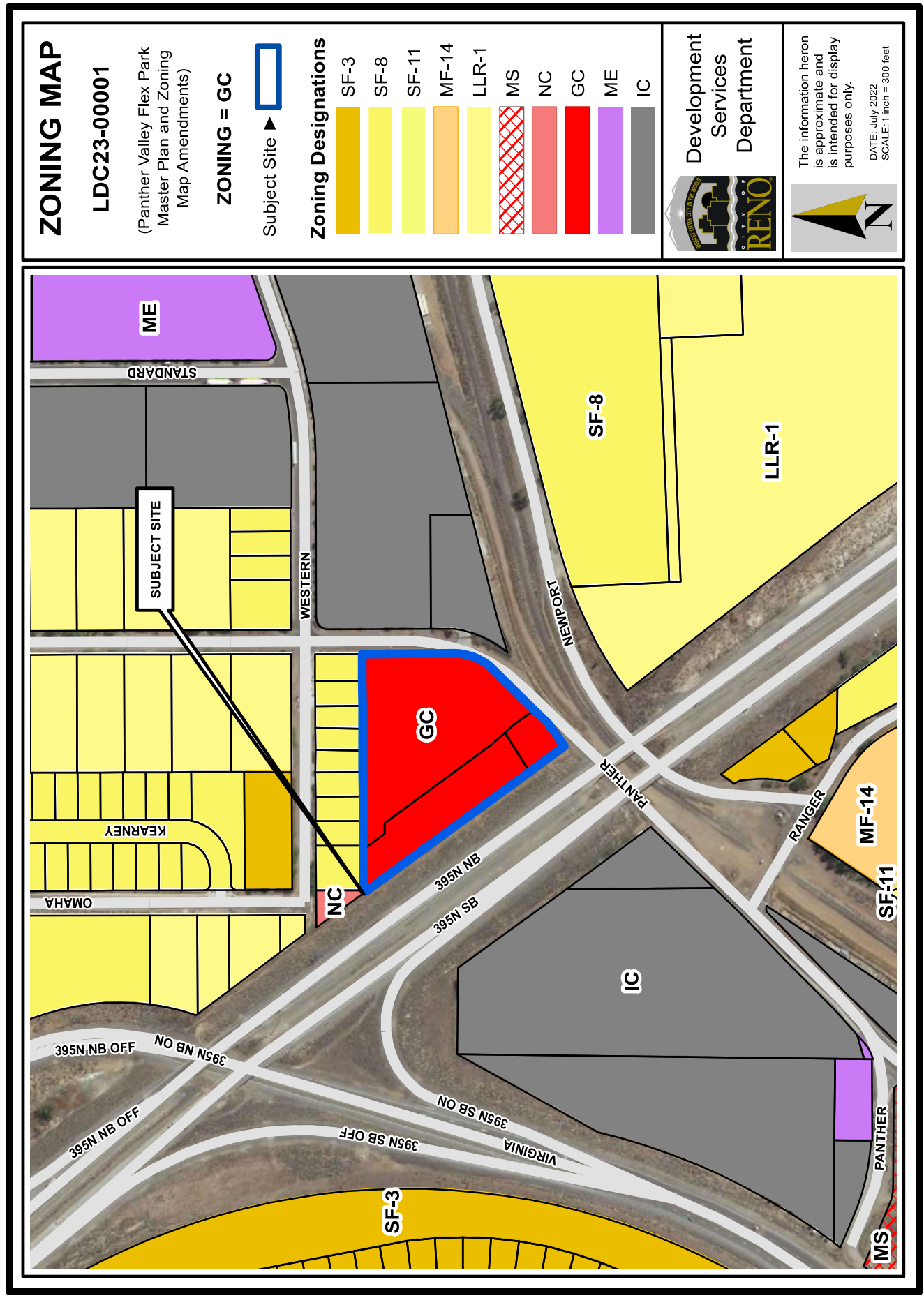


Master Plan Land Use



Date: October 2023Scale: 1 inch = 250 feet

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

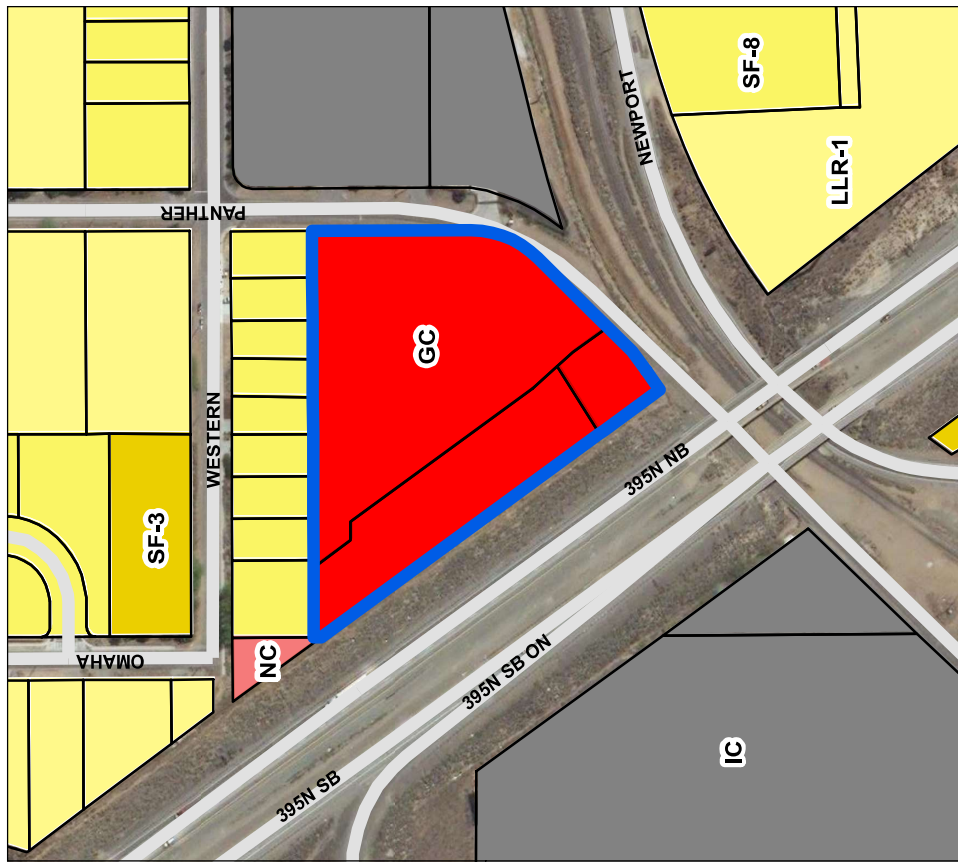


ZONING MAP

LDC23-00001 (Panther Valley Flex Park Master Plan and Zoning Map Amendments)

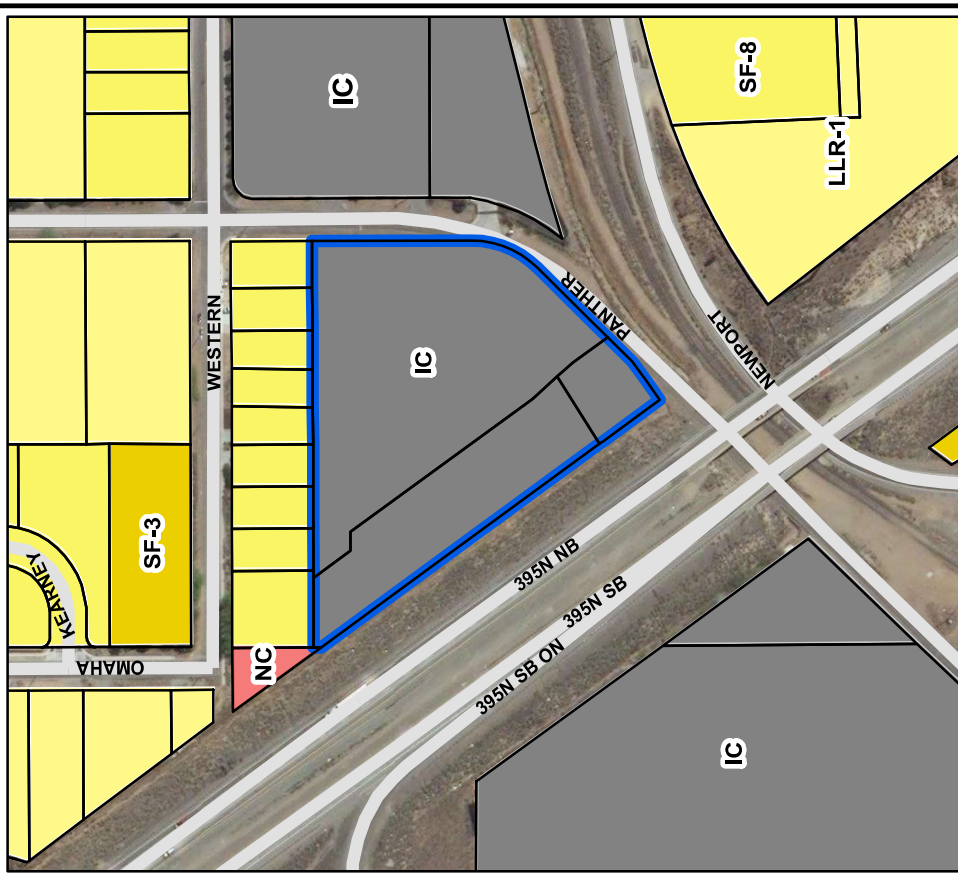
Existing Zoning: GC

Subject Site



Proposed Zoning: IC

Subject Site



Zoning Designations



Date: July 2022 Scale: 1 inch = 250 feet

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

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	GC	NC	PO	MU-MC	MU-RES		I	IC	ME	MA	PGOS	PF	UT5	UT10	UT40		
RESIDENTIAL USES																																			
Household Living																																			
Dwelling, Duplex											P	P	P	P	P	P	P	P	M	M	P	P	P	P							P	P	P	18.03.302(a)(1)	
Dwelling, Fourplex											P	P	P	P	P	P	P	P	M	M	P	P	P	P							P	P	P	18.03.302(a)(1)	
Dwelling, Live/Work											P	P	P	P	P	P	P	P	M	M	M	P	P	P										18.03.302(a)(2)	
Dwelling, Multi-family											P	P	P	P	P	P	P	P	P	P	P	P	P											18.03.302(a)(3)	
Dwelling, Single-Family Attached											P	P	P	P	P	P	P	P	P	P	P	P	P											18.03.302(a)(4)	
Dwelling, Single-Family Detached	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P																18.03.302(a)(5)	
Dwelling, Triplex											P	P	P	P	P	P	P	P	C	C	C	P	P											18.03.302(a)(1)	
Manufactured Home	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P																18.03.302(a)(6)	
Manufactured or Mobile Home Park											C	C																							18.03.302(a)(7)
Mobile Home Subdivision	P	P	P	P	P	P	P	P	P	P																								18.03.302(a)(8)	

Exhibit B - Comparison of Uses

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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	GC	NC	PO	MU-MC	MU-RES	I	IC	ME	MA		PGOS	PF	UT5	UT10	UT40	
Group Living																																			
Assisted Living Facility											P	P	P	P	P	P	P	P	P	P	P	P	P	P	P										18.03.302(b)(1)
Boarding or Rooming House					C	C	C	C	C	C			P	P	P	P	P	P	P	P	P														18.03.302(b)(2)
Convent or Monastery											P																				C				18.03.302(b)(3)
Fraternity or Sorority House																																			
Group Home		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	C	18.03.302(b)(4)	
Private Dorm											P	P	P	P	P	P	P	P	P	P											P			18.03.302(b)(5)	
Single-Room-Occupancy											P	P	P	P	P	P	P	P	P	P	P	P	P								P			18.03.302(b)(6)	
Transitional Living Facility																		C	C	C											P			18.03.302(b)(7)	
PUBLIC, INSTITUTIONAL, AND CIVIC USES																																			
Community and Cultural Facilities																																			
Cemetery or Mausoleum		C	C	C								P	P	P	P	P	P	P	P	P								P	P		C	M	M	M	18.03.303(a)(1)

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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	GC	NC	PO	MU-MC	MU-RES	I	IC	ME	MA	PGOS		PF	UT5	UT10	UT40
Funeral Parlor														P	P	P	P	P	P			P				P	P						
Library, Art Gallery, or Museum											P	P	P	P	P	P	P	P	P	P	P	P	P			P		C	P	C	C	P	
Major Government Facility																																C	
Minor Government Facility											P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	M	P	C	C	C	
Prison or Custodial Institution																													C				
Private Club, Lodge, or Fraternal Organization									C	C	P	P	P	P	P	P	P	P	P	P	C	P				P	P						
Public Meal or Homeless Services Provider													C				C	4						C									18.03.303(a)(2)
Public Park or Recreation Area	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	18.03.303(a)(3) 18.04.107
Religious Assembly			C	C	C	C	C	C	C	C	P	P	P	P	P	P	P	P	P	P	P	P	P		C	P			P	C	C	C	18.03.303(a)(4)
Educational Facilities																																	
Adult Education	M	M	M	M	M	M	M	M	M	M	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P				18.03.303(b)(1)
Childcare Center	C	C	C	C					P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	M	M	M	18.03.303(b)(2)

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		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	GC	NC	PO	MU-MC	MU-RES	I	IC	ME	MA	PGOS		PF	UT5	UT10	UT40	
College, University, or Seminary												P	P	P	P	P	P	P	P	P	P		P	P			P							18.04.107	
School, Primary		M	M	M	M	M	M	M			P	P	P	P	P	P	P	P	P			P	P			P			P	M	M	M	18.03.303(b)(3)		
School, Secondary		M	M	M	M	M	M				P	P	P	P	P	P	P	P	P	M		P	P			P			P	M	M	M	18.03.303(b)(4)		
School, Vocational or Trade											P	P	P	P	P	P	P	P	P	P			P	P	P	P	P	P	P	M	M	M	18.04.107		
Healthcare Facilities																															18.04.107				
Blood Plasma Donor Center											P	P	P	P	P	P	P	P	P	P	P		P			P	P	P					18.03.303(c)(1)		
Hospital, Acute and Overnight Care											P	P	P	P	P	P	P	P	P	P		P				C									
Medical Facility, Day Use											P	P	P	P	P	P	P	P	P	P	P					P									
COMMERCIAL USES																																			
Agriculture, Animals, and Farming																															18.04.107				
Animal Clinic, Shelter, Hospital, Boarding Kennel, or Training Facility		C	C	C							P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P			M	M	M	18.03.304(a)(1)		

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Farm																													P	P	P	P	18.03.304(a)(2)
Stable, Commercial	C	C															P	P	P			P								M	M	M	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	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	P					
Bar, Lounge, or Tavern											P	P	P	P	P	P	P	P	C						P	P	P	P					
Commercial Kitchen											P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		M	M	M	
Microbrewery, Distillery, or Winery											P	P	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	P	P					
Restaurant with Alcohol Service									C	C	P	P	P	P	P	P	P	P	P	P	M	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	P	M	P	P										18.03.304(c)(1)

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[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	GC	NC	PO	MU-MC	MU-RES	I	IC	ME	MA	PGOS		PF	UT5	UT10	UT40	
Hotel-Condominium											P	P	P	P	P	P	P	P				P		P	P		P	4					18.03.304(c)(2)	
Hotel											P	P	P	P	P	P	P	P	P			P					P	4					18.03.304(c)(3)	
Hotel with Nonrestricted Gaming											C				C		C	C									C	4					18.03.304(c)(4)	
Motel																	P		P	3							P	4					18.03.304(c)(5)	
Motel with Nonrestricted Gaming																		C															18.03.304(c)(6)	
Office and Professional Services																																		
Call Center											P	P	P	P	P	P	P	P	P	P		P		P	P	P	P							
Financial Institution										P	P	P	P	P	P	P	P	P	P	P	M				P	P	P	P	M				18.03.304(d)(1)	
Laboratory												P	P	P	P	P	P	P	P	P		P		P	P	P	P	P					18.03.304(d)(2)	
Office, General										P	P	P	P	P	P	P	P	P	P	P		P		P	P	P	P	P	P				18.03.304(d)(3)	
Recording Studio											P	P	P	P	P	P	P	P	P	P		P		P	P	P	P	P	P					

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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	GC	NC	PO	MU-MC	MU-RES	I	IC	ME		MA	PGOS	PF	UT5	UT10	UT40	
Personal Services																																			
Cleaners, Commercial												P	P	P	P	P	P	P	P	P	P	P	P		P	P	P							18.04.107	
Personal Service, General											P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P				18.03.304(e)(1)	
Tattoo Parlor, Body Painting, and Similar Uses																	P	P	P	P				P	P	P	P								
Wedding Chapel												P	P	P	P	P	P	P	P	P				P				P							
Recreation and Entertainment																																			
Adult Business																									P	P	P	P							18.03.304(f)(1)
Amusement or Recreation, Inside											P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P		P				18.03.304(f)(2)	
Amusement or Recreation, Outside												M	M	M	M	M	M	M	C				M		C	C	C	C		C	C	C		18.04.107	
Casino (see Hotel with Nonrestricted Gaming)																																			
Convention Center																																			
Country Club, Private		C	C	C	C	C	C	C	C	C	C	P	P	P	P	P	P	P									P	P							18.03.304(f)(3)

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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	GC	NC	PO	MU-MC	MU-RES	I	IC	ME	MA		PGOS	PF	UT5	UT10	UT40	
Daytime Entertainment Venue									C	C	P	P	P	P	P	P	P	M	M		M			P	P	P	P	C	C				18.03.304(f)(4)	
Escort Service/Outcall											P																							
Gun Range, Indoor																			C					C					C					
Live Entertainment											M	M	M	M	M	M	C	C	C	C	C	C		C	C	C	C	C	C	C	C	C	18.03.304(f)(5)	
Recreational Vehicle Park															C		C	C	C	C													18.03.304(f)(6)	
Sports Arena, Stadium, or Track											C	C	C	C	C	C	C	C	C	C		C		C		C	C	C	C				18.04.107	
Retail																																		
Building, Lumber, and Landscape Material Sales															P		P	P	P	P	P	P		P	P	P	P	P						18.03.304(g)(1)
Cannabis Dispensary, Medical											P	P	P	P	P	P	P	P	P	P	P	P				P	P							18.03.304(g)(2)
Cannabis Dispensary, Adult-use																	P	P	P	P	P	P				P	P							18.03.304(g)(3)
Convenience Store											P	P	P	P	P	P	P	P	P	P	C	P		P	M	P	P							
General Retail, less than 10,000 Square Feet										P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P							18.03.304(g)(4)

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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	GC	NC	PO	MU-MC	MU-RES		I	IC	ME	MA	PGOS	PF	UT5	UT10	UT40	
Truck Stop/Travel Plaza																		C						C	C		C						18.03.304(h)(6) 18.04.107	
PUBLIC AND QUASI-PUBLIC UTILITIES AND SERVICES USES																																		
Communications and Broadcasting																																		
Communication Facility, Equipment Only	M	M	M	M	M	M	M	M	M	M	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P					18.03.305(a)(1)	
TV Broadcasting and Other Communication											P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P				18.03.305(a)(2)	
Utilities																																		
Utilities, Major	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		18.03.305(b)(1)	
Utilities, Minor	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		18.03.305(b)(2)	
INDUSTRIAL USES																																		18.04.107
Manufacturing and Processing																																		
Animal and Animal Byproduct Processing																								C						C	C		18.03.306(a)(1)	
Cannabis Cultivation Facility, Adult-use												P					P	P						P	P	P	P	P					18.03.306(a)(2)	

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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	GC	NC	PO	MU-MC	MU-RES	I	IC	ME	MA	PGOS		PF	UT5	UT10	UT40
Cannabis Cultivation Facility, Medical													P	4			P	P						P	4	P	P	P					18.03.306(a)(3)
Cannabis Independent Testing Laboratory, Adult-use													P	4	P		P	P	P			P		P	4	P	P	P					18.03.306(a)(4)
Cannabis Independent Testing Laboratory, Medical													P	4	P		P	P	P			P		P	4	P	P	P					18.03.306(a)(5)
Cannabis Production Facility, Adult-use													P	4			P	P						P	4	P	P	P					18.03.306(a)(6)
Cannabis Production Facility, Medical													P	4			P	P	P					P	4	P	P	P					18.03.306(a)(7)
Chemical Processing and/or Manufacture																								C	C	C	C						
Collection Station																			C					P	C	C	C			C	C		
Crematorium												C	C		C	C	C	C	C			C		P	C	C	C					18.03.306(a)(8)	
Custom and Craft Manufacturing											P	P	P	P	P	P	P	P	P		P		P	P	P	P	P		C	C	C		
Food Processing or Wholesale Bakery												P	P	P	P	P	P	P	P			P		P	P	P	P						
Hazardous Waste Facility											C	C	C	C	C	C	C	C				C	C	P	P	P	P	P					18.03.306(a)(9)

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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-PD	MU	MS	GC	NC	PO	MU-MC	MU-RES	I	IC	ME	MA	PGOS		PF	UT5	UT10	UT40	
Indoor Manufacturing, Processing, Assembly, or Fabrication													P			P	P				P		P	P	P	P					C		
Maintenance, Repair, or Renovation Business													P		P	P	P	P			P	P	P	P	P	P							
Outdoor Manufacturing, Processing, Assembly, or Fabrication																							C	C	C	C							
Printing and Publishing											P	P	P	P	P	P	P	P			P	P	P	P	P	P							
Resource and Extraction																																	
Asphalt or Concrete Batch Plant																								C								C	
Mining Operations																								C				C				C	
Storage, Distribution, and Warehousing																																	
Heavy Machinery and Equipment, Rental, Sales, and Service																	C	4	C					P	P	C	P					18.03.306(b)(1)	
Mini-warehouse									C	C	C	C	C	C		C	C	C	C		C		P	P	P	P	2					18.03.306(b)(2)	
Outdoor Storage																	4	C			C		P	P	C	P						18.03.306(b)(3)	

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	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	GC	NC	PO	MU-MC	MU-RES	I	IC	ME	MA		PGOS	PF	UT5	UT10	UT40
Railroad Yard or Shop																	C							P			P						
Salvage or Reclamation of Products, Indoors																								P	P	C	P						
Septic Tank Services																								C							C		
Tow Yard																								P	P	C	P					18.03.306(b)(4)	
Transfer Station																								C								18.03.306(b)(5)	
Truck Terminal																								C	C	C	C						
Warehouse or Distribution Center													P ₁				C	P ₁						P	P	P	P	C					
Wholesale																	P	P	P					P	P	P	P					18.03.306(b)(6)	
Wrecking Yard, Salvage Yard, or Junk Yard																								C			C						
ACCESSORY USES																																	
Automated Teller Machine, Freestanding									A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A				
Ball Court	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		18.03.405(a)	

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Caretaker Quarters								A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		A					18.03.405(b)
Childcare, In-Home (1-6 Children)	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A			A	A ₁	A	A	A	A	A	18.03.405(c)
Childcare, In-Home (7-12 Children)	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	A	A	A	A	A	18.03.405(d)
Community Center, Private						A	A	A	A	A	A	A	A	A	A	A	A	A	A														18.03.405(e)
Drive-Through Facility (Food Service)												C ₄	C ₄	C ₄	C ₄	C ₄	M ₄	M	A					A	A ₁	A	A	A					18.03.405(f)
Drive-Through Facility (Non-Food Service)													M	M	M	M	M	M	A		M				A	A	A						18.03.405(g)
Gaming Operation, Restricted											A		A	A	A	A	A	A	A	A	A	A			A	A	A	A					18.03.405(h)
Guest Quarters	A	A	A	A	A	A	A	A									A	A								A							18.03.405(i)
Helipad											M	A	M	A	M		M	M	M	M				M	M	M	A	A			M		18.03.405(j)
Home Occupation	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A					A	A	A	A	A	18.03.405(k)
Outdoor Storage											A	A	A		A		A ₁	A	A ₁	A	A	A ₁			A	A							18.03.405(l)
Retail Sales Associated with a Primary Use											A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A							18.03.405(m)

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Satellite Dish	A	A	A	A	A	A				A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	18.03.405(n)	
Sidewalk Café									A	A	A	A	A	A	A	A	A	A	A	A	A			A	A	A	A						18.03.405(o)	
Stable, Private	A	A	A	A																								A		A	A	A	18.03.405(p)	
Utilities, Alternative Systems	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	18.03.405(q)	
TEMPORARY USES																																		
Asphalt or Concrete Batch Plant	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	18.03.503(a)	
Carnival, Circus, Entertainment Event, Amusement Ride											P	P	P	P	P	P	P	P	P	P						P							18.03.503(b)	
Christmas Tree Sales Lot and Similar Uses											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(c)	
Construction Field 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					18.03.503(d)	
Garage Sale	P	P	P	P	P	P	P	P	P	P																								18.03.503(e)
Parking Lot, Open											P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	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)	

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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	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	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	18.03.503(j)

July 22, 2022

City of Reno
Planning and Development Division
PO Box 11130
Reno, NV 89520-0027

RE: Panther Valley Flex Park Master Plan and Zoning Map Amendments
Master Plan and Zoning Map Amendment; LDC23-00001

Dear City of Reno Staff:

The Washoe County Health District, Environmental Health Services Division (WCHD) has reviewed the above referenced project.

1. The project is proposed on a parcel served by public water and any development on the parcel must also be connected to a public sewer system. As applied the WCHD has no objections or concerns with the approval of the master plan or zoning amendment requests.
2. If approved, the future proposed businesses must go through all current WCHD permitting and plan review processes.

If you have any questions or would like clarification regarding the foregoing, please contact James English, EHS Supervisor at jenglish@washoecounty.us regarding all Health District comments.

Sincerely,



James English, REHS, CP-FS
EHS Supervisor
Environmental Health Services
Washoe County Health District





INITIAL REVIEW MEMORANDUM

TO: Grace Whited, City of Reno

FROM: Chris Tolley, TMRPA

DATE: July 25, 2022

SUBJECT: **TMRPA initial review of the City of Reno case LDC23-00001 (Panther Valley Flex Park)**

This memorandum provides the Truckee Meadows Regional Planning Agency's (TMRPA) initial review comments regarding the subject case (LDC23-00001), 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:

A request has been made for: 1) a **Master Plan amendment from Suburban-Mixed Use (SMU) to Mixed-Employment**, and; 2) a zoning map amendment from General Commercial (GC) to Industrial Commercial (IC). The ±4.14 acre site consists of three parcels, and is located directly north of the intersection of Panther Drive and U.S. Highway 395

[TMRPA notes: **bolded text** identify 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.

As part of the City of Reno review process, please address the 2019 Truckee Meadows Regional Plan Policy *PF 1 – List of Facilities and Service Standards*. Documentation of how the denoted public facilities and services (water, wastewater, flood control and stormwater, transportation and school) are provided at the adequate service standard indicated in Table 3.2 is required for master plan amendments and projects of regional significance.

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Regional Plan policies for consideration in the analysis

RF 3 – Density Requirements and Nonresidential Standards

RF 11 – Compatibility Factors

PF 1 – List of Facilities and Service Standards

NR 3 – Development Constraints Area

RC 9 – Conformance Review Findings

Data and information related to Regional Plan implementation

Regional Land Designation: Tier 2

Development Constraint Areas (DCA): DCA Slopes 30% and Up (potentially along the property line abutting Highway 395)

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

None at this time

Other information for review

None at this time

TMRPA Staff Notes

None at this time

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.

Exhibit D - Public Comments

Which Category Describes You	Citizen
Case Number	LDC23-00001
Do you wish to opt-in to receive Reno Connect Development Project email newsletters?	No
Citizen General Public Comment Form	
Full Name	Neva Rodrigues
Contact Email	neva_rodrigues@yahoo.com
Contact Phone Number	7753367331
Position	In Opposition
Leave comments on this case here.	Improved infrastructure is needed in the proposed area before any new developments are approved. Traffic patterns are currently impacted with only one viable entry and exit point for Panther Valley Estates. Additional traffic from new developments would only further exacerbate the issue.

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Which Category Describes You Citizen

Case Number LDC23-00001

Do you wish to opt-in to receive Reno Connect Development Project email newsletters? Yes

Citizen General Public Comment Form

Full Name Maria Amor Am-Is

Contact Email amisma14@gmail.com

Contact Phone Number 7753600847

Position In Opposition

Leave comments on this case here. For our health benefits, we don't want to change our residential zone into Industrial Commercial Zone

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