

STAFF REPORT

Date: August 23, 2023

To: Mayor and City Council

Thru: Doug Thornley, City Manager

Subject: Staff Report (For Possible Action): Ordinance Introduction – Bill No. _____
Case No. LDC23-00061 (550 Orrcrest) Ordinance to amend Title 18, Chapter 18.02 of the Reno Municipal Code, entitled “Zoning,” rezoning a ±1 acre site from Large-Lot Residential - 1 acre (LLR-1) to Mixed Employment (ME). The site is located on the south side of Orrcrest Drive ±440 feet east of its intersection with Carson Lane. The site has a Master Plan land use designation of Mixed-Employment (ME). [Ward 4]

From: Jeff Foster, Associate Planner

Department: Development Services - Planning

Summary:

The applicant is requesting a rezoning from Large-Lot Residential - 1 acre (LLR-1) to Mixed Employment (ME). The vacant ±1 acre site is located on the south side of Orrcrest Drive ±440 feet east of its intersection with Carson Lane. The current zoning district does not conform to the Mixed-Employment (ME) Master Plan land use designation. The proposed change to Mixed Employment (ME) zoning will bring the parcel into conformance with the Master Plan land use designation, which supports light industrial development, and is appropriate given the surrounding Industrial (I) zoning and general industrial development pattern to the south and east. No additional uses or buildings are proposed at this time. Due to residential adjacency, a site plan review will be required for any new nonresidential development. Staff and the Planning Commission recommend approval of the application.

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 heard the zone change request on July 20, 2023. Staff established that

the existing zoning does not conform to the ME Master Plan land use designation and that the zone change will bring it into conformance while facilitating future maximization of the property's usefulness. Staff clarified that rezoning to Industrial (I) like many of the surrounding parcels is not allowed as a nonconforming zone under the Master Plan land use designation. Staff emphasized that a site plan review would be required for any new nonresidential development due to residential adjacency. The buyer's representative spoke in support. The Planning Commission had no questions or discussion.

Discussion:

A detailed analysis of the request and support for the required findings is included in the attached Planning Commission staff report (**Exhibit A**). In summary, the Planning Commission staff report highlights compatibility of the proposed zoning with surrounding zoning districts and land uses.

The proposed zone change from LLR-1 to ME appears to be generally consistent and compatible with some of the existing land uses in the immediate vicinity to the east and south (outdoor storage yard and RV storage). Code contains numerous residential adjacency standards that provide an added level of protection to maintain compatibility with remaining LLR-1 zoned parcels to the north and west.

Planning Commission Vote:

Recommendation for approval: six in favor; none opposed; one absent.

Financial Implications:

None at this time.

Legal Implications:

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

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 and application that provides a public benefit even if the development is contrary to some of the foals, 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.

Zoning Map Amendment: All applications for zoning map amendments shall meet the approval criteria in Section 18.08.304(e), *Approval 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 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 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 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 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;
- n. To promote systems which 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:

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